

Real Estate



Fayetteville | Lincoln County



March 2019

Real Estate

Fayetteville - Lincoln County

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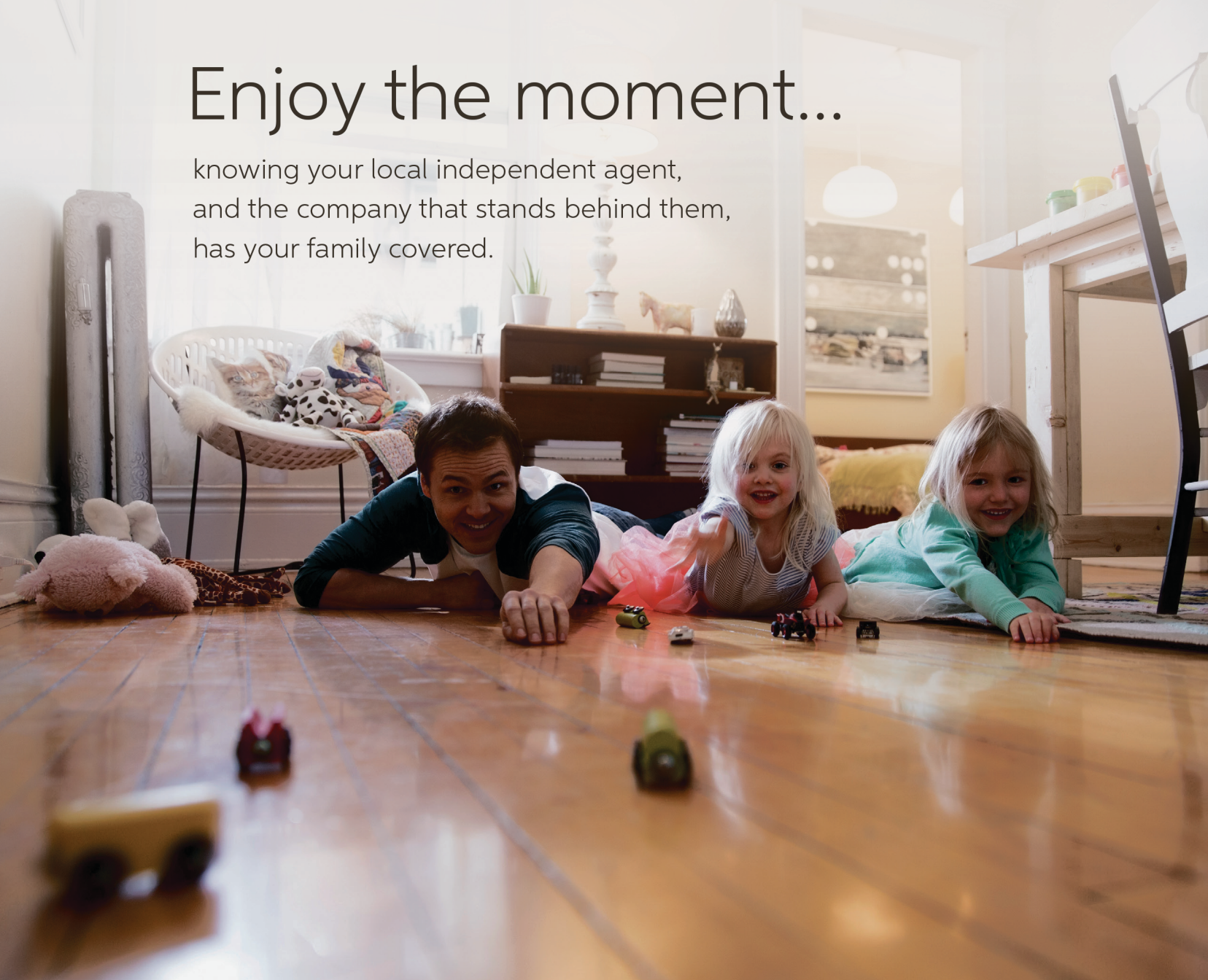
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337 Patrick Rd. - Custom FARMHOUSE resting on 15.03 +/- acres. This home offers a 2 car attached garage and a 3 bay shop with half bath and stained concrete floors. Home is loaded with the character your heart desires. Dream kitchen with leathered granite and stainless steel farmhouse sink. Open living with hand scraped hardwood floors throughout. **MLS#1987501 \$450,000**



246 Flat Creek Hwy. - This is a cozy all brick 3 bed 2 bath home with updates throughout. The kitchen features a drop-in range, a stainless steel dishwasher, modern tile backsplash and plenty of pantry storage. This home also has a formal dining room as well as a breakfast room. The master bedroom includes a walk-in closet and master bath. One of the best features of this property is the 25x19 garage that is nearly finished. By just adding a heating source this has a potential to add 475 more square footage. **MLS#2004099 \$229,900**



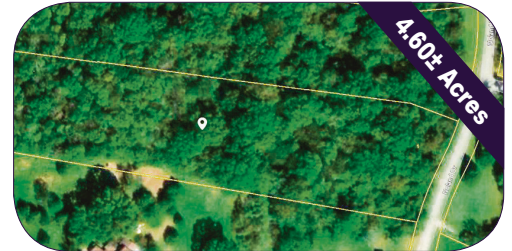
1 Park City Heights Rd. - All brick 3 BR home located in Highland Rim school district has so much to offer! Metal bldg with concrete floors is perfect for a workshop, fenced back yard. Interior features hrdwd look flooring, new light fixtures, crown moulding throughout, updated kitchen w/ gray cabinets, new countertop and hardware, and white subway look backsplash. **MLS#1966188 \$102,500**



700 Hedgemont Ave. - A large beautiful home with investment potential located in downtown Fayetteville. Once used as a duplex this house features 3 covered porches, a detached garage, two car ports and a large patio making it perfect for outdoor entertaining. This home is simply a must see for any individual seeking more space at an affordable price. **MLS#1988704 \$99,900**



0 Old Lincoln Rd. - Beautiful 60 acres, hunter's paradise loaded w/ deer & turkey. Wildlife love grazing on the native grasses and plum trees. 1 Acre food plot and creek running through property. Perk tested. Property road frontage aprx 2559ft, on Old Lincoln and Koonce Ln. Must be shown by appointment only. **MLS#1834440 \$250,000**



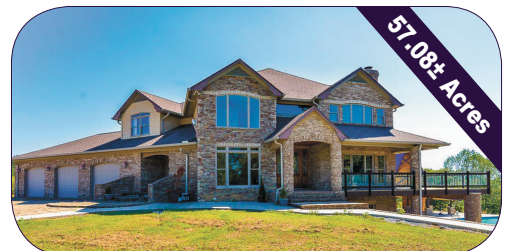
0 Noland Dr. - Beautiful tree lot in Sherwood Forest. Perfect scenic 4.6 Acres ideal subdivision living with privacy and acreage. Great location close to town! **MLS# 1977010 \$48,000**



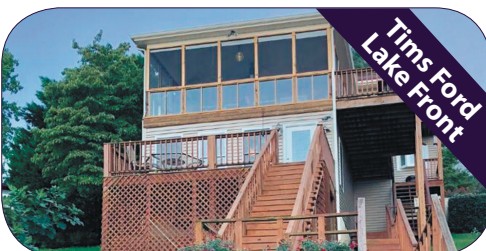
0 Fairway Dr. - Great basement building lot in Crest Haven Estates. Ideal location, lot backs up to golf course. Ride on over to tee off directly from your lot to the course. Underground utilities, city sewer, all amenities offered with living in town. **MLS#1915954 \$29,500**



417 Chicken Creek Rd. - *LISTED BELOW APPRAISAL VALUE* Exquisite, custom home perched on top of a TN rolling hill. 4BD/4.5BA, balcony w/each bedroom! Home boasts commercial/gourmet kitchen with lots of space to entertain in & out! Pool & hot tub overlooking 128+ fenced acres of the countryside w/ponds & creek. Minutes to I-65 creates easy commute to Huntsville & Nashville area. Option of furnished home available. Make an offer today! **MLS#2004459 \$974,900**



7590 Beech Hill Rd. - THE PERFECT GETAWAY! 47 acres (fenced) of rolling hills! Less than 5 min. from I-65 but secluded - home boasts unique features! 8,000 square feet & many, fine details! Plenty of space indoor & out for entertaining. Resort/salt water pool & pavilion, all with GORGEOUS views of the country side! HUGE metal buildings RV/Tour parking & storage. MUST SEE! **MLS# 1973894 \$974,500**



582 Magnolia Dr. - This awe-inspiring view with updated / well-kept Tim's Ford Lake home could be YOURS! It cannot be beat with big (deep) year-round water views that won't be obstructed with construction/ house across the water! Add all this to your OWN personal, hydraulic boat lift dock! This home is PRICED TO SELL, visit and make an offer TODAY! **MLS# 1971389 \$640,000**



211 Mulberry Ave. - Immaculate, historic, & well-kept can be used to describe this once in a lifetime opportunity settled on the highly-desired Mulberry Ave in Downtown Fayetteville. Built in 1848 and the lasting character shines throughout this home. So many unique and historic details. Visit & make an offer today! **MLS 1949331 \$344,900**



535 Oliver Smith Rd. - This 4BR & 3/4BA home is peaceful, country living at its best! Over 16 acres paired with a stocked pond, fire/BBQ pit, & connecting creek (Merrill Creek)! Open floor plan in den & kitchen with granite counter top & island. Secondary 750sf structure (as-is) for rec building/guest suite/rental income potential! Appliances remain! Convenient to ALL! **MLS#1965352 \$324,900**



Southern Real Estate



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52 Partin Rd. - **SELLERS ARE MOTIVATED** Priced to SELL! Tranquil, country living at its best! This charming 2BR/2BA home surrounded by its 7.46 acres is one you don't want to miss! Fenced acreage for horses & other animals to enjoy! Horse barn w/stalls & storage. Enjoy outdoor living & entertaining on one of the two covered porches. NEW UNIT! Schedule your private showing today! **MLS#1987851 \$184,900**



20 Old Molino Rd. - FIXER UPPER! Calling all investors & aspiring Chip & Joanna Gaines! This is the 3BR/2BA + loft farmhouse with 11 acres and a beautiful view of the countryside for you! Eligible for cash, conventional & 203k purchases! Call me if you need more info! Property being sold "as is". Schedule a showing today! **MLS# 1982145 \$172,900**



711 Orchard Dr. - SO MUCH CHARM! This 2 BR / 1 BA brick rancher in Downtown Fayetteville has been completely remodeled with perfect detail. In the sought after "avenues" area this home won't last long! Visit and make an offer today! **MLS 1971394 \$94,900**



1615 Wilson Pkwy. - Highly desirable commercial space & location. 4,900 square foot showroom/office with 5,000 square foot shop/garage, & additional storage/office space on second floor. Over 11 acres on Wilson Parkway/Fayetteville Bypass with paved parking area & additional gravel space with fencing around building. Convenient access to Highway 64 connecting to I-24 & I-65...invest in Lincoln County today! **MLS#2002408 \$925,000**



2720 Toll Gat Rd. - Updated home that offers the complete package! This home has a beautiful remodeled kitchen with NEW cabinets, counter tops, extra large sink and BRAND NEW NEVER USED BLACK STAINLESS STEEL APPLIANCES! You have a 2nd optional living space with wood burning stove. New paint and refinished original hardwood floors. ONLY MIN AWAY FROM UNITY SCHOOL. NEW windows, blinds, led lights, insulation, doors, gutters. 2 barns, well water option, 2 stall shed, smoke house/storm shelter & workshop. ON 3.18 acres. **MLS#2003045 \$225,000**



309 Green St. - Currently being used as a 2BR, but can be used as 3BR. Property is located just minutes from our beautiful historic Fayetteville square. This home offers a full basement perfect for storage. Would be wonderful investment for rental property or starter home for any family. It has a shared driveway with parking in rear. **MLS#1938374 \$59,900**



1006 College St. W. - This duplex is located just off the town square. This property is close to shopping, restaurants and local schools! This property has a history of a good rate of return for investors. This property would make a wonderful investment for 1st time flippers or someone looking to get into the rental house market. **MLS#1935398 \$65,000**



196 Old Camargo Rd. - Brick home located in Highland Rim school district features great room w/waterproof vinyl luxury flooring, large laundry, high performance toilets, detached garage, in-ground pool <4 yo, pergola, fenced back yard, new carpet in bedrooms/hall. **! MLS#2004262 \$184,000**



851 Shelbyville Hwy. - Beautiful property bordered by a creek with private bridge. Picturesque 41+/- acres. features approx. 3561 sq.ft. home. 3BR, 2 kitchens, great room with fireplace, 3 BA, garage apt. w/ sep entrance, all appliances stay. Exercise room in walk-out basement. W/huge windows. New CHA, New roof, central vacuum, Timber & open land. **MLS#1964602 \$559,000**



30 Hattie Dr. - Beautiful 2-story home with privacy fence, Master bedroom & bath on main floor. Huge kitchen with Island double sink & D/W, & eat-in-areas. Sun room, powder room & large great room with gas log fireplace. All stainless appliances, blinds, drapes, swing stay. 2 large B/R's & i bath upstairs. Lots of extra storage. **MLS#2008321 \$178,500**



42 Hattie Dr. - Beautiful home and 5.05 acs. features large Lr w/ double tray, M. B/R has double tray and walk-in-closet, 3 B/R's, 2 full baths, large kitchen with island, 2 pantries, all appliances, vaulted ceiling, attached garage, fenced back yard, storage building and privacy. Convenient to Huntsville. **MLS#1993636 \$168,900**

LAND LISTINGS

- 0 Dukes Ln., Lot 1** - MLS#1665432 - 45.54 +/- acres ... **\$179,900**
- 0 Old Mulberry Rd.** - MLS#1703530 - 29.58 +/- acres.... **\$99,000**
- 0 Knotting Hill Dr. Lot 14** - MLS#1838935
2.67 +/- acres **\$29,900**
- 0 Hollytree Cir.** - MLS#2002361 - 0.93 +/- acres **\$29,500**
- 0 Old Mill Way Lot 6** - MLS#1651087 - 0.82 +/- acres **\$19,000**
- 0 Old Mill Way Lot 34** - MLS#1651100 - 1 +/- acre **\$19,000**
- 0 Ardmore Hwy.** - MLS#1650397 - 0.61 +/- acre **\$17,500**
- 0 Ardmore Hwy.** - MLS#1650417 - 0.61 +/- acre **\$17,500**
- 0 Ardmore Hwy.** - MLS#1650824 - 0.61 +/- acre **\$17,500**

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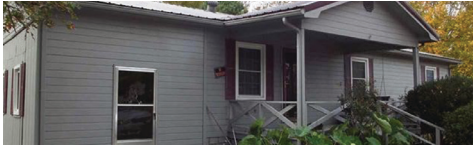
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T-1502 - 9 Pioneer Drive, Fayetteville. This home is move in ready! On just under 1/2 acre, it features an open floor plan with hardwood flooring throughout. 1,472 square feet, 3 bedrooms, 1.5 baths, covered porch. Conveniently located with easy access to Huntsville or shopping in Fayetteville. Buyers please verify room measurements and Schools. **MLS#1990046. \$118,000**



T-1500 - 25967 Union Hill Road, Ardmore. 1,232 SF, 3BR/2BA country home on .5 acre. Formal DR has a large picture window for outdoor views. LR, hall, and 2 bedrooms have hardwood. Third bedroom was originally a carport w/9 ft. ceiling. Surround sound system remains. 24x30 workshop w/roll-up door, privacy fence on one side, patio. **MLS#1995199. \$124,000**



T-1494 - 334 Scenic Circle, Pulaski. Exquisite detail, new construction, 4BR/3BA, 2,830 SF, on 5.03 acres. Site-finished hardwood flooring, shaker style cabinetry, trimmed out windows & doors, wainscoting in FDR, gas log FP in LR, recessed lighting, granite counter tops & subway tile back splash, SS appliances & farm sink. Open floor plan, private master w/spa-like bath featuring tile plank flooring, dbl vanities, soaking tub, custom tile shower, walk-in closet. **MLS#1988481. \$439,900**



T-1334 - 29148 Amsys Circle, Ardmore, AL. Full brick rancher, great neighborhood, 1700 SF, 4BR/2BA. Crown molding, recessed lighting, smooth ceilings, fresh paint, tile backsplash in kitchen (appliances remain), wainscoting in eating area, gas-log FP in LR, tile flooring in kitchen & baths, wood flooring in MBR and LR, walk-in closet, glamour bath, whirlpool tub, separate shower. 2-car garage, covered patio. **NALMLS#1108796. \$167,900.**



T-1434 - 24 Henry Bayless Rd, Ardmore. 3BR/2BA 2376 SF on 1.56 acres. Hardwood floors, tile in wet areas, tray ceiling & crown molding in LR, DR has tray ceiling & chair rail, Kitchen has granite counters & backsplash. Appliances convey. Master bath has tile shower & large whirlpool tub. 2nd & 3rd bedrooms have walk-in closets. 2-car attached garage, 29x56 insulated workshop, in-ground pool. **MLS#1924449. \$213,000**



T-1491 - 46 Old Lincoln Rd, Fayetteville. 36.5-acre horse & cattle farm w/1900' along Elk River, off road setting, paved drive, 40x50 hay barn, 30x50 horse barn w/tack room, 5 stalls, hay loft, water & riding arena w/sand base, stocked fish pond, 40x60 detached shop/RV storage building, oversized 2-car detached garage. 2-story home has 3300 SF, 3BR/2.5BA, many amenities, new roof. **MLS#1983562. \$575,000**



T-1468 - 1646 Ardmore Highway, Taft, TN. SELLING AS IS! Walk to Blanche School across the road. Older 1 1/2 story, 2-bedroom, 1-bath, home with 1,152 SF. Flue, gas heat, window air, carport, + 1000 SF studio built in 2002, vinyl siding, central H/A, large open room, office, 1/2 bath. With a little work, this could be a nice mother-in-law suite! **MLS#1963079. \$65,500**



T-1340 - 29449 9th Avenue East, Ardmore, AL. Nice 3BR/2BA home with attached garage. Great starter home with a family room and eat-in kitchen. Kitchen has been remodeled and hallway has new hardwood. Separate laundry room, ceiling fans, and garage door opener make this home a must see. Back yard features a chain-link fence and plenty of shade. **MLS#2003581. \$81,900.**



T-1497 - 57 Eddins Road, Petersburg. 150-acre cattle/horse farm, 2,985 SF, 4BR/2.5BA brick home. Pella windows, C/H/A, Hardy wood heater, sunny breakfast room, den w/fireplace, kitchen w/walk-in pantry, office or 4th BR, oversized garage has 1/2 BA. 30x48 workshop, 30x96 shed, 64x96 hay barn, 16x30 storage barn, & single-wide mobile home. Gently rolling land is fenced & cross fenced, 3 ponds, springs. **MLS# 1992153. \$610,000**



T-1483 - 21 Meeting House, Ardmore. 2-story home on 150 acres, 2198 SF houses 3BR/2BA, spacious master, huge living room w/cathedral ceilings, breakfast nook, arched-entry formal dining room, large kitchen w/lots of cabinets & marble counter tops, divided stairway, 2000' of Elk River frontage, 24x48 implement shed, 38x40 detached garage w/3 doors, 2-car carport. **MLS#1974065. \$1,150,000**



T-1327 - 29134 Amy Circle, Ardmore, AL. Beautiful brick rancher, 1,800 SF, 4 BR/2BA, freshly painted, hardwood floors, tile in wet areas, & carpet in bedrooms. Tray ceilings in DR & LR which also has ceiling fan & FP. Master has tray ceiling, ceiling fan, private bath, dbl-sink vanity, jacuzzi tub & separate shower. Stainless steel kitchen. **MLS#1990242. \$164,900**



T-1293 - 20 Ross Lane, Ardmore. Twin country homes situated on 5 acres. Principle home is 3,300 SF, 4 BR, 2 BA. Second home is a 2700 SF 2-story. Oak & cherry cabinetry w/ islands, tray ceilings & lovely trim packages. Safe room, gazebo, outdoor fireplace, detached garage w/ workshop, pond. It's all here. **MLS#1804183 \$555,200**

~ LAND LISTINGS ~

New Price: T-1506 - Chicken Creek Road. Remarkable views! Great high hill building spots! Full of wildlife, 2 ponds, older barn, fenced for animals, country setting, convenient location. **MLS#1997238. \$184,900**

New Price: T-1489 - 795 Shoal Bluff Road, Minor Hill, TN. Wonderful tract of 75.15 surveyed acres, with 2-acre lake, year-round spring, 30x50 metal building w/200A electrical service, frontage on two roads, some timber. Wildlife is well managed and current owner has forestry plan in place. **MLS#1982922. \$285,000**

T-1487 - 9 Baptist Lane, Ardmore. Nice unrestricted tract of 2.97 surveyed acres with road frontage on Staline Road and Baptist Lane. Fenced for horses. Previously perc tested. Water meter is installed. Convenient location. **MLS#1981557. \$39,900**

T-1459 - Newman Rd, Ardmore. 153 mostly wooded acres with pond, building sites, privacy & wildlife. **MLS#1958493 \$499,900**

T-910 - Coral Street, Ardmore. 2 nice building lots in Highland Subdivision. **MLS#1427818 \$18,900 each**

T-1438 - Powdermill Hill Rd, Pulaski Great hunting or recreation farm, 62 +/- acres, woods & open, nice building sites, good road frontage, year-round fresh water springs, two stocked ponds. Utilities at the road. **MLS#1929835 \$186,900**

T-1445 - 523 Townsend Rd, Minor Hill. 90.27 unrestricted, surveyed land, spring-fed pond, mature timber, wildlife, isolated dead-end road setting. Power & water on site. **MLS#1937738 \$315,945**

T-1406 - Tidwell Hollow Road, Iron City. Great road frontage, creek, pasture, row crop land, wooded, great for hunting, over 11,000' of road frontage. 299 acres. **TN MLS#1894196 \$1,100,000**

T-1405 - 1225 Shelbyville Hwy, Fayetteville. New survey, taking out of Parcel # 011 003.00, 911 address will change for this property. Old home in AS IS Condition, pasture land and sloped with trees. 25+ Acres **TN MLS#1893222 \$97,000**

T-1361 - Robinson Rd, Fayetteville. 75.64 acres great for hunting with mixture of woods and pasture. County water available at road. More acreage across road. **TN MLS# 1979685 \$235,000.**

T-1352 - US Hwy 64, Pulaski. 63.48 unrestricted acres, spring plus spring fed stream, 60 acres of pasture, 3 acres of woods, some hunting. Currently used as a cattle farm. **TN MLS#1848410 \$269,900**

New Price: T-1346 - 322 Rambo Rd, Fayetteville. 110+ acres. 2700' Elk River frontage, 3700' on Rambo Rd, 1700' o Hwy 64. 44 acres hay, 12 acres woods, hill home building sites, fencing, pond, well, propane tank, natural gas at road, fenced/gated. **MLS#1840788. \$665,400**

T-1279 - McLemore Rd., Ardmore. 18.65 acre tract, several building sites, small stream, mature woods, water & power available, good hunting. **TN MLS#1776925 \$99,900**

T-1368 - Dixon Town Rd, Elkton. 77.27 surveyed acres, mostly wooded w/good road frontage and nice building sites. Aluminum sided cabin + storage shed. Convenient to I-65. **MLS#1857371. \$179,900**



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3174 Huntville Hwy. - Charming Rancher style home on 3.20 acres, with wonderful location for easy commute to Huntsville or Fayetteville, TN. Home offers formal style living room with fireplace, semi formal dining, kitchen, 3 BRs and 1 BA, den, and attached workshop. Being sold as is. \$1000 allowance for paint/or use toward closing costs! AS IS! MLS# 1986780 **\$129,900**



269 Wellsbrook Circle - Located just off Liberty Rd. in Wellsbrook subdivision. Beautiful 3 BR 2.5 BA brick home w/3251 sq. ft. of living space. Well landscaped lawn & large fenced backyard w/lots of privacy. Features a LR w/fireplace, office or 4th BR, formal LR, formal dining room, large kitchen w/lots of cabinets & breakfast area, large laundry room, screened back patio, 2 car garage, & floored attic. If more space & less stairs is what you are looking for then look no farther! MLS# 1975810 **\$289,900**



Twin Creeks Village Lot 272 - Build your dream home or vacation home on this large lot in Twin Creek Village subdivision with lake view. This newly developed subdivision has many great amenities such as Club House, Pool, and Marina. This gated community is the perfect place to get away and enjoy Lake Life at its best. MLS# 1975705 Price: **\$104,900**



1009 E. Lowell Dr. - Conveniently located near downtown Fayetteville, we have a nice 3 bedroom, 2 bath brick home in good condition. Home features open floor plan with kitchen and living room, large sunroom, laundry, and one car garage. Large fenced backyard and located in a great neighborhood. MLS# 1994969 **\$99,800**



Bubbling Brook Mobile Home Park - Located at 2830 Huntsville Hwy., we have a great investment opportunity to offer you. This 7 unit mobile home park on 1.60 acres is producing excellent income and is in a prime location. Mobile homes are in good condition and have been well maintained by current owner. MLS# 2004851 **\$169,900**



201 Lincoln Ave. - Excellent location - 1 block from Public Square - 2 buildings behind Gerald's grocery store on South Lincoln Ave. Abundance of exposure for business. Buildings and all Equipment!! MLS# 1998066 **\$130,000**

Acreage Listings



685 Molino Rd. Charming Old Church was previously Molino Church of Christ, offers unlimited possibilities. Turn into a wedding chapel, daycare, outreach center, or even a home. The church building has entry area, 2 bathrooms, baptismal font, multi rooms, and fellowship hall has kitchen. MLS# 2008547 **\$99,000**



47 Ben Thompson Rd. - Mini Farm Opportunity with this 8.21 acres that offers a 16x36 Pole Barn with electric, small storage building, and Pond! The property offers a tree line for some privacy. Older mobile home on property needs interior work and is noted as attachment only. Property has 2 septic tanks, and hook ups for 2 homes. Unrestricted. MLS# 1997839 **\$79,900**



1211 Old Elkton Pike - 29 Acres - Nice secluded hunting tract, located in Delrose, the perfect setting for hunting or just a getaway. There are several trails through the property for vehicles, ATVs, etc. 1000 sq. ft. cabin and an 800 sq. ft. 3 bay garage with workshop. Good spring for water source, public water is available. MLS# 1998056 **\$105,000**

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CALL CHAD MADDOX: 931.625.8202
WWW.ARI-TN.COM

Residential



Riverfrontage



9 Grisham Rd. - Log Home (3/2) & three Cottages on 2.65+/- acres with REMARKABLE VIEWS ON THE ELK RIVER! A unique property, main house has open living room with vaulted ceilings, large bedrooms, front & back porch. Extra large garage with work area and carport. Cottage 1 has wood burning fireplace, a loft, large back porch at the river's edge. Cottage 2 has kitchenette and outdoor shower, Cottage 3 has bathroom & front porch 2 of the cottages were built in the 1800's. **MLS#1990507 \$245,000. Call Monica Parsons 931-675-0017**



Price Reduced

537 Isbell Ln. - Freshly painted 3 BR/2.5 BA home boasts large living room w/ wood floors. Country kitchen w/lg. pantry, lots of counter space & cabinets. Split BR floor plan for privacy. Separate laundry room. There are two additional BRs, half bath & bonus room w/apprx 600 sf. No permanent heat source for these rooms but wall mounted electric fireplace used for heat & air will remain. Seller is giving a \$1200 allowance to buyer toward heat source. Home is approx. 1.5 miles to the Nissan Plant. **MLS#1991904 \$154,900. Call Debbie Ragsdale at 931-625-6743**



New Price

30 S. Patrick Rd. - Property has 2 ponds, Barn, Shed, Utility buildings and a large Storm shelter. Private driveway to gate, completely fenced in, currently housing cattle. Property is eligible for Greenbelt Tax incentive, apx 15 acres pasture & apx 2 acres woodland. Many options for use such as a mini farm w/ home on property, crops or just land for livestock. **MLS#1972736 \$129,500. Call Monica Parsons 931-675-0017**



New Listing

1111 Washington St. - Beautiful Historical Home, must be seen to note such attention to detail. Updated to match the distinct period of history with its particular characteristics of that era. Additional Sq footage has been added to include an updated kitchen, large den and 2 add'l bedrooms & bath upstairs. Spacious front porch, large yard & storm shelter. Great home for entertaining! **MLS#2003056 \$345,000. Call Monica Parsons 931-675-0017**



Under Contract

4 Oakley Dr. - Move in ready! New laminate flooring, fresh paint throughout. New counter tops and all new appliances in kitchen. Plus new washer and dryer. Cute front porch to sip your coffee or sweet team anytime! At end of cul-de-sac so no through traffic! Close to schools. Shopping and convenient to both Fayetteville and Huntsville. Large backyard with storage building, and deck for entertaining. **MLS#2001469 \$119,900. Call Debbie Ragsdale at 931-625-6743**



New Listing

1824 Riley Creek Rd., Normandy. Step up to this big rocking chair front porch and enter this spacious 3 bedroom, 2.5 bath home. There is new carpet upstairs and freshly cleaned carpet downstairs. The huge bedrooms have big closets, the laundry room is conveniently located in the hall, big bathrooms with lots of storage. The 2 car garage has covered access to the screened in back patio and kitchen, which will keep you dry on those rainy days. Fenced back yard, grilling porch and more in this great home! Call for your showing! **MLS#2006374 \$149,000. Call Debbie Ragsdale at 931-625-6743**

Ready To Sell?
Let us put your home here.



0 Lynchburg Hwy. 35.97 +/- Acres - Great For Hunting. Beautiful views located between Lincoln & Moore County. This property qualifies for the Greenbelt Tax incentive and is a great place for Hunting, lots of wildlife. **MLS#1910424 \$120,000. Call Monica Parsons 931-675-0017**

Land



Tims Ford Lake

0 Hopkins Ln. - Timsford Lake, 1.87 acres, TWO LOTS totaling 1.87+/- ACRES at TIM'S FORD LAKE! This private cove has beautiful views, access to deep water, apx 169 ft of shoreline and you can get a permit for a floating dock. You have options on where you want to build on this lakefront property. **MLS#1980497 \$235,000. Call Monica Parsons 931-675-0017**



0 Thornton Taylor Pkwy. - Commercial lot: High visibility lot on Thornton Taylor Pkwy in well established business park. Build your business here with high traffic counts and on routes 231/431 and Hwy 64. **MLS#1976183 \$85,000. Call Debbie Ragsdale at 931-625-6743**



0 Main St., Ardmore - High traffic area, fabulous commercial property fronting two roads. Main St. and Union Hill Rd, Ardmore TN. Tremendous opportunities for any number of uses. Restaurant, car lot, auto shop or any number of business options. **MLS#1965329 \$139,500. Call Debbie Ragsdale at 931-625-6743**



Commercial

720 Lewisburg Hwy. Located on Lewisburg Hwy, this building is available for immediate occupancy; 3 bays, one with pass thru doors, storage room and sales area/office. Formally used as a muffler shop can be used for various types of business. Paved parking lot with abundant parking. Great Exposure coming to and from Fayetteville. **MLS#1965557 \$119,900. Call Monica Parsons 931-675-0017**



(931)433-4070

1423 Huntsville Hwy, Fayetteville, TN 37334

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Charming Cottage

PRICE REDUCED Updated home built in 1939. Boasts 3 bedrooms, 3 baths (one with claw foot tub) living room with extra-wide crown molding, tin ceiling in kitchen, dining room, original hardwood floors, 3 (gas) fireplaces, 2 cars detached garage. **\$159,900** Old Huntsville Rd. Owner/agent **MLS#1916350**



Photo of similar home

Brand New Family Home!

All Brick, 3 bedroom, 2 full bath, 1551 sq ft home boasts a wonderful open floor plan; living room, dining room, kitchen with granite countertops and large pantry. Master Suite with walk in closet, laundry room, covered veranda, 2 car garage. New construction located on Master's Way. **\$168,200** **MLS#1927859**



3.25 Acres + Bungalow + Shop

The perfect country living at an affordable price. Renovated 3 bedroom, 2 bath (one with large tiled shower), eat-in kitchen, hardwood floors, front deck. All pasture land, barn, county water, 2 wells. Owner/Agent. NOW WITH SHOP **\$138,000** **MLS#1916375** Adjoining 4+acres **\$25,000**. Also available 0.40 ac w/880 sq. ft. bldg.



Investment Opportunity

Cute as a button, needs some TLC on the inside. Above ground pool included. New HVAC in 2014. Attic has 8" insulation. Home being sold As-is" **\$109,000** **MLS# 1948774**



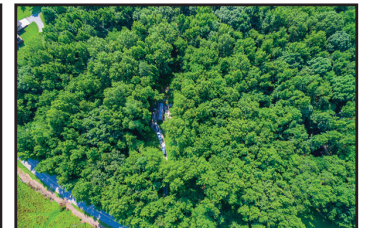
60 Acres Cattle Farm
\$3,275/ac

Long road frontage, mostly pasture, fenced, 3 ponds (one stocked), 40x60 hay shed, new implement shed, 30x40 garage/workshop, old farm house (zero value). Farm is located halfway between Fayetteville and Lewisburg. Priced below appraisal for quick sale. **\$196,500**



Model Home! By appointment!

Agent on Site Wednesday, Thursday, or Friday 1:30 P.M. - 4:30 P.M.
Knottling Hill Subdivision, 1 mile north of Alabama Stateline



Priced Below Tax Appraisal

5.28 acres lot, wooded with a clearing and driveway. Water has been run and a 1 bedroom septic tank permit is available. Seller is willing to divide. **\$35,000** **MLS# 1903383**



Photo of similar property

New Construction Has Started

All Brick 3 Bedroom, 2 bath. Excellent open floor plan, spacious living room, dining area, kitchen with breakfast bar, laundry room, covered back porch. 1272 sq. ft. living area and 2 car garage. Estimated completion date 1/4/2019. **\$154,900** Call agents for details.



Great Building Sites
South-West Lincoln County

Looking for a wonderful rural tract of land to build your dream home? Here they are! Four beautiful tracts land, one is level to gently rolling with a small creek, one with a large pond, and others with elevated building sites. Dead-end road. Water and electric. Alease Dr. Owner financing with 25% down payment on a two-year balloon available.



Reduced to \$140,000!

PLUS finished detached studio, sunroom and 2 car garage. Eat-in kitchen with granite counter-tops and breakfast bar, Wheel-chair accessible storm shelter, gas fireplace, jacuzzi tub, new windows w/ lifetime warranty, new metal roof with 25 year warranty. 5 Bedroom Home. **MLS#1919489.**



Prime 8.6-ac Building Lot

Riverbend Farms, a unique Gentleman's Mini-Farms development -Gently rolling land with a small knoll, ideal for a dream home. Corner lot gives easy entrance from Rambo and Eldad Rd. Amenities include horse riding trails, amenity lot with river access for canoeing and fishing. Fire hydrant at the road. **\$99,500** **MLS# 1899734**



Visit Our Model Home

Knotting Hill - Affordable Elegance

KNOTTING HILL - The perfect place to raise your family for a lifetime of happy memories!!! Located approx. one mile N of Alabama State Line, just off Hwy 431. Spacious lots and quiet community with no through traffic. For information on available building lots and Hyde Homes Noble Series construction contact our office. Floor plans and pricing available on request.



Historic Magnolia, Over 10K Square Ft. Commercial

Circa 1894 double fronted historic brick and timber retail/commercial building with more than 10,000 sq ft, the best available Main Street retail location on the downtown Courthouse Square. High traffic. High Speed Internet wired, hardwood floors, high ceilings, great lighting, huge windows (some stained glass), too much to list - see website www.historicmagnolia.com. **\$399,995 MLS# 1914620**



Southpointe Landing

Level building lots ready for your new home with the benefit of water, electric, gas & cable. Traditional Style Homes subdivision with protective covenants and no HOA. Presale of Hyde Homes new construction available. Strategically located with 4 lane Huntsville Hwy access.



REDUCED - Lease to Own!

3485 sq. ft., all brick building situated on 2.82 acres with large parking area! **BONUS:** 1,500 SF metal outbuilding with insulation and electricity, ready to be finished to your specifications! Ideal for a church, retail, or office space! Convenient to Huntsville Hwy! **Priced below tax appraisal! \$220,000 MLS# 1749479**



6.5 Acres COMMERCIAL LOT - Wilson Pkwy. (Fayetteville By-Pass)

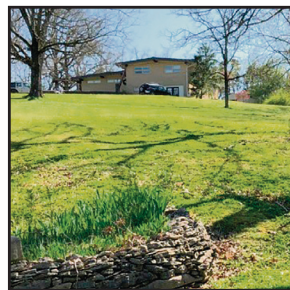
Great opportunity to own a prime location tract of land with approx. 270 ft. frontage on a high traffic count Hwy. with 4 lanes all the way to I-65. There is an existing 180' x 250' building pad. **Great Location, great price. \$149,500**



2200 Plan

Spec Brick Home in Knotting Hill

Spacious 2,200 sq ft all Brick Home is on its last stages of completion. Offers a great open floor plan with Nobel Design features; 9 Foot ceilings throughout plus Trey Ceilings in Family Room and Master Bedroom. Hardwood floors, Granite Counter Tops, wide Crown moldings and much, much, more... The Master Suite has Glamour Bath and Walk-in Closet! 2 Car Garage, concrete driveway, landscaping. Will be move-in ready by End of February. 2/10 Builder's Warranty. **\$237,800 MLS#1982194**



3434 sq ft Home on 3.2 Acres

REMODELED. This home is a gem ready for your remodeling and decorating skills. Master bedroom suite plus 2 guest bedrooms and bath, family room w/gas logs, dining room w/fireplace and many kitchen cabinets. Finished portion of the basement has a mother-in-law apartment and a large laundry room plus a heated and cooled multi-purpose room. Workshop. **Affordably priced at \$250,000**



25.7 Acre Rare Find!

Prepped and elevated building site located nice distance off the road and overlooking a half acre pond. 770 ft paved road frontage. Water and electric available. Level to sloping. **MLS# 1897480. \$153,500**

Land and Pond

Desirable 14 acre tract located only minutes from town. Mostly level to gently rolling pasture land, large pond. **\$99,000 MLS# 1909143**

LUXURY
Auction
Saturday, April 6th 10:00 AM

*Welcome Home
to the Tennessee River*



Troy Elmore (Auctioneer #5137) **256.777.3710**

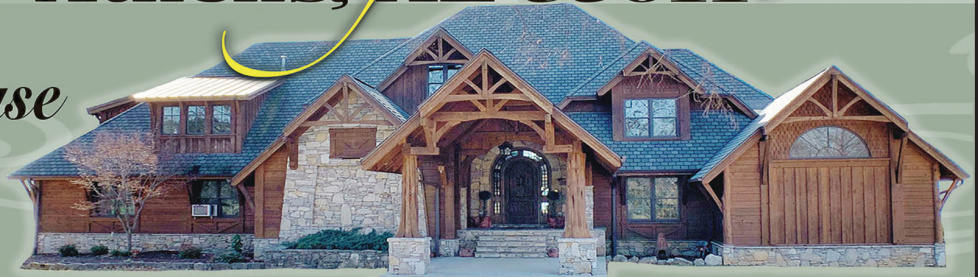
Cody Smith (Apprentice #3021) **256.497.6689**

See the **VIRTUAL TOUR** on
our **YOUTUBE** channel!

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*River Home,
Guest & Boat House*

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For Info & Pictures!



Terms for Sale: 10 % non-refundable earnest money required day of sale, balance due on or before 45 days at close. A 10% Buyers Premium will be added to final bid to determine ultimate final sales price. Taxes will be prorated. Possession given with deed. As in all auctions, this property is being offered in "as is where is" condition. The Auction Company or sellers make no warranty, either implied or expressed as to property condition or size. Buyer purchases property based solely on their own inspection and estimation of value. In all instances the Auctioneer is acting as agent for the seller. Announcements made day of sale take precedence over all printed materials. Auctioneers ~ Troy Elmore ALSL#5137, Steve Sandlin ALSL#5064, Robert Blackford ALSL#1804. Cody Smith ALAASL#3021 **WATCH FOR SIGNS!**

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RESIDENTIAL



New Listing
 #1202 - 91 Dry Folk Dr. Lot 51,
 Winchester, MLS#1983699 \$453,000



New Listing
 #1204 - 10 Eastridge Rd.
 MLS#2005766 \$215,000



New Listing
 #1205 - 377 Oliver Smith Rd.
 MLS#2006582 \$85,000



Under Contract
 #1190 - 7 Robinwood Dr.
 MLS#1995636 \$119,900



#1198 - 14 Elkton Pike
 MLS#1998326 \$170,000



Reduced
 #1174 - 954 Shelbyville Hwy.
 MLS#1981847 \$105,000



#1153 - 9 Merideth Ln.
 MLS#1956951 \$105,000



#1182 - 1107 Bellemeade Dr.
 MLS#1985416 \$288,561



Under Contract
 #1183 - 505 Elkview Dr.
 MLS#1986911 \$89,000



#1184 - 1002 Bagley Dr.
 MLS#1988750 \$137,500



#1169 - 1305 Lancelot Dr.
 MLS#1973046 \$292,000



#1093 - 917 Bellemeade Dr.
 MLS#1902883 \$283,900



#1101 - 211 Maple St.
 MLS#1908320 \$194,000

RESIDENTIAL WITH ACREAGE



#1191 - 97 N. Howard Fitch
5.10+/- Acres MLS#1996847 \$137,500



Under Contract
 #1185 - 3 L. Smith Rd **66 +/- acres**
 MLS#1987595 \$379,000



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LAND LISTINGS

FARMS & ACREAGE TRACTS

- New Listing:** #1199 - Oliver Smith Rd.,
99.26+/- Acres, MLS#2001510 \$525,500
- New Listing:** #1200 - L. Mitchell Rd.,
71.05+/- Acres, MLS#2001516 \$325,000
- New Listing:** #1201 - Oliver Smith Rd.,
17.39+/- Acres, MLS#2001519 \$121,750
- New Listing:** #1140 - 268 Old Quick Rd.,
 MLS#1941876 \$16,000
- #1180 - 0 Hudson Hollow Rd.
75.34+/- Acres MLS#1984861 \$225,000
- #1188 - 0 Vanzant Rd. **4.26 +/- Acres** MLS#1989359.....
 \$19,900
- Reduced:** #1168 - 65 March Mill Rd.
18.20 +/- Acres MLS#1968905.....\$95,000
- #1170 - 0 Coldwater Creek Rd.
68.59 +/- Acres, MLS#1974000 \$375,000
- #1161 - 0 Elkton Pike **45+/- Acres**
 MLS#1961175 \$145,000
- #1163 - 0 Lincoln Rd **40.8+/- Acre**
 MLS#1962048 \$287,500
- #1147 - 0 Old Elkton Pike **74.3 +/- Acres**,
 MLS#1950859 \$235,000
- #1141 - 0 Old Lincoln Rd., **82+/- Acres**,
 MLS#1944384 \$345,000
- #1075 - 0 Lincoln Rd Hazel Green, AL
78.8 Acres, MLS#1875903 \$880,000
- #1052 - 1055 Molino Rd., Offered 4 Ways
419 Acres

COMMERCIAL LAND

- #1192 - Huntsville Hwy **1 Acre** MLS#1997268 \$250,000
- #1193 - Pulaski Hwy **15 Acres** MLS#1997508 \$250,000
- #1194 - Pulaski Hwy Lot 1 **2.45 Acres**,
 MLS#1997517 \$62,500
- #1195 - Pulaski Hwy Lot 2 **4.38 Acres**
 MLS#1997519 \$65,500
- #1196 - Pulaski Hwy Lot 3 **5.01 Acres**
 MLS#1997524 \$66,500
- #1197 - Pulaski Hwy Lot 4 **2.86 Acres**
 MLS#1997537 \$62,500
- #1069 - 0 Huntsville Hwy **5.99 +/- Acres**
 MLS#1871966 \$350,000
- #1056 - Wilson Pkwy. **10+/- Acres**,
 MLS#1861251 \$100,000
- #1045 - 0 Winchester Hwy., **1 Acre**,
 MLS#1860168 \$165,000
- #891 - 0 Wilson Pkwy., **9± Acres**,
 MLS#1792585 \$150,000
- #939 - 0 Huntsville Hwy., **2.5+/- Acres**,
 MLS#1737862 \$149,000

RESIDENTIAL WITH ACREAGE



#1177- 15 Timberlake Dr.
2.10+/- Acres MLS#1983389 \$412,000



#1203 - 48 Sweet Springs Rd.
26+/- Acres MLS#2003568 \$315,000



#1154 - 67 Ardmore Hwy.
4.5+/- Acres MLS#1958001 \$199,900



#1139 - 521 Corders Crossroads
10+/- Acres MLS#1941066 \$569,000

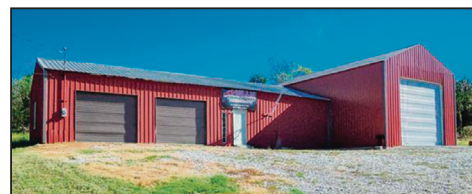
COMMERCIAL



#1156 - 8045 Hillsboro Hwy. (Coffee Co)
 MLS#1959359 \$199,900



#1157- 161 Howell Hill Rd.
 MLS#1960476 \$150,000



#1173 - 64 Old Lincoln Rd
4.71+/- Acres MLS#1980381 \$165,000

RESIDENTIAL LOTS

Twin Oaks Manor - 5 Lots Available \$25,000

RIVERBEND FARMS

5 - 11 ac. Tracts \$7,000 ac.