



**\$465,000** \$2,133/acre **For Sale**  
**10539 Buckner Ridge Road**  
**Bon Aqua, TN 37025**  
 4 Beds, 2 Full Baths, 2336 SqFt

<b>MIs Number:</b>	1881760
<b>Status:</b>	Active - Showing
<b>Year Built:</b>	1900 Renovated
<b>Area:</b>	82 - Hickman
<b>Development:</b>	Rural
<b>Zoning:</b>	AG
<b>Class:</b>	Farm - Land
<b>Tax ID:</b>	006 015.00

**Remarks:** Great quiet place for you to start your own farm. This farm is out in the country but only a few miles from downtown Dickson. Lovely older house with lots of character sitting right on a small running stream. Property is located convenient to interstate 40 with only a short drive to Nashville. HUNTER'S PARADISE!!!!

**Directions:** From Dickson turn left onto Church St. Then take a left onto E Piney Rd. Then Left on Buckner Ridge and property will be on your left .4 miles down the road.

### General Information

<b>Acres:</b> 218 / Tax Record	<b>Has House:</b> Yes	<b>Stories:</b> 2
<b>Buildings:</b> Barn / Storage	<b>Listing Type:</b> Exc. Right to Sell	<b>Style:</b> Colonial
<b>Construction:</b> Siding / Vinyl	<b>Pasture Acres:</b> 70	<b>Terrain:</b> Slope
<b>Deed Book and Page:</b> 130 / 357	<b>Road Frontage:</b> 1725 / County	<b>Timber Acres:</b> 148
<b>Driveway:</b> Gravel	<b>Road Surface:</b> Gravel	<b>Waterfront:</b> Creek
<b>Fenced Acres:</b> 110	<b>Sale Includes:</b> Land and Buildings	
<b>Garage:</b> / Attached	<b>Square Footage:</b> 2336	

### Rooms and Dimensions

<b>Living Room:</b>	23x17	<b>Kitchen:</b>	13x17
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### Square Footage

<b>Main Floor:</b>	2336 SF
<b>Total:</b>	2336 SqFt / Tax Record

#### Utilities

Spring Water / Septic Tank  
 Electric Central Cooling  
 Propane Central Heat

#### Appliances

Electric Cooktop Range  
 Microwave / Dishwasher

#### Interior Features

1 Fireplace

### Schools

<b>Elementary 1:</b>	East Hickman Elementary
<b>Elementary 2:</b>	East Hickman Intermediate School
<b>Middle/JR:</b>	E Hickman Middle School
<b>High:</b>	East Hickman High School

### Miscellaneous

<b>Taxes and Financing:</b>	\$1,263 Annual Taxes
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### Contract Information

<b>Original List Price:</b>	\$465,000
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