

Real Estate



Real Estate

Fayetteville - Lincoln County

Real Estate Companies

Access Realty	8, 9
BMA Properties	10, 11
Burt & Co. Southern Real Estate	15, 16
Butler Realty	3
J. Paul Richardson	5
Troy Elmore Realty & Auction	7

Real Estate Service Companies

Assurance Residential Inspections	14
Bagley & Bagley Insurance	12
Bank of Lincoln County	6
Exchange Media Group	4
First Commerce Bank	14
FNB Mortgage	4
Legacy Lending	2
Your Extended Attic	13

Exchange Media Group or Real Estate is not a real estate broker and this magazine is not an effort to assist in the buying or selling of real estate. The advertisers, publisher, associates and printer are not liable for misinformation, misprints or typographical errors. Advertising in Real Estate is limited to licensed brokers and real estate service companies. Private home sellers may not advertise.

Real estate advertised in this magazine is subject to the Federal Fair Housing Act of 1968 and its amendments. This magazine will not knowingly accept any advertising for real estate, which is in violation of this law. Real estate advertised in this magazine is available on an equal opportunity basis.

Reproduction or alteration of any photograph, logo, copy or artwork prepared by Exchange Media Group or Real Estate is prohibited without written consent.

\$0 DOWN
100% FINANCING

USDA/RD, FHA, VA & Conventional Loans
Available After Hours By Appointment



April Bergman

Principal Broker

NMLS #161633

931-212-3182

April@legacylending.us

Legacy Lending



Office: 931-297-5001

Fax: 931-297-5059

2705 Huntsville Hwy. • Fayetteville, TN 37334

NMLS# 1171984



Jay Butler
256-527-4412
JayButler@ButlerRealty.com



Wade Boggs
256-520-8384
WadeBoggs@ButlerRealty.com



Jimmy Butler
256-527-4411
JimmyButler@ButlerRealty.com



Donnie Cornelison
256-653-3267
DonnieCornelison@ButlerRealty.com



Dale Sharp
256-777-4949
DaleSharp@ButlerRealty.com



Noelle Hawley
931-993-8677
NoelleHawley@ButlerRealty.com



Bernadette Selph
931-205-3866
BernadetteSelph@ButlerRealty.com

Butler Realty

26875 Main Street • P.O. Box 124 • Ardmore, TN 38449
931-427-4411 • 256-423-4411

We have virtual tours available at
www.ButlerRealty.com

Email: **Info@ButlerRealty.com**

"Professionalism...Experience...Integrity...Service...RESULTS."



122 Edgebrook Drive, Ardmore, AL. Brick rancher w/2515 SF, 4BR/3BA, laminate, tile & carpet, gas log FP, some tray ceilings, recessed lighting & walk-in closets. Eat-in kitchen w/pantry & raised bar area. Master suite w/private bath, dbl vanities, whirlpool tub, separate shower, and 2 walk-in closets. Concrete driveway, attached 2-car garage, covered front & back porches, and a stream through the property. **MLS#2012218. \$219,900.**



27598 Jeffrey Lee Lane, Toney, AL. Affordable new home with wonderful amenities including a sodded front lawn, isolated master bedroom with glamour bath, custom cabinets, ceramic tile, gas-log fireplace, smooth ceilings, 2-car garage, patio, concrete driveway, 1,630 SF, 3BR/2BA and more! 25 minutes from Huntsville and easy access to Redstone Arsenal. **AL MLS#1113110. \$149,900.**



18541 Bream Bluff Road, Athens, AL 35611. Great Elk River property! 1,792 SF, 3 BR/2 BA, basement-home, office/4th bedroom, spacious living room w/gas log fireplace and French doors leading to 8x32 screened porch. Superb views. Existing boat dock. New roof installed in April of 2018. Patio area & covered deck below screened porch. **MLS#1999530. \$209,000.**



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. \$119,000**



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**



A-1334 - 29148 Amys 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, power & 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-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**



A-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. \$159,900**



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 Listing: T-1515 1958 Fount Harris Road, Lewisburg. 37-acre farm only minutes from Exit 37 on I-65. Mix of woods and open. Ideal recreation farm with plenty of woods for wildlife. Power at the property. **MLS#2014534. \$170,200**

New Listing: T-1516 0 Triple B Lane, Taft. 33-acre, secluded & wooded, mature hardwoods, frontage on Good Hollow Creek. Rolling to hilly land offers a hilltop home site w/fantastic views or sloped hillside sites perfect for a walk-out basement home! Power available. Public water near. **MLS#2016589. \$99,000**

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**

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**

New Price: T-1487 - 9 Baptist Lane, Ardmore. Nice unrestricted tract of 2.97 surveyed acres with road frontage on Staneline Road and Baptist Lane. Fenced for horses. Previously perc tested. Water meter is installed. Convenient location. **MLS#1981557. \$34,900**

New Price: T-1459 - Newman Rd, Ardmore. 153 mostly wooded acres with pond, building sites, privacy & wildlife. **MLS#1958493 \$479,900**

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

New Price: 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 \$365,000**

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**

T-1346 - 322 Rambo Rd, Fayetteville. 110+ acres. 2700' Elk River frontage, 3700' on Rambo Rd, 1700' on 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**

A-1313 Hwy 53, Ardmore, AL. 1.62 acres, 2 lots, one fronting Hwy 53 and one fronting Grady Pepper Rd. **MLS#1974445. \$39,900.**

A-1280 John Hicks Rd, Hazel Green, AL. 7 acres, unrestricted, wooded, wet weather stream, good hunting, 231' of road frontage, 1317' deep. **MLS#1940130. \$69,900**

A-1096 Scott Rd, Hazel Green, AL. 4.8 unrestricted acres, level, open tract, 335' of road frontage. **AL MLS#1055583. \$52,900**

Now Is The Time To Buy!

Mortgage Rates Are Still Great!



Kelly Richardson
NMLS #992978

*Come See Kelly Richardson Today!
She Will Find The Right Mortgage Solution For You!*



First National Bank

Fayetteville

405 West College St., Fayetteville, TN 37334
931-433-5855



Park City

2850 Huntsville Hwy., Fayetteville, TN 37334
931-433-9124

www.fnbforyou.com

Member
FDIC

media group
Exchange

404 Main Ave. South, Fayetteville, TN 37334

Monday Thru Friday 8:00 AM - 5:00 PM
931-433-9737 | www.Exchange931.com

Founder | Bill Thomas (1940-2010)

Publisher | Will Thomas

Director of Sales | Katie McNabb

Business Development Leader | Sissy Smith

Business Development Team | Lance Carter, David Eagan, Julia Eads,
Sharlee Hobbs & Marisa Thornton

Account Management Team | Andrea McCoy, Sarah Ray & Sandra Thomas

Farmers' Business Development Team | Tim Ashley & Janet Mullins

Accounting | Dawn Dixon

Human Resources | Tracey Pollock

Customer Service | Barb Hargrove & Tim Weir

National Accounts | Bob Barger

Circulation Manager | Greta Painter

Creative Director | Chase Perryman

Creative Services | Melissa Hyde, Will Kelly, Shane McKnight, & Todd Pitts

Distribution | Tim Lackey

Digital Strategist | Ginger Jones

Writer | Trisha Sandora

Videographer | Holly Gray

Looking For Real Estate???

Residential Listings



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 Price: **\$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 Price: **\$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**



Do You Want 36.4 Acres on Coldwater Creek Road?

- Now available-36.44 Acres-Coldwater Creek Rd. level to rolling
- Outstanding home sites-no buildings now
- Two barns • 2 ponds
- Public water
- Short distance from Ardmore Hwy.
- A beautiful tract-Plats available from agents
MLS# 2009344 Price: **\$165,000**



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**

Commercial Listings



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. Price: **\$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. Equipment can be purchased in addition to the building. MLS# 1998066 **\$130,000**



Block Building and 1.45 Acres

- Shelbyville Hwy.
- All utilities available
- 1600 Sq. Ft. block building
- All level - rectangular lot
- Plat available at agents office
- Located behind Parsley's Market
MLS# 2012687 Price: **\$99,900**

931-433-2352
931-433-5757



Visit us on the internet at:
www.richardsonhomefinder.com

Proudly selling Fayetteville & Lincoln County Real Estate for over 70 years.

108 North Main - Fayetteville, TN
Paul Richardson • Cathy Worriow



Home Loans To Help You Build Your Future

"My experience with BOLC has been nothing but good. The mortgage loan process was easy and they helped me to reach my goal of building a home. I can not thank BOLC enough for the support and encouragement to make my dream a reality!"

- Charlie Cannon



(931)433-1708
Main Office

(931)433-5188
Park City

(931)433-2671
West College

BOLOnline.com



Monday thru Thursday 8:00 A.M. - 4:00 P.M. - Friday 8:00 A.M. - 5:00 P.M. | Saturday 7:30 A.M. - 12:00 NOON (Park City & West College)

LUXURY
Auction
Saturday, April 6th 10:00 AM

*Welcome Home
to the Tennessee River*



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

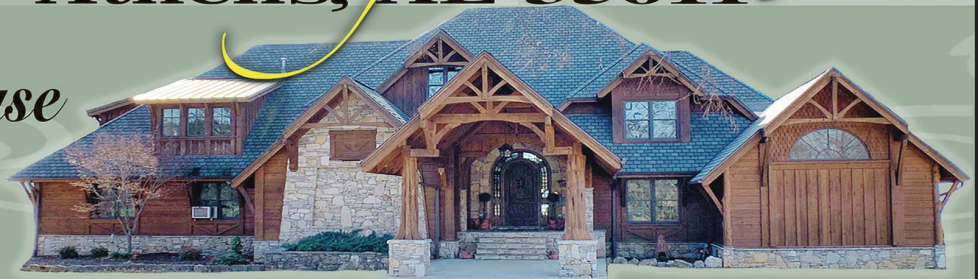
Cody Smith (Apprentice #3021) **256.497.6689**

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

12928 *Lookingbill Ln*
Athens, AL 35611

*River Home,
Guest & Boat House*

Visit Us Online
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!**

**TROY
ELMORE**

REALTY AND AUCTION 

www.TroyElmoreRealtyandAuction.com

auctionzip.com #29747



Gabriela Kent
Broker/Owner
931-625-8808 Cell
gkent@realtracs.com



Vivian Fisher
Affiliate Broker
931-224-1928 Cell
Realtorvf@gmail.com



Brenda Wright
Affiliate Broker
931-339-1939 Cell
brwright@realtracs.com



Anita J. Scheelings
Affiliate Broker
931-632-2919 Cell
ascheelings@realtracs.com



Ryan Kent
Broker
931-625-6007 Cell
rkent@realtracs.com



Brooke Rozell
Affiliate Broker
931-625-3433 Cell
brookesellsdreams@gmail.com



Office: 931-433-8008

www.access-realty.com N.E. Corner of Town Square • 200 College St. E, Fayetteville, TN



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.



Huge Home with Acreage in Winchester

2448 sq ft home on 2.24 acres with tons of potential! 4 bedrooms plus an office, bonus room, dining room, TWO wood burning fireplaces, inground pool, and storage building. Beautiful views! Property is sold as-is. Cash or Conventional Loan only. **MLS#2010060 Priced at \$140,000.**



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** 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.
Knotting Hill Subdivision, 1 mile north of Alabama Stateline



Renovated 4 Bedroom

2268 sq ft home off of Prospect Rd. new paint, crown molding, and fixtures. Laminate flooring throughout, gas fireplace in LR, new vanity with double sinks in the downstairs bathroom, large den/bonus room, and attached storm shelter accessible from inside. Newer roof, HVAC, and septic system. **MLS#2013053 Priced at \$170,000**



The Secret Garden

2736 sq.ft. spacious home. A 1500 ft. private driveway leads to the entrance of a 5 acre hideaway totally screened in by magnificent shrubs & trees from the rest of the world. The 3 BR, 2.5 BA brick home was built in 1973 & showcases an upscale grace & elegance of both leisure & formal areas. Oversized rooms throughout the entire house, 18x19 covered patio, 3 outbuildings (one once used as artist/hobby room). Roof & Central H/A 3 yrs old. Home needs updating. Sold "AS IS". **MLS# 2016336 Priced at \$345,000.**



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. A lease 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**



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.



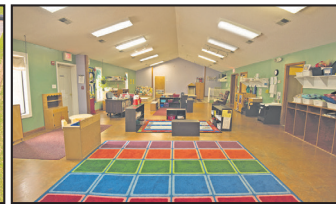
Historic Magnolia, Over 10K Square Ft. Commercial

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)

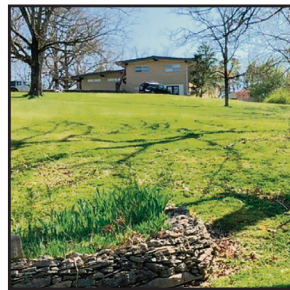
Great opportunity to own a prime location tract of land with approx. 270 ft. frontage on a high traffic count Hwy. with 4 lanes all the way to I-65. There is an existing 180' x 250' building pad. **Great Location, great price. \$149,500**



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 \$244,900**



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**

Residential • Commercial • Agricultural • Recreational • Development



Bob Malone
Owner/Broker, GRI
931-993-1163



Kaila H. Gentry
Principle Broker, GRI
931-607-8269



Sylvia McAlister
Realtor
256-508-2908



Jim Cashion
Realtor
931-652-8070



Crystal Roland
Realtor
931-625-9997



Walt Patrick
Realtor
931-993-3284



110 Franklin Ave. N., Fayetteville, TN 37334

Licensed in TN & AL

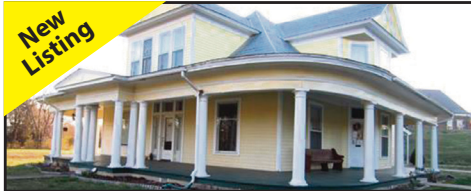
931-438-4492



www.bmaprop.com



RESIDENTIAL



#1210 - 20 Boonshill Rd.
MLS#2017525 \$259,900



#1204 - 10 Eastridge Rd.
MLS#2005766 \$206,000



#1184 - 1002 Bagley Dr.
MLS#1988750 \$130,000



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



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



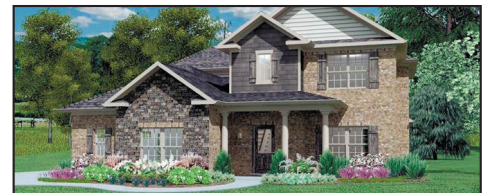
#1169 - 1305 Lancelot Dr.
MLS#1973046 \$292,000



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



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



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



For More Photos Of These Listings
Visit www.bmaprop.com



#1101 - 211 Maple St.
MLS#1908320 \$180,000



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

RESIDENTIAL WITH ACREAGE



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



Bob Malone
Owner/Broker, GRI
931-993-1163



Kaila H. Gentry
Principle Broker, GRI
931-607-8269



Sylvia McAlister
Realtor
256-508-2908



Jim Cashion
Realtor
931-652-8070



Crystal Roland
Realtor
931-625-9997



Walt Patrick
Realtor
931-993-3284



110 Franklin Ave. N., Fayetteville, TN 37334
Licensed in TN & AL

931-438-4492



www.bmaprop.com



LAND LISTINGS

FARMS & ACREAGE TRACTS

- #1199 - Oliver Smith Rd.,
99.26+/- Acres, MLS#2001510\$525,500
- #1200 - L. Mitchell Rd.,
71.05+/- Acres, MLS#2001516\$325,000
- #1201 - Oliver Smith Rd.,
17.39+/- Acres, MLS#2001519\$121,750
- Under Contract:** #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
- #1168 - 65 March Mill Rd.
18.20 +/- Acres MLS#1968905.....\$95,000
- #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
- Under Contract:** #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



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



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



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

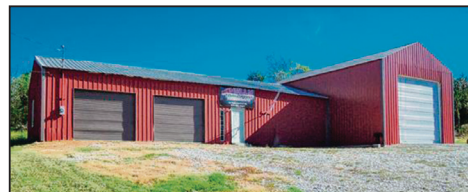
COMMERCIAL



#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



#1207 - 1611 Huntsville Hwy.
MLS#2013940 \$350,000

RESIDENTIAL LOTS

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

RIVERBEND FARMS

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



Protection you need, service you deserve.

Since 1916, Auto-Owners has partnered with independent agents to provide local service and trusted protection. That's the quality of your independent agent, and the company that stands behind them.



Fayetteville • 931-433-3933
www.bagleyandbagley.com

LIFE • HOME • CAR • BUSINESS

Auto-Owners
INSURANCE

Get More Space in Your Life

Reserve Online www.YourExtendedAttic.com



BUY WITH CONFIDENCE

WITH A HOME INSPECTION!



ASSURANCEINSPECT@GMAIL.COM
SERVING NORTH ALABAMA AND
MIDDLE TENNESSEE
AL# HI-4058 • TN# 1231



CALL CHAD MADDOX: 931.625.8202

WWW.ARI-TN.COM

We Have The Right Loan For You!

Our friendly loan officers can make the loan process fast and easy. We offer a variety of financing that can be tailored to meet your lending needs.

- Mortgage Loans
- Real Estate Loans -
(Commercial, Residential & Investment Properties)
- Automobile Loans
- Construction Loans -
(Commercial & Residential)
- Consumer Loans
- Commercial and Business Loans

*First Commerce Bank, Your First Choice
for Hometown Banking*



Jeff Whitmore
NMLS ID #531359

Jai Eason
NMLS ID #541284



First Commerce Bank...local bankers you can trust! With their expertise and years of experience, our customers have the peace of mind that keeps them coming back!

Banking With People You Can Trust
www.firstcommercebank.net



931-438-0559
304 College Street West
Fayetteville, TN

931-359-4322
500 N Ellington Pkwy
Lewisburg, TN

931-364-7888
4650 Nashville Hwy
Chapel Hill, TN

Member
FDIC



Southern Real Estate



Melissa P. Burt
Owner, REALTOR®
Principal Broker
931-993-6446



Bettie R. Gunter
REALTOR®, CTG
931-993-1340



Charla Gardner
REALTOR®, CTG
423-309-2318



Catherine Bartlett
REALTOR®, CTG
931-993-0747



Bonnie King Caldwell
REALTOR®, CTG
931-808-6261



Mhara Leaming
REALTOR®
615-806-3792

509 Main Avenue South • Fayetteville, TN 37334
931-433-3775 • BurtCoRealEstate.com

Licensed in TN & AL



125 Limestone Rd. - This beautiful 4 bed 3 bath Cape Cod style home is nestled on 11.25+/- acres in the small, quaint town of Elora. The interior features a gas fireplace in the living room. A large island and a gas stove in the kitchen. The master bedroom has a large walk-in closet and a master bathroom that includes double vanities, a separate shower and a whirlpool tub. The property features a 2 car attached garage, a 1 car detached garage, a large back deck leading to a 27x4 ft above ground, non-chlorine pool. **MLS#2016806 \$292,000**



104 Oak Point Cir. - Beautiful full brick house in Oak Point Subdivision that features a large deck, 2 car garage, and privacy fence. The interior contains 4 bedrooms, two of which are essentially master bedrooms and 3 bathrooms. The first master bathroom boasts a large 5x11 tiled walk-in shower and double vanities. The living room features a fireplace and a 21x18 built-in bookcase. The kitchen has a pantry, recessed lighting, stainless steel appliances, a built-in desk, and a double oven. **MLS#2013359 \$234,900**



96 W. Prospect Rd. - What an adorable dollhouse sitting on 1+/- acre! This cozy home is a unique and one of a kind must see. It is perfect for those looking to downsize. This home has tons of southern charm throughout including ship lap, painted wood floors, tile, tin accents and much more. The exterior features include an attached carport and a detached garage/shop. **MLS#2015606 \$85,000**



1436 Ardmore Hwy. - SO MANY POSSIBILITIES!! This 4 bed, 2 full bath, and 2 half bath home is ready for you to make your mark on it and sold "as is". Coupled with the 9.8 acres, you can dream big! Home was once a duplex but has been converted to a single family home. Hook ups for two kitchens and two laundry rooms are still in place. Call & visit today! **MLS#2009874 \$124,900**



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**



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 trey. M. B/R has double trey 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**



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**



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**



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**



46 Old Lincoln Rd. - This beautiful Southern home is on 36.50+/- acres with 1900+/- ft Elk River Frontage. This home features a large screened in porch facing the Elk River, perfect for a relaxing summer evening. This horse farm is already fenced for horses with a 40x50 barn that includes 5 stalls and a 100x150 sand riding ring. There is a 40x60 shop that has electric. The roof was put on in 2018. The interior of the house boasts 9' ft ceilings with crown molding and solid wood or tile flooring throughout. **MLS#2011771 \$575,000**



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**



Southern Real Estate



Melissa P. Burt
Owner, REALTOR®
Principal Broker
931-993-6446



Bettie R. Gunter
REALTOR®, CTG
931-993-1340



Charla Gardner
REALTOR®, CTG
423-309-2318



Catherine Bartlett
REALTOR®, CTG
931-993-0747



Bonnie King Caldwell
REALTOR®, CTG
931-808-6261



Mhara Leaming
REALTOR®
615-806-3792

Licensed in TN & AL

509 Main Avenue South • Fayetteville, TN 37334
931-433-3775 • BurtCoRealEstate.com



7.46± Acres

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**



11.29± Acres

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**



10.01± Acres

532 Olivier Smith Rd. - This home is just as beautiful as it is large! It simply is a must see custom, 2 story brick home nestled on 10.01 +/- level acres. The property itself features a 40x50 shop, a partially fenced pasture, a storm shelter and a detached building with a half bath. This house offers both a covered back porch, a patio and fire pit perfect for outdoor entertaining. The master bedroom has a separate whirlpool tub and shower. It also has a utility room, study and rec room. **MLS#2012208 \$312,500**



Custom Home

128.05± Acres

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**



Perc Tested

60± Acres

0 Old Lincoln Rd. - Beautiful 60 acres, hunter's paradise loaded w/ deer & turkey. Wildlife love grazing on the native grasses and plum trees. 1Acre food plot and creek running through property. Perk tested. Property road frontage aprx 255 9ft, on Old Lincoln and Koonce Ln. Must be shown by appointment only. **MLS#1834440 \$250,000**



Investment Potential

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**



Duplex

Investment Potential

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**



57.08± Acres

Under Contract

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**



4.60± Acres

0 Noland Dr. - Beautiful treed 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**



16.60± Acres

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 ALI **MLS#1965352 \$314,900**



5.89± Acres

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**

LAND LISTINGS

- 0 Knotting Hill Dr (Lot 14), **MLS#1838935 ... \$29,900**
- 0 Fairway Dr., **MLS#1915954 \$29,500**
- 0 Old Mill Way, **MLS#1651087 \$19,000**
- 0 Ardmore Hwy., **MLS#1650397 \$17,500**
- 0 Ardmore Hwy., **MLS#1650417 \$17,500**
- 0 Ardmore Hwy., **MLS#1650824 \$17,500**
- 0 Old Mulberry Rd., **MLS#1703530 \$99,000**
- 0 Dukes Ln. Lot 1, **MLS#1665432 \$179,900**
- 0 Hollytree Cir., **MLS#2002361 \$29,500**