Neverfail Tract 6

Marketing Flyer Handout

About tract 6

Located in western Cumberland County, TN

Time to Csv 21 min, Sparta 18 min, Cookeville, 41 min

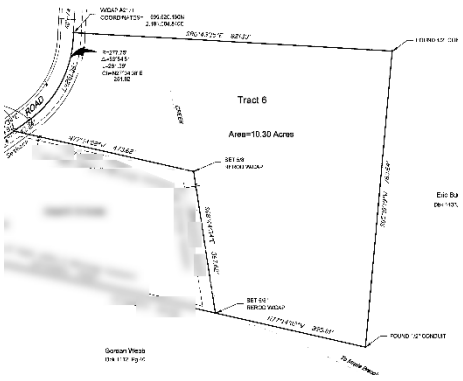
Coordinates: 85.2480001°W 35.9774564°N

Address: enter “Critter Holler, Sparta, TN” into google maps. Lot 6 is to the left. – not on Critter Holler

Tax map 082 Parcel 005.21

10.3 acres

There is no official 911 address, buyer will be responsible for getting address from 911



Pros

Country living

Beautiful mountain view in the back of the tract – nice place for a cabin

Public water

Electric

High Speed Internet

Natural gas

Good road frontage and access

Good driveway entrance

Surveyed

Boundary painted

Unrestricted, no zoning

intermittent stream, could be a nice pond site

wooded

Cons

Parts of Neverfail Road are well kept; others not so much

South of Tract 6 is not very well kept but neighbors are reasonable

North side of Tract 6 is a farm/orchard and a neighbor who was helpful to us

There is a significant “hollow” in middle of Tract 6 running parallel to Neverfail Rd

Price and terms

Cash price $80,000 or will finance with $1000 down, $688.17/mo, 6.5% for first 2 years, variable every 2 years thereafter at 15 year mortgage rate plus 2%, 15 years, land sale contract, no prepayment penalty, Buyer pays property taxes, no credit check, buy here, pay here

Notes: everything above subject to change without notice.