

LAND AUCTION



51.5 AC± | 1 TRACT | MACON CO, TN

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/9/23 | AUCTION TIME: 1:00 PM

AUCTION LOCATION: VFW

2605 EPPERSON SPRINGS RD, WESTMORELAND, TN 37186

Impeccably maintained and perfectly situated to bask in serene surroundings, this property offers both privacy and an opportunity to explore vast terrains. Expansive acreage, rich with mature trees and inviting trails for hiking or ATV adventures, awaits your enjoyment. Abundant whitetail deer and turkey, generously shared by the sellers, add to the allure. Whether from the trails, the front or rear porch, or the master soaking tub, nature's beauty is your constant companion.

The residence features three bedrooms, 2.5 baths, and boasts numerous smart upgrades. Noteworthy is the innovative master closet with its folding and storage solution. The remarkable garage space and well-appointed kitchen cater to seamless entertainment. An oversized covered front porch and private back deck contribute to the dream home ambiance. For those seeking a blend of privacy and social charm, this property has it all.

- Private & serene property
- Mature timber & trails
- Excellent whitetail deer & turkey
- 3 bed/2.5 bath home
- Good road frontage
- Large Covered front & back porch
- Wet weather creeks
- Smart home features
- Large/Clean garage
- Oversized Kitchen
- Master bed with soaking tub & closet with folding/storage table



- **Deeded acres:** 51.5±
- **Taxes:** \$1116.60
- **Lease Status:** Open Tenancy for 2023 crop year
- **Possession:** Immediate possession subject to current tenants rights for 2022
- **Survey needed?:** No survey needed
- **Brief Legal:** 3892 Carter Branch Rd Hartsville, TN 37074. 51.5 acres Macon, TN with modular home
- **PIDs:** 086-003.05
- **Lat/Lon:** 36.446087, -86.084034
- **Zip Code:** 37074
- **Buyers Premium** 5%



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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