

LAND AUCTION



136.43 AC± | 1 TRACT | SUMNER CO, TN

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

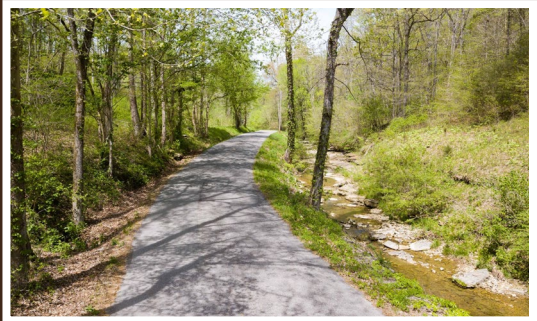
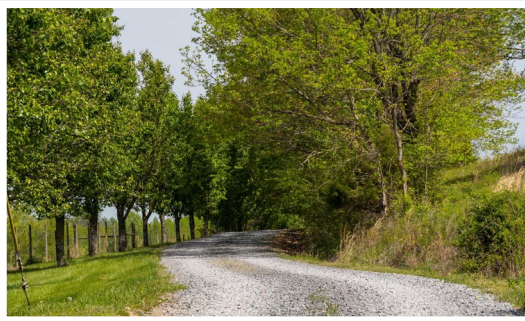
AUCTION DATE: 10/9/23 | **AUCTION TIME:** 1:00 PM

AUCTION LOCATION: VFW

2605 EPPERSON SPRINGS RD, WESTMORELAND, TN 37186

Discover an expansive piece of land nestled close to Nashville, offering an extraordinary chance to claim a substantial parcel adorned with multiple serene ponds and stately mature timber. This property presents an array of potential building sites, tailor-made for those seeking to construct their dream home or for astute developers considering subdivision possibilities. The majestic timber not only enhances the land's aesthetics but also opens doors for logging ventures and the creation of captivating trails.

Furthermore, this land presents a distinctive property featuring an alluring bunker-style residence built into the ground encompassing 1920 square feet with water, electricity, and septic. This property also holds a reputation for its exceptional deer and turkey hunting opportunities, making it an ideal haven for outdoor enthusiasts and nature lovers alike. Embrace this remarkable occasion to secure your own portion of Tennessee's paradise. Don't overlook this invaluable opportunity; seize the moment to own a slice of serene Tennessee beauty that promises both tranquility and potential.



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| • Deeded acres: | 136.43± | • PIDs: | 048 037.01, 048 037.02, |
| • Taxes: | \$1,080.00 | | 047 030.00 |
| • Possession: | Immediate possession | • Lat/Lon: | 36.446087, -86.084034 |
| • Survey needed?: | No survey needed | • Zip Code: | 37022 |
| • Brief Legal: | 199 RBK Lane, Bethpage, TN 37022
in Sumer Co, TN | • Buyers Premium | 5% |



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

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

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