

NOT JUST A HOME, BUT A Lifestyle



4 Bedroom



3 Bathroom



Custom Shop



Animal shelters and fencing

1985 Raleigh LaGrange Drive, Rossville, TN

\$1,195,000



This estate isn't just a property—it's a way of life. Wake up to the sounds of nature, tend to your animals, and enjoy evenings in the custom shop's bar with friends and family. Located on 5+ acres, this 4bd/3.5ba home is a dream with custom fencing for farm animals and a one-of-a-kind shop that is the envy of any car enthusiast, with an additional 1bd/1ba apartment. Don't miss the chance to own this unique estate that combines the freedom of country homesteading with the luxuries of modern design all located conveniently to dining, shopping, and entertainment. Not just a home, but a lifestyle—schedule your private tour today!

CONTACT DETAILS:



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Front Of Structure

MLS # 10206235 ACT

RE Detached Single Family 652C LP: \$1,195,000

Address	1985 RALEIGH-LAGRANGE DR	State	TN	Zip Code	38066	Unit #	
City	Rossville					HandyMap	
County	Fayette	Cross Street				Parcel ID	039.07
Bedrooms	4	Living Room		15x25		Primary Bedroom	26x19
Full Baths	3	Dining Room		19x10		Bedroom 2	
Half Baths	1	Kitchen				Bedroom 3	
# of Rooms	10	Breakfast				Bedroom 4	
# Bds Down	1	Den/Great Room		0x0		Bedroom 5	
# of Stories	2.00	Play / Bonus Room				Keeping/Hearth Room	20x18
# of FP	2	Neigh Assoc		None		Office	
Parking	G6AD	Ann Assoc Fee				Construction Status	Existing Property
List Type	Exclusive Right to Sell					Est Date of Completion	
Service Type	Full Service Listing	Apx SqFt		5200-5399		Year Built	2004
Lot Size	5.62	Pool		None		Flood Ins Req	
	Legal Subdivision	None				# Units/Bldg	
	Condo Assoc					Termite Contract	
	Mgmt Co					Monthly Maint	

Sales Type Normal Sale

Annual Cnty/City Taxes 1,562 / 566

Acreage Lot #

MAAR Subdivision None

Condo No Condo Name

Directions East on Poplar through Collierville. Turn left onto 196 (Chulahoma Road). Turn right onto Raleigh-LaGrange, past Heartwood Hall, home is .8 miles further down on the right.

Virtual Tour

Features

DETACHED UNIT TYPE	General Residential	HEATING	Central
STYLE	Traditional	COOLING	Central
ADDITIONAL BR /BATH INFO	1 or More BR Down, Primary Down, Vaulted/Coffered Primary, Luxury Primary Bath, Double Vanity Bath, Separate Tub & Shower, Full Bath Down, Half Bath Down Level 1, Walk-In Closet, Full Bath, Sitting Area, Vaulted /Coffered Ceiling, Smooth Ceiling	EXTERIOR /WINDOWS	Brick Veneer
PRIMARY BEDROOM DESCRIPTION	Level 2, Walk-In Closet, Shared Bath, Smooth Ceiling	PARKING /STORAGE	Driveway/Pad, Circular Drive, More than 3 Coverd Spaces, Workshop(s), Front-Load Garage, Side-Load Garage
BEDROOM 2 DESCRIPTION	Level 2, Walk-In Closet, Shared Bath, Smooth Ceiling	LOT	Some Trees, Lake/Pond on Property, Professionally
BEDROOM 3 DESCRIPTION	Level 2, Shared Bath, Smooth Ceiling	DESCRIPTION	Landscaped, Wood Fenced, Iron Fenced
BEDROOM 4 DESCRIPTION	Level 2, Walk-In Closet, Shared Bath, Smooth Ceiling	MISC EXTERIOR	Storage Building, Porch, Barn/Stable, Greenhouse, On-Site Storage, Wooded Grounds, Well Landscaped Grounds, Wood Fence, Pet Area, Workshop
LIVING/DINING /KITCHEN	Separate Living Room, Separate Dining Room, Eat-In Kitchen, Breakfast Bar, Pantry, Washer/Dryer Connections, Keeping/Hearth Room	WARRANTY /POSS	Possession by Agreement, LA to Hold Earnest Money
FLOORS/CEILINGS	Part Hardwood, Part Carpet, Tile	ADDENDUMS	
		SHOWING	Closed Keybox, Appointment Only, Occupied by Owner,
		INSTRUCTIONS	Warning - Pets, Advance Notice Required, Forbid Show/Neg w/Seller

Remarks

Public Remarks This estate isn't just a property—it's a way of life. Wake up to the sounds of nature, tend to your animals, and enjoy evenings in the custom shop's bar with friends and family. Located on 5+ acres, this 4bd/3.5ba home is a dream with custom fencing for farm animals and a one-of-a-kind shop that is the envy of any car enthusiast, with an additional 1bd/1ba apartment. Don't miss the chance to own this unique estate that combines the freedom of country homesteading with the luxuries of modern design all located conveniently to dining, shopping, and entertainment. Not just a home, but a lifestyle—schedule your private tour today!

Sold Information

Selling Office:

Selling Agent:

Co-Selling Office:

Co-Selling Agent:

Sold SqFt:

Pend Date:

DOM: 3

Close Date:

Prepared by:

Slr Contrb:

Agent Name: Jennifer S Edens

Original Price: \$1,195,000

Agent Phone: Phone: 901-456-8058

Sale Price:

Office Name: Crye-Leike, Inc., REALTORS

Sold Term:

Office Phone: Office: 901-756-8900

Corporate Own: No

Lease to Purchase:



*Information, including Square Footage, deemed reliable but not warranted. Copyright MAAR 2015

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RES / CND Buyer Full Report

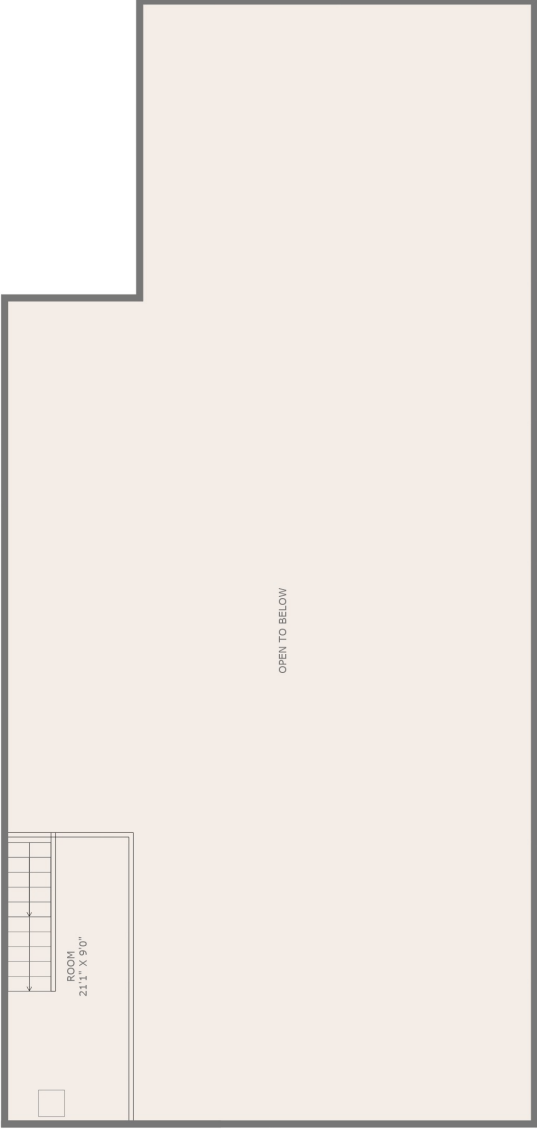


FLOOR 1



FLOOR 2

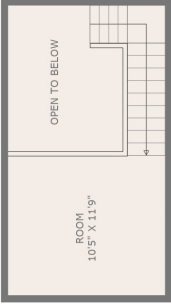
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 2



FLOOR 1



FLOOR 3

Dear visitor and potential buyer welcome to our home at 1985 Raleigh LaGrange. Our place is a labor of love for the rural life and animals. Our mission in life has changed and we are offering up this elegant French Country home and extraordinary shop to the next family so they can put their imagination to work.

In the heart of Fayette County, Tennessee, where the gentle hills meet the whispers of the Mississippi River not far away, lies the story of Rossville—a town born from the spirit of pioneers and shaped by the tides of history. It all began in the early 19th century, when the land, once part of Native American territories, was opened for settlement. Fayette County itself was carved out in 1824 from these vast Indian lands, with Somerville as its seat. Amid this new frontier, a humble village named LaFayette sprang up along what would become Highway 57, honoring the French general who aided America's fight for independence. By the 1830s, it had evolved into Lafayette Station, a stop along the burgeoning railroad lines that connected the cotton-rich South to the world beyond. The Civil War cast a shadow over this budding community in 1863, when Union and Confederate forces clashed in the Skirmish at Lafayette Station—a fierce encounter that marked the end of a tumultuous month in West Tennessee's history. Renamed Rossville shortly after, the town endured, its resilient spirit captured in the historic district that today preserves buildings from 1870 to 1950, a testament to its architectural heritage listed on the National Register in 2001. Through Reconstruction and into the 20th century, Rossville grew quietly, its population hovering around a thousand souls by 2020, fostering a close-knit vibe amid farms, local businesses, and the charm of its town square. But what draws people to weave their own chapters into Rossville's tale? It's the allure of a small-town symphony—low crime rates, affordable housing, and a cost of living that lets families breathe easy amid southern hospitality and year-round mild weather. Neighbors wave from porches in peaceful, family-friendly neighborhoods, where the air hums with tranquility yet pulses with proximity to Memphis for jobs, shopping, and culture—just a short drive away. Low taxes and ample land offer room to grow roots, whether tending gardens or raising horses, all while enjoying a safe, quaint haven that feels worlds apart from urban hustle. In Rossville, life moves at a rhythm that honors the past while embracing simple joys, making it a perfect canvas for new stories. And speaking of modern chapters, consider the home at 1985 Raleigh LaGrange, built in 2004 with expansive improvements and major additions that have transformed it into a spacious retreat on 5.39 acres of land—a shining example of how Rossville blends history with contemporary comfort. Here, one could imagine settling in, gazing over the horizon, and becoming part of the town's enduring legacy. A courtesy appraisal was conducted in preparation of our sale of the place and came in at **\$1,200,000 even though we spent approximately \$1,331,000 in total with improvements and purchase in 2023.** Our lose is your gain for future appreciation. We have priced the home to sell and will offer up opportunity to purchase animals, antiques and furniture later in this letter.

Let me tell you about the improvements made to the property just before we bought and since we purchased in March of 2023. We have painstakingly improved the property to make it amazing; it's your turn to make it spectacular.

HOME almost 5000sf

- New roof in 2021
- Painted interior and exterior 2022
- Whole house gas generator installed 2023 - \$27,500
- Starlink satellite system installed - \$3,000
- (2) New instant gas HOT water heaters 2023 - \$11,000
- (3) New HVAC units with APRIL filters 2023 - \$75,000
- New well pump installed 2023 and extension of water to coop area - \$4,500
- Full bar with ice machine and refrigerator installed in game room - \$35,000
- Extended driveway to barn 2024 - \$45,000
- **Subtotal: \$201,000**

LAND 5.39 Acres

- Septic system was installed to allow for future POOL, ask us about prepared plans for POOL and Cabana as they will be conveyed at full asking price or can be bought outside closing
- Survey has been provided for your peace of mind
- Regrading of the West side of property to properly control the rain runoff events 2023 - \$9,000
- New 4 rail fencing with goat wire installed 2024 - \$45,000
- Gates installed throughout 2024 - \$7,500
- Pond was dug and placed for animal use and personal use 2024 - \$12,500
- Extensive gravel drives installed, tree removal and grading to improve back of property and build pad for BARN/SHOP 2023 - \$32,500
- Installed water lines and electrical to pens and property 2024 - \$12,500
- Installed extension to septic tank system and pumped out 2024 - \$3,500
- Installed expansive animal shelters 2024 - \$9,000
- Purchased movable chicken coop "Coop'd Up" 2024 - \$3,500

- Purchased movable AMISH made run in sheds 2024 - \$4,800
- Purchased movable AMISH made greenhouse and installed shade and water system 2024 - \$12,500
- **Subtotal: \$98,300**

BARNDAMINIUM & SHOP 4368sf

- Installed 84x52 Custom Pole Barn from Summertown Metals with (5) 10x10 openings 2024- \$128,000
- New well installed for BARN and POND maintenance 2024 - \$17,500
- Insulated and painted interior 2024 - \$15,000
- Installed concrete for pole barn 2024 - \$18,500
- Installed Wi-Fi remote garage door openers on all 5 openings - \$4,000
- Installed septic tank system 2024 - \$6,800
- New 200amp electric service from Chickasaw installed by licensed electrician - \$39,000
 - Installed RV 30/50AMP service for future use 2024
 - Installed future 240 welder feeds 2024
 - Installed future lift 120/240 electrical for expansion of shop
- Screened in and built in both covered areas of the BARN/SHOP 2024 - \$16,500
- Built out LOFTs and carpeted 2024 - \$18,000
- Built out of armory, kitchen, bathroom and bedroom 2024 - \$36,000
- Installed gas instant HOT water heater 2024 - \$3,500
- **Subtotal: \$302,000**
- **Total Improvements: \$601,300 from 2023 through 2025**

Equipment/Furniture/Antiques Available for Sale

- **BARN items**

- Armory Display wall - \$3,000
- Bar table & (6) chairs and stools - \$1,000
- Loft bedroom furniture - \$350
- Loft living room furniture - \$250
- Loft TV and Cabinet - \$1,000
- Exercise Equipment - \$2,500
- Safes in Armory \$3,000
- 9000 lbs Lift in Shop - \$4,500
- Coke machine - \$750
- White fuel pump - \$1,000
- Mecum fuel pump - \$3,500
- Texaco sign - \$3,000
- Texaco pumps - \$1,500 for both
- 1956 Ford F100 - \$55,000
- 1964 Ford F250 Wrecker - \$7,500
- 1966 Ford F100 Truck - \$12,500
- 2023 HD Road glide custom motorcycle with two helmets - \$38,000

- **House Items**

- Jane Seymour queen bedroom suit - \$4,500 or will convey with full asking price cost over \$13,000 and can be confirmed online
- Safe in Master closet - \$1,000
- Bar stool set (2) - \$500 each
- Pool table & Game Room Pictures and Furniture – \$3,500 or will convey with purchase of home at full asking price
- Large picture up the staircase entrance – Conveys with purchase of home

- Small picture up the staircase game room entrance – Conveys with purchase of home
- Upstairs office furniture and TV (excluding desk) - \$1,500
- **Equipment Items**
 - 2023 Bobcat T76 Compact Track Loader
 - 2024 Bobcat E48R2 MiniEx
 - 22' Kaufman tilt trailer with fueling
 - 20' Enclosed trailer
- **MISC Items**
 - Airport signs
 - Windmill
 - Netting
 - Dog pen
 - Outdoor furniture
 - Feedbin
 - AMISH made table and rocker chairs
 - Fire pit and chairs

Animals Negotiable

- Shelton Shepperd & Standard Poodle mix guardian dog - \$1,000
- Highlander Bull and Heifer - \$12,500 for the pair
- Miniature Donkeys - \$5,000 for the pair
- Pygmy goats - \$900 for the 4 of them
- Harlequin Sheep - \$1,000
- Baby Doll Sheep - \$1,000
- Miniature Zebu - \$2,000
- Call ducks (4) - \$200
- Mallard Ducks (4) - \$100
- Pheasants' covey (4) - \$1,200

- Peacock pair Silver Pie Exotic (2) - \$2,500
- Frizzle hen (1) - \$50
- Top Hat pair (2) - \$100