

340 CHRISTIAN COMMUNITY ROAD, LIVINGSTON, TN.

MORE DETAILED DESCRIPTION:

15.48 AC MINI FARM / RANCH THAT HAS IT ALL: HOME: Rustic Country 2 story home with an unfinished basement and 4BD/1.5BA, Approx 1940 sq ft, rustic - country features, open concept kitchen – dining – living room with a FP, hardwood - carpet flooring, FP in the master bedroom, FP in the family – office room, L shape covered front porch – deck, TWO electric central heat & cool system plus a wood burning stove to heat the home. DETACHED GARAGE: 2 cars, electric installed, garage door openers, concrete floor, insulated, workbench. BARN: Old historical buggy barn, shelves, bays, dirt & concrete flooring, electric installed, chicken coop with outside access caged in for the chickens. FENCED IN GARDEN AREA WITH A SHE SHED – GARDEN SHED: Enter through the process antique gate into the private SHE area with raised beds, herbs, and a SHE SHED. Shed has electric, shelves and a potting table. Take this shed and make it your way. LAND – FARM: Entirely level with approx 10 ac of open cleared areas (could be more if cleared more trees) to put livestock, horses or grow your own crops. Trails throughout this entire farm, a variety of fruit trees, grape vines, variety of flower bushes, borders a year around creek which the creek goes through the farm, Ideal stomping creek with a swimming hole and fish in it, several outbuildings, a small 2 bay horse barn. The seller has had one of the fields percolated for a 3BD home for a future home to be built. Sellers installed a FLOOD DRAINAGE DITCH to protect the property from flooding. Sellers will consider selling some of the furnishings of the home and the equipment outside of the closing and the buyer will have first option. This farm is in country and is approx 20 minutes from Cookeville, Livingston, I-40 and Cookeville Hospital, TN. Buyer to do own due diligence & pertinent information.