

**Approximately 40 Acre Equestrian Farm - Cumberland County Tennessee**

This is a very nice farm with approximately 40 surveyed acres that is completely fenced with approximately 50% fenced for horses. The home is a lovely remodeled rustic styled home with two bedrooms, two baths and a large finished room in the basement that could be used as a third bedroom or even a recreation room. Built in 1993 this lovely home boast approximately 1,728 sq. ft which includes the finished basement. There is approximately a 3/4 acre stocked and spring fed pond, a nice creek at the back of the property and some really great mountain views. The back deck is approximately 12 x 37, garage is a three car approximately 26 x 40 with electric, concrete floor and a workshop area and the barn is approximately 33 x 48 with, loft, five stalls, wash area, tack room. electric and water.

MLS# 144301**Private and Secluded, No Drive Bys!!!! No Signs, Must have Appointment.****Location:**

This lovely equestrian farm is located approximately eight miles outside of the city of Crossville, Tennessee in a private and secluded location at the end of the road with a gated entrance.

Property:

This is approximately 40 surveyed acre awesome horse farm. It has it all!! Plenty of room for a garden. Privacy and secluded setting at the end of a dead end road. Totally fenced and cross fenced (approximately 50% fenced for horses). The horse pasture fields are fenced with wooded fencing with mesh. There is a riding arena in front of the barn. There is a water well on

the property that could be reactivated to water the horses. City water is connected to the home and barn.

Approximately half of the property is open pasture fields for the horses. There is a large stocked spring fed pond that is approximately three quarters of an acre in size, a year around creek at the back of the property. There are awesome mountain views, lots of wildlife, songbirds and natural nature. No restrictions.

Home:

This is a lovely remodeled rustic home that was built in 1993 with a country decor with two bedrooms, two full baths and a finished basement that could be a recreational room or another bedroom. There is approximately 1,728 sq. ft. which includes the finished basement. The home has hardwood, tile and carpet flooring, vaulted ceiling, walk in closet, central heat and air and decorative lighting.

It has a lovely country styled open concept kitchen -living room. All appliances in the kitchen stay (dishwasher, garbage disposal, refrigerator, electric range and double oven) and it has knotty pine cabinets and walls that add that extra rustic appeal. There is a large island in the kitchen with a built in electric range. Built in double oven for massive cooking and or entertaining. The white oak hardwood flooring accents the color tones of the wood decor.

There is a large fireplace in the living room made of Tennessee Stone for those cozy nights. French doors from the master bedroom leading out to the open back deck which is approximately 12 x 37. The master bedroom has a large master bath with jetted tub, double sinks and separate showers.

There is a partial basement that is completely finished. It would be ideal for another bedroom or a nice recreational room.

Out Buildings:

144301

Written by Administrator

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There is a large barn that is approximately 33 x 48 that has a loft, wash area, tack room, electric and city water. There is a three car garage that is insulated and approximately 26 x 40 with electric, concrete floor and workshop area.

Priced to Sell at \$384,900

If you are interested, please contact Debra at the above listed numbers or e-mail her at [d
ebradodd@no1qualityrealty.com](mailto:debradodd@no1qualityrealty.com)

Due to Security Agreement with Seller, property shown by appointment only!

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