

Flippin Lane Farm

34.43 Acres | Carroll County, TN | \$489,900



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Food Plots
House/Cabin
Hunting - Big Game, Small Game, Turkey
Outbuilding/Barn/Shed/Shop

Land Details

Address: 180 Flippin Lane, Cedar
Grove, Tennessee 38321, USA
Closest Town: Huntington
Total Acres: 34.43
Deeded Acres: 34.43
Zoning: Residential, Agricultural
Topography: Level, Gentle Rolling
Vegetation: Pasture, Wooded
Pasture Acres: 10
Estimated Taxes: \$1,140 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Homes: Manufactured
Style of Home(s): Ranch
Finished Sq. Ft.: 2680
Stories: 1
Bedrooms: 4
Full Bathrooms: 3
Electrical Amps: 220
Electricity Provider: Carroll County Electric
Water Provider: Private Well
Parking Types: Attached Garage, Driveway
Total # of Spaces: 2
Outbuildings: 1
Types of Outbuildings: Barn 32 x 40
Fence Type: Metal
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace, Forced Air
Appliances: Dishwasher, Refrigerator, Hot
Water Heater, Oven, Stainless Steel
Flooring: Vinyl
Siding: Vinyl
Roofing: Metal
View: Private, Scenic, Wooded



Property Summary

This 34+/- acres with a house, barn and fields for crops or livestock is simply a homesteader's dream! Are you looking for a private, country property that still has all the modern conveniences? This beautifully maintained and updated 4 bedroom, 3 bathroom offers 2680 sq ft of living space with 9ft. ceilings, and an attached 2-car garage. The house is privately tucked away at the end of a very private tree-lined driveway.





Land

34 +/- acres

Discover the perfect balance of privacy, natural beauty, and open space on this exceptional 34-acre property. A picturesque blend of mature woods and gently rolling pastures creates an ideal setting for those seeking a peaceful country retreat.

The wooded acreage provides privacy, scenic beauty, and excellent wildlife habitat, while the open pastures offer possibilities for horses, livestock, hobby farming, homesteading, or simply enjoying expansive views of the surrounding countryside.

With room to explore, hike, ride ATVs or horses, hunt, or simply relax in the tranquility of nature, this versatile property offers the lifestyle so many are searching for. Combining the seclusion of a private rural setting with the flexibility to create your own vision, this 34-acre tract is a rare opportunity to own a beautiful piece of the countryside.

Improvements

House – 2680 sq. ft.

4 bedroom, 3 bathroom with 2-car attached garage, wood-burning stone fireplace in the family room, and covered porch overlooking the peaceful surroundings. Find a quiet reading area in the separate living room, or unwind on the covered porch overlooking the peaceful landscape. Meal preparation is a pleasure in the large, open kitchen with ample cabinetry, and stainless-steel appliances. Full electric, with private water well and septic. City water is available at the road.



Barn – 32 x 40 with 10 x 40 equipment overhang

This property also features RV hookups, generator hookup, a large barn with electric and water, and a chicken coop with nesting boxes and chicken run. Sell your eggs and produce at the included roadside farmstand. There are also 2 additional outbuildings providing ample storage space.

Storm Shelter – 5.5'x9' and 6' Tall

Fain Storm Shelter, Jackson, TN. All shelters are poured with 6000 psi concrete and reinforced with wire mesh and rebar. All of our storm shelters include a 10-guage steel door with a 3 point latching system, indoor/outdoor carpet, and a thick white sealant. Our shelters have been tested at 250 mph winds.

Utilities Include:

- Private well with city water available at the road
- Fully electric
- Septic
- High speed fiber for internet access

Flooring: Luxury Vinyl Plank (LVP), Luxury Vinyl Tile (LVT), and Vinyl





Recreation

Perfect for nature lovers who enjoy an abundance of wildlife, seeking a serene retreat with modern amenities! Located in the heart of West Tennessee, this 34-acre property offers outstanding recreational opportunities with a beautiful mix of mature woods and open pasture. Enjoy hunting for the area's abundant whitetail deer and wild turkey, along with hiking, ATV riding, horseback riding, and exploring your own private outdoor retreat.

Agriculture

Approximately 10 acres of open pasture provide excellent versatility for hay production, row crops, livestock, or horses, offering both agricultural value and the flexibility to suit a variety of rural lifestyles.

Region & Climate

West Tennessee enjoys a comfortable four-season climate with mild winters, warm springs, sunny summers, and vibrant autumns. The region receives ample rainfall to support productive farmland, lush pastures, and thriving hardwood forests, creating an ideal environment for agriculture, outdoor recreation, and year-round enjoyment of the countryside.

Location

Centrally located and only 15-20 minutes from Jackson, Milan, Huntingdon, or Lexington. High speed fiber internet available. Convenient access to interstate 40 to travel to Nashville or Memphis.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials

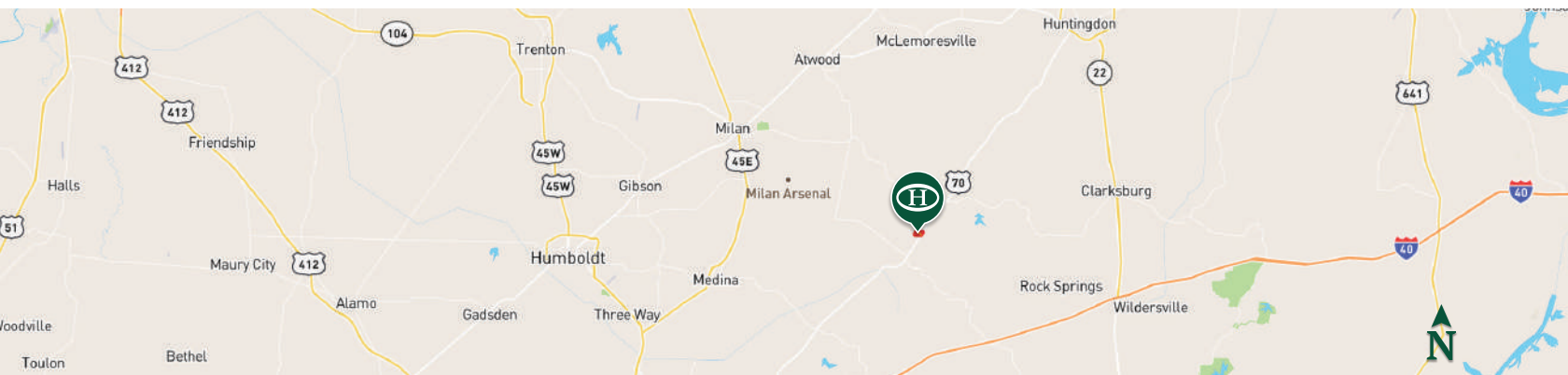




 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



Pat Doyle

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