



\$347,500 \$6,244/acre For Sale

**6105 Rock Springs Road
Charlotte, TN 37036**

55.650 Acres, 0 SqFt

MLS #: 1961977

Status:	Active
Area:	13 - Cheatham
Development:	N/A
Zoning:	AG
Type:	Farm
Tax ID:	032 040.00
Days On Market:	20

Public Remarks: 55.65 Acres ~ Beautiful cattle farm with 2,080 ft. of road frontage ~ 3 Ponds ~ City water at the road ~Great hunting area ~ Lots of potential for development ~ Lots of nice new homes being built in the area ~ Drive out & take a look!

Directions: From Dickson take Highway 48 North and turn right onto Stayton Road which turns into Rock Springs Road. Property will be on the right starting at Jones Road.

General Information

Acres: 55.65 / Calculated from Plat
Buildings: Barn
Deed Book and Page: 3% / 398
Fenced Acres: 32
Has House: No

Listing Type: Exc. Right to Sell
Pasture Acres: 31
Road Frontage: 2080 / County
Road Surface: Blacktop
Sale Includes: Land Only

Terrain: Rolling
Timber Acres: 24
Waterfront: More than 1 Pond

Utilities
 City Water
 No Cooling
 No Heat

Restrictions
 See remarks

Schools

Elementary 1:	Ashland City Elementary
Middle/JR:	Harpeth Middle School
High:	Sycamore High School

Miscellaneous

Taxes and Financing:	\$1,521 Annual Taxes
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Contract Information

Original List Price:	\$347,500
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