

# 193 +/- Acres on New Highway 68 - Madisonville, TN

## 4061 New Hwy 68, Madisonville, TN 37354



Listing ID:	29971278
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Agricultural, Hospitality
Gross Land Area:	193 Acres
Sale Price:	\$1,099,000
Unit Price:	\$5,694 Per Acre
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Monroe
Tax ID/APN:	067 032.00
Zoning:	NA



### Overview/Comments

Agriculturally zoned, 193 +/- acres available approximately 1 mile away from Highway 411 Madisonville, TN. The tract is split on two sides of New Highway 68 close to the new Justice Center in Madisonville, the north side is 53 +/- acres with old farmhouse built around 1900, old hay barn and some out-buildings. The north side very gradually slopes from the highway to back of property, has several acres producing hay, 2 farmers' ponds with Bat Creek toward the back of property. The south side approximately 140 +/- acres with dozens of acres producing hay out of 4 large clearings, property slopes nicely toward the highway from rear of parcel. There is some Timber on both sides. The uses range from Farm, Hunting, Agriculture to possible several residential and commercial uses with close proximity to Madisonville, Sweetwater, Knoxville. There is water at the road with sewer at the new Justice Center just east toward Madisonville. Combined sides have over 1 mile in street frontage on New Highway 68 and both sides have several access points. Priced below several year-old appraisal, could be purchased separately, north side 53 +/- acres - \$449,000.00, south side 140 +/- acres - \$770,000.00.

All information located within needs to be verified by buyer.