

Fact Sheet for 2113 Weatherford Creek Rd.  
Lutts, TN 38471

1. 31.14 +/- acres that can support cattle or horses. Additional acreage may be available.
2. 3500 sq. ft. +/- house + 8'x10' outbuilding overlooks a 32 acre lake with fish, migratory waterfowl, and deer.
3. Enclosed or covered parking for up to 10 vehicles.
4. House is fully bricked with vinyl soffits and fascia for low maintenance. House has 4-5 bedrooms & 3 baths.
5. Two porches are tiled; back porch covered.
6. Wood deck; concrete patio with brick "sitting wall"; propane barbeque grill included.
7. Masonry fireplace with remote controlled gas logs in den; "Buck Stove" gas logs downstairs for alternate heating.
8. Downstairs shop is wired for 220 volts and has gas heater.
9. Roof with architectural shingles replaced in 2009.
10. Two Trane heating/air conditioning units. One replaced in 2009, other replaced 2014.
11. House has transferrable termite contract and monthly pest control with Cook's Pest Control Company.
12. Real stain grade woodwork, doors, and cabinets throughout house.
13. Main level Master bedroom with sitting room overlooks lake.
14. Master suite is conveniently planned with walk-in closet, bath, and laundry close together
15. Master bath has his and hers vanities and has ceramic tile. His vanity is raised for convenient shaving and grooming.
16. Her vanity has seating area to apply make-up.
17. Master tub is shower and whirlpool combination. Whirlpool controls are in tub.
18. Master wing has dual purpose room that could be an additional bedroom or office.
19. Floor coverings include carpet, ceramic tile, vinyl, and commercial tile. Walls are painted neutral colors.
20. Kitchen has 10' pantry wall with 12" deep shelves so contents don't get lost at the back.
21. Kitchen has 27' of counter area for food prep, baking, or serving; ample cabinet space; lots of drawers.
22. Kitchen has two deep drawers next to range for storing large pots and pans.
23. Dishwashers have stainless steel interiors and are 1 +/- year old. Downstairs unit has never been used.
24. Den, living room and back porch each have two ceiling fans; additional ceiling fans in master bedroom, office, sitting room, guest bedrooms both on main level and downstairs.
25. Dining room can accommodate a large gathering. Kitchen has eat-in area.
26. Downstairs guest bedroom has trey ceiling and ceiling fan.
27. Downstairs has complete kitchen with dishwasher, stove, and refrigerator.
28. Downstairs bathroom has ceramic tile floor, ceramic tile wall, and white-on-white wallpaper.
29. Downstairs bathroom has double closet. There are separate water heaters for downstairs and upstairs needs.
30. All appliances are included in sale, including front-loading washer and dryer.
31. All window coverings and all light fixtures are included in sale.
32. Property has pear, cherry, and plum trees; also, grape vine, crepe myrtles, Rose of Sharon, forsythia, and lilac.
33. Current internet is with Hughes Net and satellite television is with DIRECTV.
34. Property tax for the year is currently \$945+/- . Tennessee does not have an income tax.
35. Garbage pick-up is available for \$120+/-year.
36. School bus for Collinwood Schools runs by house.
37. Property has current survey completed by F&M, Savannah, TN.
38. Property's water comes from a well and property has two septic tanks; so no water or sewer bills.
38. Air Evac memberships available (800 793-1101) to provide emergency helicopter flights to hospitals.
39. Property centrally located within 30 minutes of Florence, AL, Waynesboro, TN and Savannah, TN.
40. Tennessee high school graduates may be eligible to attend college for two years paid for by state. Grants are available for high school students and adults to attend Tennessee Technology Centers with no age or grade requirement.

Attractions/Things to Do in the Area

Florence, AL (Area includes Quad Cities of Muscle Shoals, Sheffield, and Tuscumbia)

1. University of North Alabama has Division II Sports, Continuing Education courses, concerts, plays, etc.
2. UNA lion mascots, "LEO" and "UNA," are housed on campus.
3. Tennessee River activities with marina, boating, fishing, tournaments, etc.
4. There are many parks including McFarland, Deibert, and Veteran's Parks for picnics, walking, etc.
5. Children's Museum of the Shoals; Children's Splash Pad.

6. Florence-Lauderdale Library hosts genealogy and computer classes; e-book check-outs available.
7. First Fridays for music, crafts, and art activities; Second Saturdays in Sheffield; Music in the Park during summer.
8. Helen Keller's home, "Ivy Green," hosts "Miracle Worker"; Helen Keller Festival is held at Spring Park in Tuscumbia.
9. W.C. Handy Music Festival hosts many music venues; Renaissance Faire is held in Wilson Park.
10. Heritage Days at Pope's Tavern gives visitors local history information.
11. Clubs, Volunteer opportunities, Retiree groups are available to stay involved.
12. Top-notch medical facilities including: ECM, Shoals, and Keller Hospitals; Cancer treatment centers; rehab; physical therapy; and bone & joint centers. Work has begun for new 280 bed ECM Hospital.
13. YMCA has year-round Senior and Youth activities and several private fitness facilities are in the area.
14. Alabama Music Hall of Fame, Fame Recording Studio, and Muscle Shoals Sound all support an active music scene with artists playing at all types of restaurant and other venues during lunch, dinner, or evenings.
15. McFarland Mall, Publix, Wal-Mart, Lowe's, Home Depot, Gander Mountain, Kohl's, and many other including specialty shops, allow a wide variety of shopping experiences.
16. Quad Cities offer a variety of restaurants from gourmet to franchises to Mom & Pop operations.
17. Robert Trent Jones Golf Course, Blackberry Trails and several other courses offer golfers a variety of options.
18. Award-winning Renaissance Tower 360° Grill (rotating restaurant) is near 4-Star Marriott Shoals Hotel & Spa.

#### Waynesboro and Wayne County

1. Horseshoe Bend River Festival in Clifton hosts big name musicians, food, crafts, and other activities.
2. Tour de Wayne Bicycle Race is an annual event.
3. Motorcycle Poker Runs are held as charity events.
4. Charity golf tournaments; 5 K Races; and fun runs are year-round for the sports enthusiasts.
5. Pumpkin Harvest Festival is a fun downtown event in the fall.
6. Old-fashioned Fourth of July Fireworks show kicks off special Fourth activities in Waynesboro.
7. Old Timers Day and Tractor Pulls in Collinwood are good family fun. Turkey Shoots for the good shots.
8. Volunteer Fire Departments Breakfasts and Fish Suppers are monthly events in the area.
9. Collinwood (13 miles) has medical clinic, Waynesboro has Wayne Medical Center, several clinics, and doctor offices.
10. Youth Recreational baseball, softball, basketball, and soccer teams are available for all ages.
11. Bear Trace Golf Course and Waynesboro Municipal Golf Course have low fees for the budget-minded golfers.
12. Waynesboro City Pool offers 20 ft. Slide, diving well, kiddie pool, exercise classes, and swim lessons.
13. Wayne County Family History and Crafts Fair is an annual event. Wayne County has an impressive History Office.
14. Smoke on the River BBQ Cook-off and Art Festival is a big event in Clifton.
15. Four Wildlife Management Areas sponsor public hunting, fishing, youth hunts and camping.
16. Buffalo River is a popular canoeing stream with several canoe liveries.
17. Columbia State Community College has a branch in Clifton with day and night classes.
18. Local banks sponsor low cost tours to various parts of the country for those who like to travel.
19. Natchez Trace Parkway, operated by the National Park Service, has several picnic areas and sites of historic interest.
20. Tennessee Civil War Trail has five site markers in Wayne County.
21. T.S. Stribling Museum is located in Clifton.

#### Savannah, TN

1. Savannah and surrounding areas host historical activities such as Civil War reenactments.
2. Tennessee River Run is an annual charity event.
3. Savannah has Wal-Mart, Lowe's, Tractor Supply, and variety of shopping opportunities, and restaurants.
4. Tennessee River activities such as boating, fishing, tournaments, and contests.
5. Shiloh National Military Park has a museum, interpretative center, and sponsors several Living History events.

#### Nearby

1. The Elephant Sanctuary is a natural habitat refuge for retired zoo and circus elephants located in Hohenwald, TN.
2. Nashville, TN is within 2 hours and has an abundance of music related venues.
3. Huntsville, AL is within 2 hours and has Marshall Space Flight Center, NASA, and Space Camp.
4. Bonneroo Music Festival in Manchester is 132 miles.