

# 1635 R Prong Blue Buck Road

## Duck River, Tennessee



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## MCEWEN GROUP, LLC

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EXPERIENCED

TRUSTED

EFFECTIVE

Dan McEwen | C 931.626.0241

Walker Hoyer | C 931.698.3290

O 931.381.1808

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Welcome

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Home is custom built from Wisconsin Log Homes. Is not a full log but instead ½ logs with blown in insulation between interior and exterior logs. They call it the “insul-log system” Equals about 10 inches of insulation. This means less maintenance than a full log home with no “chinking” to maintain.

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# 1635 R Prong Blue Buck Road



- Custom and distressed cabinets and Granite countertops
- Huge refrigerator with Dutch doors along with a Wine/beer box refrigerator
- Huge double copper farm sink with wonderful views of the outdoors
- Open concept kitchen/living/dining rooms give you the ability to take part in all the festivities
- Huge pantry with room for additional freezer or fridge
- Wolfe gas stove with grill with professional type air vent and additional warming drawer
- Huge island can seat up to 10 guests or more

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# 1635 R Prong Blue Buck Road



Huge Master Bedroom with wood stove with blower  
Large walk in closet

Master Bathroom boasts Double sinks and a shower with double rain shower heads  
Limestone counters and natural granite sinks

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# 1635 R Prong Blue Buck Road



Generous guest room that opens to upper balcony

Large closet

Sizeable office or bonus room with closet – also opens up to balcony

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[Virtual Tour](#)

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# 1635 R Prong Blue Buck Road



Price \$630,000

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# McEWEN GROUP

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Office 931.381.1801

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## **Fabulous Facts about 1635 Right Prong Blue Buck, Duck River, TN 38454**

Home is custom built from Wisconsin Log Homes. Is not a full log but instead ½ logs with blown in insulation between interior and exterior logs. They call it the “insul-log system” Equals about 10 inches of insulation. This means less maintenance than a full log home with no “chinking” to maintain. This home was featured in Wisconsin Log Home’s latest brochure.

Unique “root flare” trees grace exterior beams and interior stairs. Interior staircase is a work of art in itself.

Unique front door is hand carved mahogany rearing horse

Custom windows cover entire end of house to enjoy the seasons and be part of the outdoors even when you’re indoors

- Professional landscaping
- Fence for dogs around patio and deck
- Outdoor fireplace with propane starter
- Stamped concrete
- Large Potting garage with shelves and work area and room for tractor and all your gardening supplies and equipment ½ wrap deck with plenty of room for grills and seating
- Huge upper deck for guest room and bonus room/office
- Huge patio for entertaining which leads down to the creek. Creek runs all year
- 3 raised gardening beds for flowers and veggies
- 2 HVAC units
- Pella crank-out windows throughout

### **KITCHEN & GREAT ROOM**

- Granite countertops
- Custom and distressed cabinets
- Warming drawer



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# McEWEN GROUP

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Office 931.381.1801

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- Wine/beer box refrigerator
- Huge refrigerator – dutch doors
- Huge double copper farm sink
- Views of outdoors from every corner of the kitchen/great room/dining room
- Open concept kitchen/living/dining
- Huge pantry with room for additional freezer or fridge soapstone wood stove with blower
- Wolfe gas stove with grill and professional type air vent
- Huge island can seat up to 10 guests or more

## MASTER

Huge with small wood stove with blower

Huge walk in closet

Huge double sink in bathroom with double rain shower heads in the shower, limestone counters and natural granite sinks

Generous guest room which opens up to upper deck – large closet

Sizeable office or bonus room with closet – also opens up to upper deck

Large upstairs storage room

Large upstairs bath

Adorable ½ bath on main floor for guests

Tile throughout except for closets and guest room and storage room

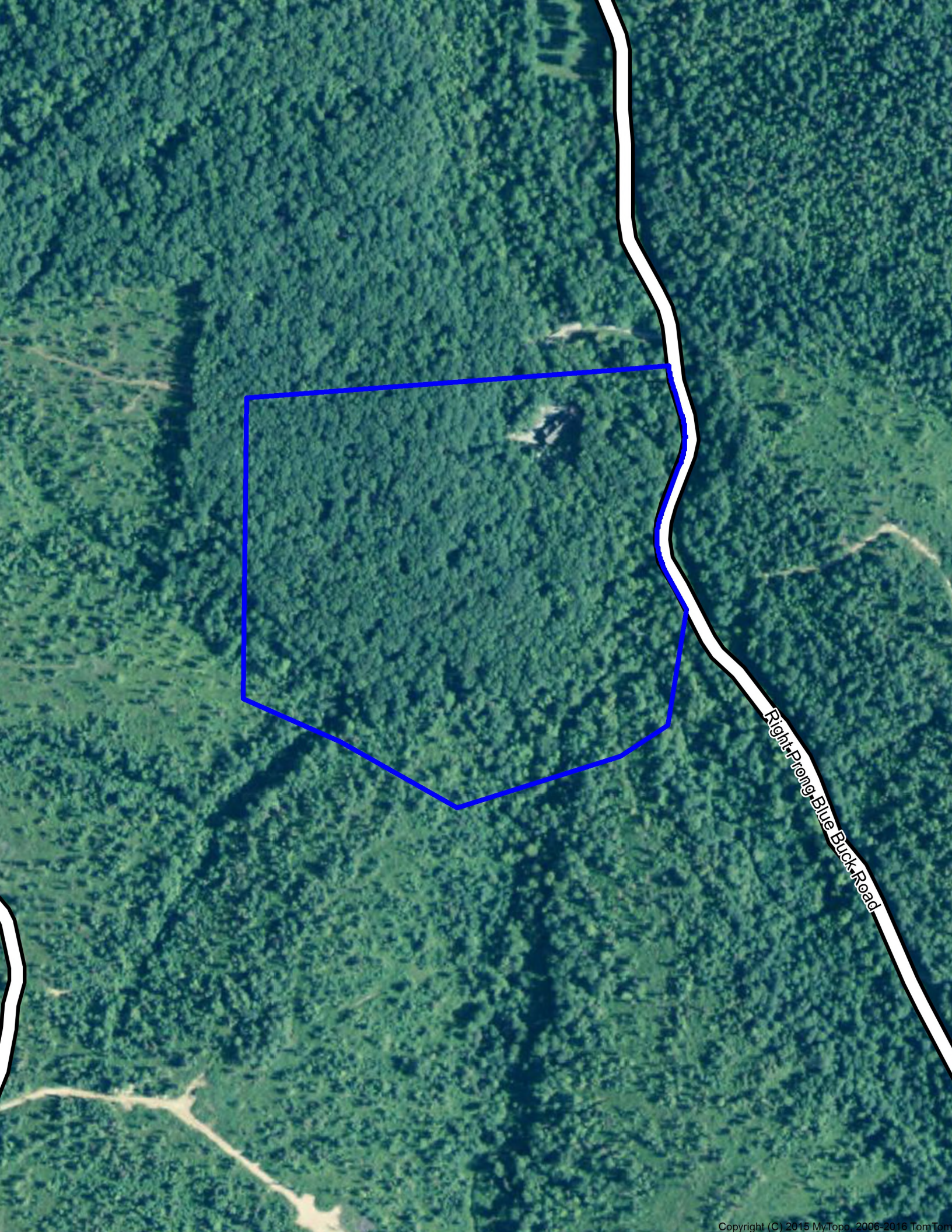
Laundry room is laminate wood flooring On demand water heater

Culligan water softening system

Boze whole home sound system – bedrooms, office and outside have unbelievable sound that coordinates with TVs, XM radio or your favorite stored CD's

Good well – has never gone dry





Right Prong Blue Buck Road





800

Hollow

Right Prong Blue Buck Road



TENNESSEE RESIDENTIAL PROPERTY CONDITION  
DISCLOSURE

- 1 PROPERTY ADDRESS 4235 Highland Blue Buck CITY Rock River TN  
2 SELLER'S NAME(S) James Dean Karstoft PROPERTY AGE \_\_\_\_\_  
3 DATE SELLER ACQUIRED THE PROPERTY \_\_\_\_\_ DO YOU OCCUPY THE PROPERTY? NO  
4 IF NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY? 7 months  
5 (Check the one that applies) The property is a ☒ site-built home ☐ non-site-built home  
6 The Tennessee Residential Property Disclosure Act requires sellers of residential real property with one to four dwelling  
7 units to furnish to a buyer one of the following: (1) a residential property disclosure statement (the "Disclosure"), or (2) a  
8 residential property disclaimer statement (permitted only where the buyer waives the required Disclosure). Some property  
9 transfers may be exempt from this requirement (See Tenn. Code Ann. § 66-5-209). The following is a summary of the  
10 buyers' and sellers' rights and obligations under the Act. A complete copy of the Act may be found at  
11 <http://www.lexisnexis.com/hottopics/tncode/> (See Tenn. Code Ann. § 66-5-201, et seq.)  
12 1. Sellers must disclose all known material defects and must answer the questions on the Disclosure form in good faith to  
13 the best of the seller's knowledge as of the Disclosure date.  
14 2. Sellers must give the buyers the Disclosure form before the acceptance of a purchase contract.  
15 3. Sellers must inform the buyers, at or before closing, of any inaccuracies or material changes in the condition that have  
16 occurred since the time of the initial Disclosure, or certify that there are no changes.  
17 4. Sellers may give the buyers a report or opinion prepared by a professional inspector or other expert(s) or certain  
18 information provided by a public agency, in lieu of responding to some or all of the questions on the form (See Tenn.  
19 Code Ann. § 66-5-204).  
20 5. Sellers are not required to have a home inspection or other investigation in order to complete the Disclosure form.  
21 6. Sellers are not required to repair any items listed on the Disclosure form or on any past or future inspection report unless  
22 agreed to in the purchase contract.  
23 7. Sellers involved in the first sale of a dwelling must disclose the amount of any impact fees or adequate facility taxes  
24 paid.  
25 8. Sellers are not required to disclose if any occupant was HIV-positive, or had any other disease not likely to be  
26 transmitted by occupying a home, or whether the home had been the site of a homicide, suicide or felony, or act or  
27 occurrence which had no effect on the physical structure of the property.  
28 9. Sellers may provide an "as is", "no representations or warranties" disclaimer statement in lieu of the Disclosure form  
29 only if the buyer waives the right to the required disclosure, otherwise the sellers must provide the completed Disclosure  
30 form (See Tenn. Code Ann. § 66-5-202).  
31 10. Sellers may be exempt from having to complete the Disclosure form in certain limited circumstances (e.g. public  
32 auctions, court orders, some foreclosures and bankruptcies, new construction with written warranty or owner has not  
33 resided on the property at any time within the prior 3 years). (See Tenn. Code Ann. § 66-5-209).  
34 11. Buyers are advised to include home, wood infestation, well, water sources, septic system, lead-based paint, radon, mold,  
35 and other appropriate inspection contingencies in the contract, as the Disclosure form is not a warranty of any kind by  
36 the seller, and is not a substitute for any warranties or inspections the buyer may desire to purchase.  
37 12. Any repair of disclosed defects must be negotiated and addressed in the Purchase and Sale Agreement; otherwise, seller  
38 is not required to repair any such items.  
39 13. Buyers may, but do not have to, waive their right to receive the Disclosure form from the sellers if the sellers provide a  
40 disclaimer statement with no representations or warranties (See Tenn. Code Ann. § 66-5-202).

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42 buyer and are set out fully in Tenn. Code Ann. § 66-5-208. Buyer should consult with an attorney regarding any such  
43 matters.

44 15. Representations in the Disclosure form are those of the sellers only, and not of any real estate licensee, although  
45 licensees are required to disclose to all parties adverse facts of which the licensee has actual knowledge or notice.

46 16. Pursuant to Tenn. Code Ann. § 47-18-104(b), sellers of newly constructed residences on a septic system are prohibited  
47 from knowingly advertising or marketing a home as having more bedrooms than are permitted by the subsurface sewage  
48 disposal system permit.

49 17. Sellers must disclose the presence of any known exterior injection well, the presence of any known sinkhole(s), the  
50 results of any known percolation test or soil absorption rate performed on the property that is determined or accepted by  
51 the Department of Environment and Conservation, and whether the property is located within a Planned Unit  
52 Development as defined by Tenn. Code Ann. § 66-5-213 and, if requested, provide buyers with a copy of the  
53 development's restrictive covenants, homeowner bylaws and master deed. Sellers must also disclose if they have  
54 knowledge that the residence has ever been moved from an existing foundation to another foundation.

55 The Buyers and Sellers involved in the current or prospective real estate transaction for the property listed above  
56 acknowledge that they were informed of their rights and obligations regarding Residential Property Disclosures, and that this  
57 information was provided by the real estate licensee(s) prior to the completion or reviewing of a Tennessee Residential  
58 Property Condition Disclosure, a Tennessee Residential Property Condition Disclaimer Statement, or a Tennessee Residential  
59 Property Condition Exemption Notification. Buyers and Sellers also acknowledge that they were advised to seek the advice  
60 of an attorney on any legal questions they may have regarding this information or prior to taking any legal actions.

61 The Tennessee Residential Property Disclosure Act states that anyone transferring title to residential real property must  
62 provide information about the condition of the property. This completed form constitutes that disclosure by the Seller. The  
63 information contained in the disclosure is the representation of the owner and not the representation of the real estate licensee  
64 or sales person, if any. This is not a warranty or a substitute for any professional inspections or warranties that the purchasers  
65 may wish to obtain.

66 Buyers and Sellers should be aware that any sales agreement executed between the parties will supersede this form as  
67 to the terms of sale, property included in the sale and any obligations on the part of the seller to repair items identified  
68 below and/or the obligation of the buyer to accept such items "as is."

#### INSTRUCTIONS TO THE SELLER

70 Complete this form yourself and answer each question to the best of your knowledge. If an answer is an estimate, clearly  
71 label it as such. The Seller hereby authorizes any agent(s) representing any party in this transaction to provide a copy of this  
72 statement to any person or entity in connection with any actual or anticipated sale of the subject property.

#### 73 A. THE SUBJECT PROPERTY INCLUDES THE ITEMS CHECKED BELOW:

- |  |   |  |
|--|---|--|
| 74 <input checked="" type="checkbox"/> Range   | <input type="checkbox"/> Wall/Window Air Conditioning                         | <input type="checkbox"/> Garage Door Opener(s) (Number of openers _____)                               |
| 75 <input checked="" type="checkbox"/> Ice Maker Hookup                                      | <input checked="" type="checkbox"/> Window Screens                            | <input type="checkbox"/> _____ Garage Door Remote(s)   |
| 76 <input checked="" type="checkbox"/> Oven  | <input checked="" type="checkbox"/> Fireplace(s) (Number) <u>2</u>            | <input type="checkbox"/> Intercom  |
| 77 <input type="checkbox"/> Microwave  | <input checked="" type="checkbox"/> Gas Starter for Fireplace <u>see note</u> | <input checked="" type="checkbox"/> TV Antenna/Satellite Dish (excluding components)                   |
| 78 <input type="checkbox"/> Garbage Disposal   | <input type="checkbox"/> Gas Fireplace Logs <u>see note</u>                   | <input type="checkbox"/> Central Vacuum System and attachments   |
| 79 <input type="checkbox"/> Trash Compactor  | <input checked="" type="checkbox"/> Smoke Detector/Fire Alarm                 | <input type="checkbox"/> Spa/Whirlpool Tub   |
| 80 <input checked="" type="checkbox"/> Water Softener  | <input checked="" type="checkbox"/> Patio/Decking/Gazebo                      | <input type="checkbox"/> Hot Tub   |
| 81 <input type="checkbox"/> 220 Volt Wiring  | <input type="checkbox"/> Installed Outdoor Cooking Grill                      | <input checked="" type="checkbox"/> Washer/Dryer Hookups   |
| 82 <input type="checkbox"/> Sauna  | <input checked="" type="checkbox"/> Irrigation System                         | <input type="checkbox"/> Pool <input type="checkbox"/> In-ground <input type="checkbox"/> Above-ground |
| 83 <input checked="" type="checkbox"/> Dishwasher  | <input checked="" type="checkbox"/> A key to all exterior doors               | <input checked="" type="checkbox"/> Access to Public Streets   |
| 84 <input type="checkbox"/> Sump Pump  | <input checked="" type="checkbox"/> Rain Gutters                              | <input checked="" type="checkbox"/> All Landscaping and all outdoor lighting                           |
| 85 <input checked="" type="checkbox"/> Burglar Alarm/Security System Components and controls |   |  |
| 86 <input type="checkbox"/> Current Termite contract with _____                              |   |  |
| 87 <input type="checkbox"/> Heat Pump Unit #1 _____  | Age (Approx) _____  |  |

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89 ☐ Heat Pump Unit #1 Age 6 (approx) ☒ Electric ☒ Gas ☐ Other

90 ☒ Central Heating Unit #1 Age 6 ☒ Electric ☐ Gas ☐ Other

91 ☒ Central Heating Unit #2 Age 6 ☒ Electric ☐ Gas ☐ Other

92 ☐ Central Heating Unit #3 Age 6 ☐ Electric ☐ Gas ☐ Other

93 ☒ Central Air Conditioning #1 Age 6 ☒ Electric ☐ Gas ☐ Other

94 ☒ Central Air Conditioning #2 Age 6 ☒ Electric ☐ Gas ☐ Other

95 ☐ Central Air Conditioning #3 Age 6 ☐ Electric ☐ Gas ☐ Other

96 ☒ Water Heater #1 Age 6 ☐ Electric ☒ Gas ☐ Solar ☐ Other \_\_\_\_\_

97 ☐ Water Heater #2 Age \_\_\_\_\_ ☐ Electric ☐ Gas ☐ Solar ☐ Other \_\_\_\_\_

98 ☐ Other \_\_\_\_\_ ☐ Other \_\_\_\_\_

99 Garage ☐ Attached ☒ Not Attached ☐ Carport

100 Water Supply ☐ City ☒ Well ☐ Private ☐ Utility ☐ Other \_\_\_\_\_

101 Gas Supply ☐ Utility ☐ Bottled ☒ Other

102 Waste Disposal ☐ City Sewer ☒ Septic Tank ☐ Other \_\_\_\_\_

103 Roof(s): Type Asphalt Age (approx): 6 yrs

104 Other Items: \_\_\_\_\_

108 To the best of your knowledge, are any of the above NOT in operating condition? ☒ YES ☐ NO

109 If YES, then describe (attach additional sheets if necessary):

110 *Have not had luck getting anyone to turn on*

111 *irrigation - not sure about condition.*

112

113

114

115

116 Leased Items: Leased items that remain with the Property are (e.g. security systems, water softener systems, etc.):

117 *Propane Tank*

118

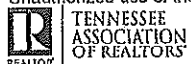
119

120 If leases are not assumable, it will be Seller's responsibility to pay balance.

121 B. ARE YOU (SELLER) AWARE OF ANY DEFECTS/MALFUNCTIONS IN ANY OF THE FOLLOWING?

	YES	NO	UNKNOWN		YES	NO	UNKNOWN
122 Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
123 Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Basement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
124 Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
125 Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Slab	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
126 Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
127 Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
128 Plumbing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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131 Exterior Walls ☐ ☒ ☐ Double Paned or Insulated ☐ ☒ ☐  
 132 Window and/or Doors

133 If any of the above is/are marked YES, please explain:  
 134

135 Please describe any repairs made by you or any previous owners of which you are aware (use separate sheet if necessary).  
 136

137 **C. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING:** YES NO UNKNOWN

138 1. Substances, materials or products which may be environmental hazards  
 139 such as, but not limited to: asbestos, radon gas, lead-based paint, fuel  
 140 or chemical storage tanks, methamphetamine, contaminated soil or  
 141 water, and/or known existing or past mold presence on the subject  
 142 property? ☐ ☒ ☐

143 2. Features shared in common with adjoining land owners, such as walls, but  
 144 not limited to, fences, and/or driveways, with joint rights and obligations  
 145 for use and maintenance? ☐ ☒ ☐

146 3. Any authorized changes in roads, drainage or utilities affecting the  
 147 property, or contiguous to the property? ☐ ☒ ☐

148 4. Any changes since the most recent survey of the property was done?  
 149 Most recent survey of the property: ☐ (check here if unknown) ☐ ☒ ☐

151 5. Any encroachments, easements, or similar items that may affect your  
 152 ownership interest in the property? ☐ ☒ ☐

153 6. Room additions, structural modifications or other alterations or  
 154 repairs made without necessary permits? ☐ ☒ ☐

155 7. Room additions, structural modifications or other alterations or  
 156 repairs not in compliance with building codes? ☐ ☒ ☐

157 8. Landfill (compacted or otherwise) on the property or any portion  
 158 thereof? ☐ ☒ ☐

159 9. Any settling from any cause, or slippage, sliding or other soil problems? ☐ ☒ ☐

160 10. Flooding, drainage or grading problems? ☐ ☒ ☐

161 11. Any requirement that flood insurance be maintained on the property? ☐ ☒ ☐

162 12. Is any of the property in a flood plain? ☐ ☒ ☐

163 13. Any past or present interior water intrusions(s) from outside home,  
 164 standing water within foundation and/or basement? ☐ ☒ ☐

165 If yes, please explain. If necessary, please attach an additional sheet  
 166 and any available documents pertaining to these repairs/corrections.  
 167  
 168  
 169

170 14. Property or structural damage from fire, earthquake, floods, landslides,  
 171 tremors, wind, storm or wood destroying organisms? ☐ ☒ ☐

172 If yes, please explain (use separate sheet if necessary).  
 173  
 174

175 If yes, has said damage been repaired? ☐ ☐ ☐

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179 17. Subdivision and/or deed restrictions or covenants: ☐ ☒ ☐

180 18. A Condominium/Homeowners Association (HOA) which has any authority ☐ ☒ ☐

181 over the subject property?

182 Name of HOA: \_\_\_\_\_ HOA Address: \_\_\_\_\_

183 HOA Phone Number: \_\_\_\_\_ Monthly Dues: \_\_\_\_\_

184 Special Assessments: \_\_\_\_\_ Transfer Fees: \_\_\_\_\_

185 Management Company: \_\_\_\_\_ Phone: \_\_\_\_\_

186 Management Co. Address: \_\_\_\_\_

187 19. Any "common area" (facilities such as, but not limited to, pools, tennis ☐ ☒ ☐

188 courts, walkways or other areas co-owned in undivided interest with others)?

189 20. Any notices of abatement or citations against the property? ☐ ☒ ☐

190 21. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects ☐ ☒ ☐

191 or will affect the property?

192 22. Is any system, equipment or part of the property being leased? ☐ ☒ ☐

193 If yes, please explain, and include a written statement regarding payment

194 information.

195

196

197 23. Any exterior wall covering of the structure(s) covered with exterior ☐ ☒ ☐

198 insulation and finish systems (EIFS), also known as "synthetic stucco"?

199 If yes, has there been a recent inspection to determine whether the structure ☐ ☒ ☐

200 has excessive moisture accumulation and/or moisture related damage?

201 (The Tennessee Real Estate Commission urges any buyer or seller who encounters this product to have a qualified

202 professional inspect the structure in question for the preceding concern and provide a written report of the

203 professional's finding.)

204 If yes, please explain. If necessary, please attach an additional sheet.

205

206

207 24. Is heating and air conditioning supplied to all finished rooms? ☒ ☐ ☐

208 If the same type of system is not used for all finished rooms, please explain.

209

210

211

212 25. If septic tank or other private disposal system is marked under item (A), does ☒ ☐ ☐

213 it have adequate capacity and approved design to comply with present state

214 and local requirements for the actual land area and number of bedrooms and

215 facilities existing at the residence?

216 26. Is the property affected by governmental regulations or restrictions requiring ☐ ☒ ☐

217 approval for changes, use, or alterations to the property?

218 27. Is this property in a historical district or has it been declared historical by ☐ ☒ ☐

219 any governmental authority such that permission must be obtained before

220 certain types of improvements or aesthetic changes to the property are made?

221 28. Does this property have an exterior injection well located anywhere on it? ☐ ☒ ☐

222 29. Is seller aware of any percolation tests or soil absorption rates being ☒ ☐ ☐

223 performed on the property that are determined or accepted by

224 the Tennessee Department of Environment and Conservation?

225 If yes, results of test(s) and/or rate(s) are attached.

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commercial, educational, recreational or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk or type of use, density, lot coverage, open space, or other restrictions to the existing land use regulations." Unknown is not a permissible answer under the statute.

32. Is a sinkhole present on the property? A sinkhole is defined pursuant to Tenn. Code Ann. § 66-5-212(c) as "a subterranean void created by the dissolution of limestone or dolostone strata resulting from groundwater erosion, causing a surface subsidence of soil, sediment, or rock and is indicated through the contour lines on the property's recorded plat map." ☐ ☒ ☐

**D. CERTIFICATION.** I/We certify that the information herein, concerning the real property located at

is true and correct to the best of my/our knowledge as of the date signed. Should any of these conditions change prior to conveyance of title to this property, these changes will be disclosed in an addendum to this document.

Transferor (Seller) [Signature] Date 10/27/10 Time 10 AM

Transferor (Seller) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

Parties may wish to obtain professional advice and/or inspections of the property and to negotiate appropriate provisions in the purchase agreement regarding advice, inspections or defects.

**Transferee/Buyer's Acknowledgment:** I/We understand that this disclosure statement is not intended as a substitute for any inspection, and that I/we have a responsibility to pay diligent attention to and inquire about those material defects which are evident by careful observation. I/We acknowledge receipt of a copy of this disclosure.

Transferee (Buyer) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

Transferee (Buyer) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

If the property being purchased is a condominium, the transferee/buyer is hereby given notice that the transferee/buyer is entitled, upon request, to receive certain information regarding the administration of the condominium from the developer or the condominium association as applicable, pursuant to Tennessee Code Annotated §66-27-502.

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Version 07/01/2016

Instant  
Forms





Residential	MLS No. 1777969	
Status <b>Active</b>	Area <b>82</b>	List Price <b>\$630,000</b>
Type <b>Site Built</b>	Er/Ea <b>Exc. Right to Sell</b>	
Address <a href="#">1635 R Pr Blue Buck Rd</a>	City <b>Duck River</b>	
Lot Number	Sub/Dev <b>Custom Log Home on 35 AC</b>	Zip <b>38454</b>
County <b>Hickman</b>	Tax ID <b>160 009.01</b>	
Directions <b>Call Office 931.381.1808. From Duck River market in Shady Grove, TN head south on Hoover Road. Turn Left on Old Trace Road, stay left on New She Boss Rd, Turn Right on Right Prong Blue Buck Rd.</b>		

Style <b>Log</b>	Stories <b>2.00</b>	Year Built <b>2009 / Existing</b>
Acres <b>34.200</b>	Acreage Source <b>Tax Record</b>	Completion
Lot Size		Assoc Fee   Transfer Fee
Constr <b>Log / Wood</b>	Lot	Basement <b>None / Crawl</b>
Driveway <b>Gravel</b>	Floors <b>Tile</b>	Garage <b>/</b>
Community Amenities	Waterfront <b>/</b>	Roof

Rooms and Dimension Information

Liv <b>30x38 / Great Room</b>	Rec <b>19x16 /</b>	Bed 1 <b>23x23 / Master BR Downstairs</b>
Din <b>/ Combination</b>	Hobby <b>/</b>	Bed 2 <b>15x13 / Ex. Lg. Closet</b>
Kit <b>15x16 /</b>	Other <b>17x20 / Office</b>	Bed 3 <b>/ Ex. Lg. Closet</b>
Den <b>/</b>	Other <b>6x12 / Utility Room</b>	Bed 4 <b>/</b>

Desc	Bedrooms	Full Baths	Half Baths	Finished Square Feet (est)		
Main	1	1	1	Main	4702	Est. SqFt. Source
Second	1	1		Second		
Third				Third		
Basement				Basement		
<b>Total</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>Total</b>	<b>4702</b>	Other SqFt. Description
Other				Other		

Office and Showing Information

Show <b>Call Listing Office</b>	Owner Name		Open House
Agent <b>Dan McEwen</b> (Ph: 931-626-0241)		CoList Agent (Ph: )	
Listing Office <b>McEwen Group</b> (Ph: 931-381-1808)		CoList Office (Ph: )	
Appt Phone <b>931-381-1808</b>	Subagency <b>0</b>	Buyer Broker <b>3</b>	Facilitator <b>3</b>

Schools and Utilities

Elem1 <b>Centerville Elementary</b>	Elem2	Middle/JR <b>Hickman Co Middle School</b>	High <b>Hickman Co Sr High School</b>
Water <b>Well</b>	Sewer <b>Septic Tank</b>	Cool <b>Electric / Central</b>	Heat <b>Propane / Central</b>
<b>Appliances</b>	<b>Interior Features</b>	<b>Exterior Features</b>	<b>Miscellaneous</b>
Range <b>Gas / Stove</b>	Firepl <b>1</b>	Fence	Handicap
Oven <b>Electric / Single Oven</b>	Drapes	Patio/Deck <b>Porch</b>	Green Features
	Master Bath <b>/</b>	Pool	Green Cert
Other	Other <b>Ceiling Fan</b>	Other <b>Barn</b>	Other <b>Balcony</b>

Financing and Taxes

Acceptable Buyer Financing	Taxes <b>\$3,432</b>
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Contract Information

Sales Agent	List Date <b>11/01/2016</b>	Sales Price
Sales Office	UC Date	
Co-Sales Agent	Closing Date	Seller Participation
Co-Sales Office	Poss Negotiable <b>Negotiable</b>	Presale
Terms	Days On Mkt <b>1</b>	Orig. List Price <b>\$630,000</b>

**Realtor Remarks** Call Office for showing instructions and directions. Buyers agent to verify all pertinent information.

**Remarks** Charming 4700 sq ft custom built log cabin tucked in the hills of TN. Granite counter tops, wine/beer fridge, island to seat up to 10 guests. Large master bedroom with exquisite bathroom and closet. So many details to list for this gorgeous home.





Custom Built by Wisconsin Log Homes



Blown in insulation between interior and exterior logs.  
"Insul-Log System"



Front Porch Sitting



Hand Carved Mahogany Rearing Horse



Open Floor plan



Island can sit up to 10



Graniate Counter Tops





Check out the Trucks on that staircase



e



Large Master Bedroom







Master Bath



Beautiful Architecture







Outdoor Fire Pit



Raised Gardening Beds for sustainable gardening



Cool Clean Water runs through the property



Outdoor barn for Equipment & Storage







Dan McEwen  
Broker  
931/381-1808  
dan@mcewengroup.com

Powered by CBS Data

#### LOCATION

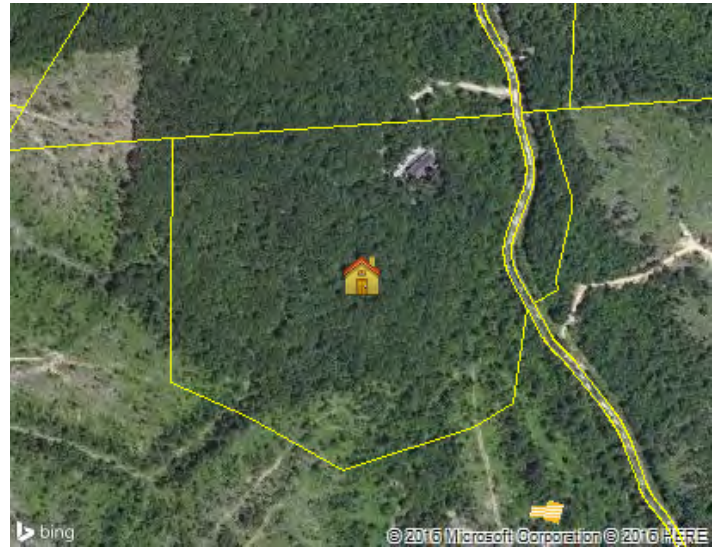
<b>Property Address</b>	R Pr Blue Buck Rd TN
<b>Subdivision</b>	
<b>County</b>	Hickman County, TN

#### PROPERTY SUMMARY

<b>Property Type</b>	Forest
<b>Land Use</b>	Forest
<b>Improvement Type</b>	
<b>Square Feet</b>	4702

#### GENERAL PARCEL INFORMATION

<b>Parcel ID/Tax ID</b>	160 009.01
<b>Special Int</b>	000
<b>Alternate Parcel ID</b>	
<b>Land Map</b>	160
<b>District/Ward</b>	14
<b>2010 Census Trct/Blk</b>	9503.01/2
<b>Assessor Roll Year</b>	2015



#### CURRENT OWNER

<b>Name</b>	Kerasotes Beth % Why Not Ranch
<b>Mailing Address</b>	Po Box 60 Duck River, TN 38454-0060

#### SALES HISTORY THROUGH 10/24/2016

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
11/18/2009		Kerasotes Beth % Why Not Ranch				25/7680
11/18/2009						25/7679
11/18/2009						25/7678
6/17/2008	\$59,000	Kerasotes Beth % Why Not Ranch		Multiple Parcels Sold		23/4540
8/15/1996		Scott Joel A				115/282
12/3/1985		Scott Joel A Etux Mirian L				76/378

#### TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
<b>Appraisal Year</b>	2015	<b>Assessment Year</b>	2015		
<b>Appraised Land</b>	\$17,500	<b>Assessed Land</b>		<b>Hickman</b>	2.5395
<b>Appraised Improvements</b>	\$523,000	<b>Assessed Improvements</b>			
<b>Total Tax Appraisal</b>	\$540,500	<b>Total Assessment</b>	\$135,125		
<b>Appraised Land Market</b>	\$34,200	<b>Exempt Amount</b>			
<b>Total Appraised Market</b>	\$557,200	<b>Exempt Reason</b>			

#### TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2015		\$3,431.50	\$3,431.50



2014	\$3,431.50	\$3,431.50
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## MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#	Assignments/ Releases
05/12/2008	\$1,700	Scott I Joel	Townsend Billy W	23/3565 08003832	R

## ASSIGNMENTS &amp; RELEASES

Mortgage Date	New Lender	Original Lender	Borrower	Book/Page or Document#	Recorded Date	Document Type
05/12/2008		Billy W Townsend	Townsend Billy W	23/5189 08004296	7/9/2008	Release

## PROPERTY CHARACTERISTICS: BUILDING

## Building # 1

Type	Condition	Sound	Units	1	
Year Built	2009	Effective Year	2009	Stories	2
BRs	Baths	Rooms			

Total Sq. Ft. 4,702

Building Square Feet (Living Space)	Building Square Feet (Other)
Base 3111	Open Porch Finished 774
Upper Story Finished 1591	

## - CONSTRUCTION

Quality	Excellent	Roof Framing	Gable And Hip
Shape	Rectangular Design	Roof Cover Deck	Prefin Metal Crimped
Partitions		Cabinet Millwork	Above Average
Common Wall	None	Floor Finish	Hardwood/Parque
Foundation	Continuous Footing	Interior Finish	Paneling-Custom
Floor System	Wood W/ Sub Floor	Air Conditioning	
Exterior Wall	Siding Above Average	Heat Type	Heat & Cooling Split
Structural Framing	None	Bathroom Tile	None
Fireplace		Plumbing Fixtures	9

## - OTHER

Occupancy	Occupied	Building Data Source	Inspection
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## PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Wd Deck	8X43	2009	EXCELLENT
At Shed	640	2010	EXCELLENT
Utl Bld	24X30	2010	EXCELLENT

## PROPERTY CHARACTERISTICS: LOT

Land Use	Forest	Lot Dimensions	
Block/Lot		Lot Square Feet	1,489,746
Latitude/Longitude	35.672580°/-87.338257°	Acreage	34.2

Type	Land Use	Units	Tax Assessor Value
Imp Site		1.00	\$6,000
Woodland 2		33.20	\$28,220

## PROPERTY CHARACTERISTICS: UTILITIES/AREA



<b>Gas Source</b>	None	<b>Road Type</b>	Gravel
<b>Electric Source</b>	None	<b>Topography</b>	Rolling
<b>Water Source</b>	None	<b>District Trend</b>	Static
<b>Sewer Source</b>	None	<b>Special School District 1</b>	
<b>Zoning Code</b>		<b>Special School District 2</b>	
<b>Owner Type</b>	Private		

## LEGAL DESCRIPTION

<b>Subdivision</b>	<b>Plat Book/Page</b>
<b>Block/Lot</b>	<b>District/Ward</b> 14
<b>Description</b>	

## FLOOD ZONE INFORMATION

<b>Zone Code</b>	<b>Flood Risk</b>	<b>Description</b>	<b>FIRM Panel ID</b>	<b>FIRM Panel Eff. Date</b>
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47081C0340D	07/16/2008