



**\$292,825 \$6,500/acre -For Sale -**

**7091 Friendship Lane**

**Lyles, TN 37098**

45.050 Acres, 0 SqFt

**MLS #: 2031584**

|                        |                    |
|------------------------|--------------------|
| <b>Status:</b>         | Active             |
| <b>Area:</b>           | 82 - Hickman       |
| <b>Development:</b>    | N/A                |
| <b>Zoning:</b>         | Forest             |
| <b>Type:</b>           | Farm               |
| <b>Annual Taxes:</b>   | \$670   038 130.00 |
| <b>Days On Market:</b> | 5                  |

**Public Remarks:** 46.05 Acres of hardwood trees with 1,225 ft. of road frontage ~ This property has springs on the back part of the property ~ The property has a mobile home for storage only & a home that is uninhabitable at this time but has potential for rehab ~ Storage building does not go with the property ~ Good bluff views ~ Call agent for details

**Directions:** From Dickson take Highway 46 South. Turn right onto Highway 100. Turn left onto Friendship Lane just past Patton Park Market. Property will be on the left. Watch for sign.

**General Information**

**Acres:** 45.05 / Tax Record

**Buildings:** Mobile Home

**Deed Book and Page:** 38 / 9274

**Has House:** No

**Utilities**

No Cooling

No Heat

**Listing Detail:** Exclusive Right To Sell - Standard

**Road Frontage:** 1225 / County

**Road Surface:** Paved

**Sale Includes:** Land and Buildings

**Terrain:** Hilly

**Timber Acres:** 45

**Waterfront:** Spring Water

**Schools**

|                      |                          |
|----------------------|--------------------------|
| <b>Elementary 1:</b> | East Hickman Elementary  |
| <b>Middle/JR:</b>    | E Hickman Middle School  |
| <b>High:</b>         | East Hickman High School |

**Contract Information**

|                             |           |
|-----------------------------|-----------|
| <b>Original List Price:</b> | \$292,825 |
|-----------------------------|-----------|