

100AC GREAT OAKS FARM
2116 TN-19
Arp, TN 38063

\$1,299,000
101± Acres
Lauderdale County



100AC GREAT OAKS FARM
Arp, TN / Lauderdale County

SUMMARY

Address

2116 TN-19

City, State Zip

Arp, TN 38063

County

Lauderdale County

Type

Farms, Ranches, Residential Property, Horse Property

Latitude / Longitude

35.762325 / -89.560267

Dwelling Square Feet

3500

Bedrooms / Bathrooms

3 / 3

Acreage

101

Price

\$1,299,000

Property Website

<https://www.mossyoakproperties.com/property/100ac-great-oaks-farm-lauderdale-tennessee/61482/>



100AC GREAT OAKS FARM

Arp, TN / Lauderdale County

PROPERTY DESCRIPTION

GREAT OAKS FARM {-REDUCED \$100,000.00} UNIQUE SETTING; UNIQUE OWNER. BILL WILLIAMS III, CHAMPIONED THIS TRACT OF LAND WITH BLOOD AND SWEAT AS WELL AS RAISING GRAND CHAMPION BLOODLINES OF THE WALKING HORSE VARIETY.

THE FARM SEEMS FAR AWAY BUT IT'S MINUTES FROM THE NEW GROWTH AREA OF LAUDERDALE COUNTY. GATED AND PRIVATE. THE BACKYARD AND BACK FIELD AND PONDS ARE ALL SANCTUARIES OF QUIETNESS. THE PONDS INDEPENDENTLY WATER THE LIVESTOCK WHETHER ITS THE EQUESTIAN OR CATTLE VARIETY BUT JUST AS IMPORTANT TO THE FISHERMAN, THE PADDLE BOAT AND THE PICNICS WITH FAMILY.

THERE ARE ABOUT 25 TO 30 ACRES OF 100+ YEAR OLD HARDWOODS. 100 ACRES OF MIXED PASTURE, HARDWOODS AND PONDS. LOTS OF WALNUT TREES OF ALL SIZES. LONG LINES OF FENCING AND A LONG DRIVEWAY. HORSE STALL BARN, HAY FIELDS, FIELDS THAT CAN BE TURNED INTO AGRICULTURE. WHOLE ACREAGE FENCED AND CROSS FENCED. TACK ROOM, WORK ROOM, SEPERATE DETACHED GARAGE, OPENED PASTURES AND OLD GROWTH LINED TREES. ITS THE PERFECT 100 ACRE FARM THAT'S IN A GREAT LOCATION. THE HOME IS SOLID BUILT AND HAS CHARACTER AND THE CHARACTER OF THE HOME MATCHES THE FARM. IT HAS A FINISHED BASEMENT WITH A SLIDING DOOR AND OUT THE DOOR TO THE FENCE IS A STONES THROW FROM THE WEST POND. THE PROPERTY IS 1.7 MILES TO THE NEAREST WALMART AND LESS THAN 10 MINUTES TO THE NEAREST FEED SUPPLIER. 1 HOUR FROM GERMANTOWN, TN TO SEE MORE AND HEAR MORE ABOUT BILL AND THIS FARM, CONTACT BRAD HAWKINS WITH MOSSY OAK PROPERTIES [731 610 2473](tel:7316102473)

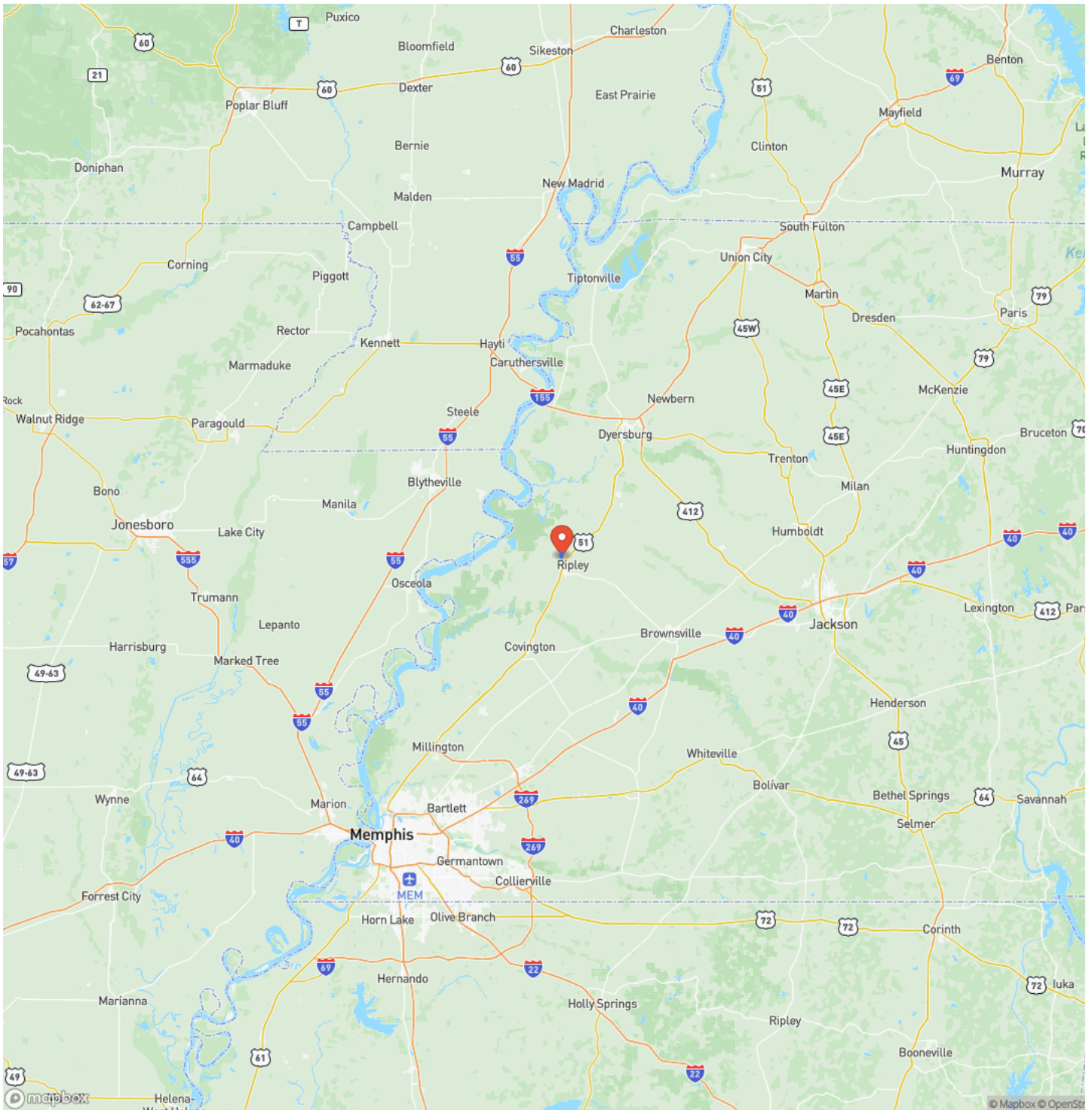
100AC GREAT OAKS FARM
Arp, TN / Lauderdale County



Locator Map



Locator Map



Satellite Map



100AC GREAT OAKS FARM
Arp, TN / Lauderdale County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brad Hawkins

Mobile

(731) 610-2473

Email

bhawkins@mossyoakproperties.com

Address

569 Mulberry Ave.

City / State / Zip

NOTES



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MossyOakProperties.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Dixie Land & Wildlife

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Selmer, TN 38375

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MossyOakProperties.com

