



\$620,000 \$5,672/acre **For Sale**

**1058 Collins Road
Vanleer, TN 37181**

3 Beds, 2 Full Baths, 2100 SqFt

Mls Number:	1948314
Status:	Active
Year Built:	1994 Existing
Area:	15 - Dickson
Development:	N/A
Zoning:	AG
Class:	Farm
Tax ID:	049 003.01

Public Remarks: Gentleman's Farm ~ 109 Acres ~ Brick ranch house ~ 2 Car garage ~ 32x60 Metal building ~ Lake ~ 3 Ponds ~ 40x60-16' Wall hay barn ~ Fenced & cross fenced ~ Asphalt driveway ~ Deluxe cattle farm ~ Lots of wildlife ~ 4,941' of road frontage ~ Be sure to check out the drone shots ~ Call agent for more details! No sign at home

Directions: From Clarksville take Highway 48 South to Charlotte. Turn right onto Highway 49 West. Go approx. 8 miles and turn left onto Cedar Creek Road,. Go approx. 1 mile & turn right onto Collins Road. Property will be on the right.

General Information

Acres: 109.30 / Tax Record

Buildings: Barn / Storage

Construction: All Brick

Deed Book and Page: 331 / 297

Driveway: Blacktop

Fenced Acres: 106

Garage: 2 / Attached - REAR

Has House: Yes

Listing Type: Exc. Right to Sell

Pasture Acres: 84

Road Frontage: 4941 / County

Road Surface: Blacktop

Roof: Composition Shingle

Sale Includes: Land and Buildings

Square Footage: 2100

Stories: 1

Style: Ranch

Terrain: Rolling

Timber Acres: 25

Waterfront: Lake / More than 1 Pond

Rooms and Dimensions

Living Room: 24x29

Kitchen: 13x16

Square Footage

Main Floor: 2100 SF

Total: 2100 SqFt

Utilities

City Water / Septic Tank

Electric Central Cooling

Electric Central Heat

Appliances

Electric Stove

Refrigerator / Dishwasher

Interior Features

1 Fireplace

Schools

Elementary 1: Vanleer Elementary

Middle/JR: Charlotte Middle School

High: Creek Wood High School

Miscellaneous

Taxes and Financing: \$1,987 Annual Taxes

Contract Information

Original List Price: \$620,000