

1611 KNOB CREEK ROAD; CELINA, TN

DESCRIPTION

A TRUE TN FARM: 30.79 surveyed ac of a well-developed farm and ready to continue as a farm & expand. Farm home has been totally remodeled with comfort and & leisure. Home has 3BD/1BA, approx 1000 sq ft, open concept kitchen – dining – living rooms, Iron Cast FP (does have HVAC), front porch and a back deck. 30X40 2 story Pole Barn, a small barn & 4 outbuildings, approx 10 ac of a level continuous pasture field that is totally fenced & gated & the remaining in mature woods, corner tract with over 1900' of county maintained paved road frontage with several gated driveways into each field, trails throughout the fields and woods, wildlife with great hunting, year around creek (Knob Creek) (home & barns are not in the flood zone), streams & springs throughout. NO RESTRICTIONS. Property in the TN Greenbelt Tax Exemption (can be transferred to a buyer), all mineral rights and timber rights will transfer to the buyer at closing. Buyer to do own due diligence & pertinent information. Showings by APPOINTMENT ONLY – 24 HOURS NOTICE – CHILDREN & PETS. E M from buyer to be in the amount of \$5,000 when making an offer.