

LAND AUCTION



18.99 AC± | 1 TRACT | SUMNER CO, TN

ABSOLUTE 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

Introducing a charming farmstead of moderate size, complete with a rear pasture lot meticulously fenced and primed for cattle grazing. The property boasts a versatile 24x36 barn, tailor-made for livestock, tobacco cultivation, or secure storage needs. Beyond its practicality, the land serves as an enticing retreat for hunting or camping enthusiasts, embracing the beauty of the great outdoors.

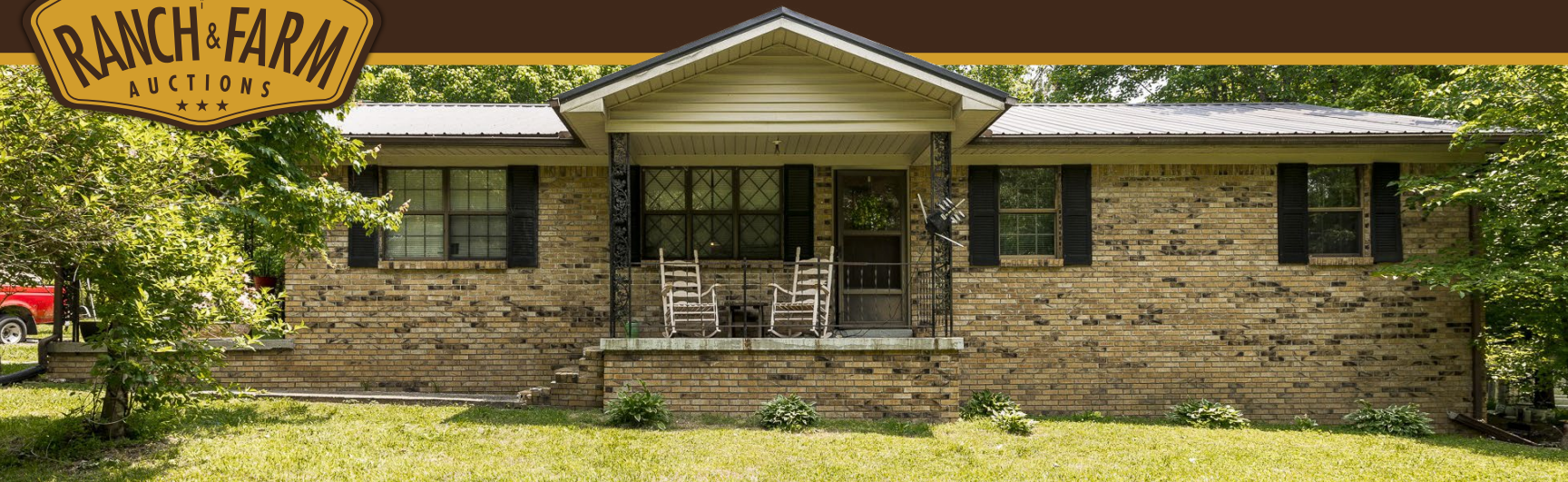
Nestled within this pastoral haven is an all-brick single-story abode, comprising 3 bedrooms and 2 baths. Notably, the dwelling features a spacious full basement with an integrated garage, while a detached carport adjoins the garage level. The standout attribute, however, is the side covered porch, providing an idyllic spot for relaxation, leisurely swinging, or enjoying a refreshing beverage.

Favorable soil conditions pave the way for cultivating bountiful gardens, whether for nourishing crops or vibrant blooms. This property seamlessly merges practicality and leisure where families will embrace a lifestyle that blends the joys of rural living with modern comfort.



- **Deeded acres:** 18.99±
- **Taxes:** \$781.52
- **Possession:** Immediate possession
- **Survey needed?:** No survey needed

- **Brief Legal:** 5945 Dewey Carr Rd
Westmoreland, TN 37186
- **PIDs:** 043 049.01 000
- **Lat/Lon:** 36.550547, -86.283904
- **Zip Code:** 37022
- **Buyers Premium** 5%



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
MARYGAIL ANDERSON, AGENT: 615.210.2775 | marygail.anderson@whitetailproperties.com
THOMAS CRUTCHER, AGENT: 615.829.9793 | thomas.crutcher@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

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

Ranch & Farm Auctions LLC, Lic 26466, Phone # 217.285.9000 | Jeffrey "Jeff" M. Evans, Principal Broker, License # 325829 | Joe Gizdic, Director, Ranch & Farm Auctions LLC, 217.299.0332
MaryGail Anderson, TN Affiliate Broker, Land Specialist for Whitetail Properties Real Estate, LLC, 615.210.2775 | Thomas Crutcher, TN Affiliate Broker, Land Specialist for Whitetail Properties Real Estate, LLC, 615.829.9793