

Real Estate



Fayetteville • Lincoln County



October 2017

\$0 DOWN 100% FINANCING

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



April Bergman

Principal Broker

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Lending*



Office: 931-297-5001

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2705 Huntsville Hwy. • Fayetteville, TN 37334

NMLS# 1171984

Real Estate

Fayetteville - Lincoln County

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1423 Huntsville Hwy. Fayetteville, TN 37334

Monica Moore Parsons
Over 2 Million
In Sales In 2016

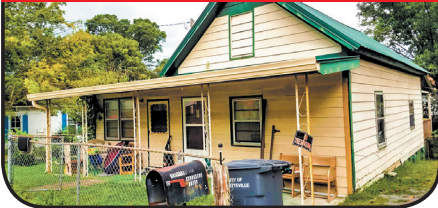


Monica Moore Parsons
Realtor
(931) 675-0017



Debbie Ragsdale
Realtor/ Broker
(931) 625-6743

Investor Special



119 Brookside Dr. - Great ROI investment property . 2 bedroom/1 bathroom home with office/bonus room. Fenced yard on a corner lot. **MLS#1861060 \$25,000 Call Debbie 931-625-6743**

Hunters Dream



Lynchburg Hwy. - Great location between Fayetteville & Lynchburg. 100+/- acres zoned agricultural with "Greenbelt" tax benefits and Electricity, Municipal Water & Telephone utility connections. Great hunting land as well. **\$330,000 MLS#1785002 Call Monica 931-675-0017**

Mobile Home Park



2830 Huntsville Hwy. - Fantastic income property. Well established mobile home park on busy Hsv Hwy. for great visibility. Ability to connect to new sewer system. Room for expansion or establish a new business in this growing area. 7 homes, 2 RV spots & laundry house! **MLS#1820710 \$174,900 Call Debbie 931-625-6743**

Lake Living



111 Rebecca West Rd. - A Diamond In The Rough! Lake frontage, wooded areas, and perked for 3 bedroom 2 bath home. So much could be done to this property. Not only can you see the lake, you can enjoy fishing there. **MLS# 1810130 \$125,000 Call Monica 931-675-0017**

Full Brick!!



6 Cloverdale Cir. - Well maintained brick home welcomes you w/ long concrete drive on quiet culdesac. New upgrades thru-out floors, paint, appliances, landscape. Nice size rooms and split floor plan make this a great home. Inside and out, this home is move in ready! **\$119,900 MLS#1834977 Call Debbie 931-625-6743**

Country Living In The City



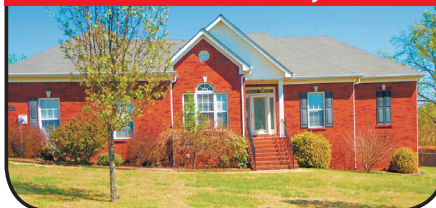
1204 Central Blvd. - Country Living in the City! Beautiful Stone home on 4.2 acres. New windows provide natural light, Master Suite w/ sun porch walk in closet, Good sized bedrooms, Spacious updated kitchen, Den w/ FP, Hardwoods, Rec room, Barn/workshop/stables. **\$332,000 MLS#1842147 Call Monica 931-675-0017**

Tim's Ford Lake w/Dock



1871 Old Estill Springs Rd. - Your own PRIVATE COVE with boat dock/lift on Tim's Ford Lake. Charming 4 BR/2.5 BA home on 2.22 acres, big living room w/ gas log fp, great room (kitchen, dining rm, family room) has gas log fp, office area & laundry room. Screened in porch, gas fire pit & fantastic shower house for outdoor entertaining. Detached garage and huge boat house too! **MLS#1861530 \$349,900 Call Debbie 931-625-6743**

Move in Ready



78 Eastridge Rd. - Beautiful Brick Home, open concept, split floor plan gives Master BR privacy w/doors to back porch, tray ceiling, whirlpool tub. Kitchen has cook top, tile back splash. Wood floors, fireplace, large fenced backyard. Easy commute to Huntsville or Fayetteville. **MLS#1814369 \$197,900 Call Monica 931-675-0017**

Beautiful Gentleman's Farm



246 Old Quick Rd. - Fantastic full brick home on 18.83 acres. Hardwoods thru-out, large rooms, great kitchen with all appliance are just a few of the reasons to love this home. Master on main level, 2 BR, Jack & Jill bath and bonus room upstairs. 2 big outldgs & 2car gar. **\$349,900 MLS#1757462 Call Debbie 931-625-6743**

New Price!



652 Lynchburg Hwy. - SINGLE Story Brick Home on 3.25 acres (2 ACRES OF FENCED PASTURE) located between Lynchburg & Fayetteville. Large Living Room, Eat in Kitchen, Spacious den w/propane stove heater, Master Bedroom w/bath. Spacious Workshop concrete floors & electric. Covered porch, Fire pit & Fruit trees (pecan, peach, apple) to enjoy the out doors. **MLS#1853701 \$139,900 Call Monica 931-675-0017**

Under Contract



491 Mimosa Rd. - The feel of seclusion only mins. to Fayetteville! 51 ac., beautiful rock work in the retaining wall & BBQ area, wrap around porch. All appliances & TV remain. Master suite downstairs, 2 BR up w/ full BA. Home warranty & \$1500 allowance. **\$254,900 MLS#1651076 Call Debbie 931-625-6743**



268 Old Quick Rd. - Recently Remodeled 3 BR Brick home, one story, handicap access with 2.2± acres. New carpet/flooring, thermal windows, roof 1yr, HVAC 2yrs. Brand new 16x30 workshop. Move In Ready, A Great Deal waiting for YOU! **\$135,000 MLS#1814412 Call Monica 931-675-0017**

www.leadingedgetn.com

Cash in on Free Listings

Place two free ads over the phone each week or list unlimited free ads online.

*Free Ads placed over the phone must contain single items listed below \$1,000.
Animals and services are excluded from free ads over the phone.*



404 Main Ave. South, Fayetteville, TN 37334
109 West Lincoln St., Tullahoma, TN 37388

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201 North First Street • Pulaski, TN 38478 www.peopleschoicetn.com

CUSTOM BUILT HOME ON 93+ ACRES



R-949 (1857440)

615 Hurd Rd., Prospect

One owner custom built 3 BR/4.5BA 4200+ sq. ft. (one level) home on 93+ Acres, Custom Kitchen w/ dual ovens, ranges & dishwashers, Back Pergola, 3 Car attached garage, 40'x84' Shop/Barn, 40'x60' Barn, 3 Ponds, Concrete Driveway, Newer fencing.

Call Today!! \$949,000



Stocked Lake

NEW LISTING

I-289 (1853279) - 4650 Hurricane Creek Rd., Leoma - Beautiful, private, and spacious 4 bedroom, 3.5 bath brick home with great floor plan sitting on 15 acres. Stocked lake with dock, 1200SqFt shop, RV storage and hookup, frontage on two roads, NEW... **Call Today! \$294,900**

Excellent Crop Land

NEW LISTING

A-310 (1856341) - 0 Dee Solomon Rd., Frankewing - 62± acres of excellent crop land. Bordered by a creek. **Call Today! \$310,000**

A LOT of Space

MOTIVATED SELLER

L-224 (1815368) - 201 Glendale Cir., Pulaski - This beautiful home offers A LOT of space for the money. 4 Bedrooms / 3 Baths, formal dining room, bonus/office, mother-in-law living quarters (extra kitchen), 2 car garage, concrete driveway. **Call Today! \$214,900**

Private & Move-In Ready

NEW LISTING

R-129 (1077437) - 158 Serenity Place, Gurley, AL - Nestled in 2.59 wooded acres is a totally remodeled home. Features new white kitchen cabinets, marble counter tops with farmhouse sink, all new wood and tile floors, privacy fence around back yard and large outbuildings - 2 bedroom 1 bath, with office and extra room. **Call Today! \$129,000**

Great Hunting Spot

NEW LISTING

D-124 (1854218) - 2233 Peach Rd., Minor Hill - 49 ± Acres offers a nice mixture of Woods to Open, multiple building sites (3 septic tanks already on property), Well, Mobile Home (very livable and has Central unit, so makes a great hunting cabin or RENTAL), Country setting close to AL line, TIMBER and more. **Call Today! \$124,900**

Great Location!

NEW LISTING

B-199 (1861229) - 630 Mountain View Dr., Pulaski - This 3 Bedroom / 2 Bath home & 4.4 Acres is right out of town, so it offers the best of both worlds. Master Bedroom on Main floor, corner lot, concrete driveway, detached 2 car garage, attached one car garage, mix of open yard & wooded land, Fireplace in living room & more. **Call Today! \$199,900**

Creek Frontage

NEW LISTING

S-33 (1861211) - 0 Dee Solomon Rd., Frankewing - Approximately 6.68 +/- acres of hay land. Creek frontage. **Call Today! \$33,400**

Hay Land

NEW LISTING

S-38 (1861199) - 0 Yarbrough Rd., Frankewing - Approximately 7.65 ± acres of hay land. 800 feet of road frontage on Yarbrough Road also has creek frontage. Located next to railroad. **Call Today! \$38,250**

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99 Short Rd. - Completely remodeled home & guest house all on 26.6+/- acres. Features all new windows, exterior doors, shutters, light fixtures, appliances, carpet, linoleum, toilets, door hardwood, int. trim, fresh paint in/out, ref. hardwood. Loc. in Unity school district & only minutes away to Fayetteville or I-65., Central location. This home is a must see! **MLS#1853444 \$269,900**



332 Kelso Smithland Rd. - This isn't just a cabin on the river; it's a farm, event center & your oasis! 26+ ac of farm land w a launch ramp to the Elk River, camp site @ river, 3 stall barn doubling as an event center, xtra out bldg. Barn has forced air wood furnace, concrete floors, kitchenette, porch. Lots of decor stays along w cabin finishings & other personal prop. **MLS#1858849 \$392,500**



121 Main Ave. - What a beautiful asset to the heart of Lincoln County! This 10K sqft bldg has many opportunities w its original hardwood floors, large picture windows, stained glass in the mezzanine, working original elevator, stage for decor or events, large upstairs w separating wall, office space & more! Don't let the opportunity to own a Lincoln Co staple pass by! **MLS#1853209 \$457,000**



18 Mulberry Rd. - Cute cottage with tons of history! This beautiful cottage has been completely redone and has TONS of charm!! If you are looking for a home that will surround you with history and country charm, don't miss this one! **MLS#1856011 \$79,500**



48 L. Mitchell Rd. - Country living at its best! 1.5+/- acres 3 BR 2 BA, large country kitchen and lg laundry. Plenty of room for mini-farm, part-fenced, 30x50 shop/garage, sep 14x24 equipment storage or convert to barn. Green field views from the rocking chair front porch. **MLS#1858775 \$122,500**



0 Winchester Hwy. - Approximately 3700 feet of highway frontage with two entrances from the highway. **MLS# 1859406 \$39,500**



0 Perry Pl. - 3 Lake lots in 1! Lots 166, 167 & 176 will transfer together as 4.7+/- acres. 2 of these lots go right down to the water. For a beautiful spot to build your dream home or lots to develop, this location won't disappoint! Walk down to water to wet a line or play in one of the springs, this land has what you're looking for! **MLS#1857300 \$292,000**



606 Magnolia Dr. - The perfect Tim's Ford Lake FURNISHED home! Breathtaking views from screened in deck of the 3BR/2BA home + bunk room! Year-round water and floating dock matched with the sunbathing deck make for instant relaxation! Visit & make an offer today! **MLS#1860811 \$489,900**



242 Flintville School Rd. - Beautiful, level 10 acre lot ready for your dream home with electric, water, and septic. Enjoy the peace of country living surrounded by mature trees, along with the convenient drive to Fayetteville, Huntsville, and Tims Ford. **MLS#1802216 \$32,000**



301 Oliver Smith Rd. - SPACIOUS W/UPGRADES! Home zoned for So Lincoln School offers up to 5 BR or 4 w/office, abundant closet space, updated kitchen w/double ovens & extra large pantry that holds it all, 1 yr old HVAC, storm shelter on 4+ ac of country living! TV & more to stay. **MLS#1834683 \$175,000**



17 Town Rd. - Well-built brick home needs a family! Quiet neighborhood, mature trees, convenient to town/HSV, new windows, upgraded unit, finished basement, 30 x 50 concrete slab w/sep. water, gas, 3-phase elec. @ road, waiting for your garage, at-home business or gazebo. **MLS#1822148 \$197,500**



24 Round Square Ln. - Looking for the convenience of the city but want peaceful living in the country? Look no further! Well-built & unique are just a few ways to describe this property. Sun & rotunda room boast spacious & magnificent views! Convenient to Huntsville (AL)! **MLS#1821553 \$519,500**

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0 Polecat Branch Rd. - A peaceful drive to the country and arrive at this wooded property! Ready to be molded for your needs! Just over 42 acres and plentiful wildlife and trees on a Tennessee hillside. Electric & water at the road. Call us today! **MLS# 1829663 \$99,000**



93 +/- Acres

133 Copeland Rd. - Custom built NE Saltbox log home, Dove tail logs, Covered porch to enjoy those lovely afternoons, Pond, Creek, Year round spring, Lots of wildlife, Large barn, Private setting, Large kitchen, Wood burning stove, Geothermal unit, Organic garden spot. **MLS#1807967 \$450,000**



Reduced

8 Lori Dr. - Well maintained all brick 1 story convenient to Huntsville and Fayetteville. 3 BR, 2 BA with nice sized rooms, fenced yard in back and mature trees. **MLS# 1821387 \$136,000**



56 +/- Acres

0 E. Warren Hollow Rd. - Peaceful is what you get here! This secluded farm has a single room cabin w full kitchen, living room w satellite, full bath & large garage. There is an old farmhouse on the property, 2 ponds, spring, large barn, 4 equine & equipment. Permanent easement. **MLS#1840341 \$196,000**



Under Contract
Showing

511 Lincoln Ave. N. - 5 BR & Fresh paint, laminate downstairs, carpet upstairs, gas log fireplace, french doors w/blind insert in great room & M-BR. 2nd BR downstairs has french doors & could be an office. All rooms are spacious. Just a few blocks from town. **MLS#1836422 \$179,900**



4 +/- Acres

44 Spring Valley Rd., - Brick home in beautiful Spring Valley Sub. Formal LR & DR . Great room w/fireplace, Kit. appliances stay. Gas stove & elec. oven. Eat-in kit. area. Master BR to die for w/sitting area & 2-sided fireplace. Master BA w/fireplace. High ceilings in all rooms. **MLS#1838381 \$279,900**



16 Whispering Hills Ln. - Downstairs - Master with hardwood and huge walk-in closet. Upstairs - new carpet in all 3 BR. Added gas logs. Real wood trim & crown. **MLS# 1833934 \$299,900**



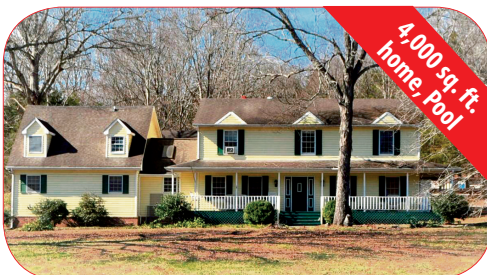
55 +/- Acres

348 Kelso Smithland Rd. - Sit on your deck or in your hot tub and look over onto the Elk river. You won't find a property that you can overlook the river AND drive right down into in on the same property. 55+ acres fenced w/ barn, well, custom water filtration system, 2 road accesses. **MLS# 1831335 \$479,000**



44 +/- Acres

171 Poorhouse Rd. - Stunning 44 +/- acreage in Taft! Ready to live while you build your dream home! Workshop 32 x 30, Travel Trailer hookups with 31 foot travel trailer included with water, electricity and septic tank. 3 Hay shelters. Wooded ,secluded and well maintained. **MLS#1822940 \$269,900**



4,000 sq. ft. Home, Pool

14 Diemer Rd. - Location, Location, Location! This huge over 4,000 sq. ft. home is located just outside of town on 2 acres. Features detached garage, in ground pool, and mother in law suite. Home has tons of potential for the person who wants to put their own stamp on it. **MLS#1797487 \$199,900**

**Call about our
land listings
or visit us
online!**



528 Limestone Rd. - Well maintained manufactured home on permanent foundation w/ large rooms, crown molding, recessed lights and wood burning fireplace. Beautiful view of surrounding fields w/ room to garden and large yard. 3 BR, 2 BA home. Storage building. **MLS#1757064 \$88,000**

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9AB Eastwood Spur. - Looking for investment opportunity? Look no further! Conveniently located to the AL/TN state line. Consider this opportunity today! A little TLC could create investment gain and beyond! MOTIVATED SELLER! Make an offer TODAY! **MLS#1847963 \$80,000**



1110 Swanson Blvd. - House features 3 bedrooms, 2 car gar, breezeway patio, storage room, adorable courtyard garden. Smooth ceilings. 2 full baths & 1 dressing niche with sink. Kitchen with pantry, dishwasher, stove, micro, fridge stay. Washer/dryer stay. Gas log fireplace. **MLS#1845817 \$169,900**



205 Pendergrass Rd. - Features 2 BR, 1 BA with hardwood floors in living room, hall, bedrooms. Kitchen has lots of cab. & very lg. laundry/storage rm. Storage sheds remain. Great 1st time home or investment! Pre-approved buyers only. No showings until after July 26, 2017. **MLS#1844481 \$49,900**



6 Boone Dr. - Well maintained home, inside & outside. L/R features cathedral ceiling, M/B has tray ceiling & private bath. All kitchen appliances remain. Washer & dryer is like new. Beautiful landscaping on .60 +/- ac. lot. Large covered front porch. Storage Building does not stay. **MLS#1848663 \$79,900**



1403 Bagley Dr. - Gorgeous brick home nestled in Downtown Fayetteville. So many features you'll love! Granite, wet bar, pool, whirlpool tub & more! Lots of space for friends and family to enjoy! Schedule a showing today! **MLS#1846547 \$259,900**



17 Ravirg Rd. - Stunning home panoramic views! Custom built home features amenities your heart desires! Single level on 6 acres w/ pool and a bonus/game room above garage large rocking chair front porch, built ins, hardwood floors, huge walk in pantry w/ cubbies 30 x 30 shop **MLS#1822946 \$299,900**



65 Estridge Rd. - Adorable all brick home in Breckendridge! This home features hand scraped hardwood flooring, large master suite, updated kitchen with granite countertops, and fenced in back yard with pool! **MLS#1814622 \$149,900**



18 Cold Springs Rd. - A cozy home settled in on a quiet country road convenient to the city center of Fayetteville! Include a double bonus...literally two bonus rooms! Over 3 acres of countryside! Schedule a showing today! **MLS#1841339 \$249,900**



68 Dukes Ln. - Beautiful Equestrian delight! 7 Stall horse barn each stall 12x12 and brand new house on nearly 35 acres. All new fencing, pond, 90x 32 warehouse/building with office and bath inside. Work from home! Basement studded up, electric ran, plumbed ready! **MLS#1843150 \$675,000**

LAND LISTINGS

- **0 Hancock Rd. - Windwood Subdivision**
MLS# 1829710 - \$23,500
- **0 Old Lincoln Rd. - MLS# 1834440**
60 Acres - \$269,000
- **0 Sonoma Dr. Lot - MLS# 1782548**
\$16,500
- **Dukes Ln. - MLS# 1665432**
45.54 Acres - \$184,900

- **Dukes Ln. - MLS# 1665434**
49.73 Acres - \$199,900
- **Wells Plateau Lots - \$26,000 - \$30,000**
- **0 Old Mulberry Rd. - MLS# 1703530**
29.58 Acres - \$118,320
- **0 Henderson Rd. - MLS#1836163**
\$48,000

- **0 Knotting Hill Lot 14 - MLS#1838935**
\$29,900
- **0 Pulaski Hwy. Tract 1 - MLS#1839757**
\$129,900

ABSOLUTE REAL ESTATE AUCTION

Saturday, October 7th • 10:00 A.M.

Barnes Hollow Rd., Fayetteville, TN

Directions: From Fayetteville, take Hwy 64 West (Pulaski Hwy) to Barnes Hollow Road and follow auction signs to sale site.

Real estate consists of 51.09 acres of land fronting on Barnes Hollow Road approx. 825 feet. The Land is sloping to hill and has a creek and small ponds.

Terms of Sale: Real Estate - 10% down Day of Sale; balance with deed.



Investment Opportunity Mulberry Rd - 15 lot mobile home park. The 3.8 acre creek front lot is improved with a 1500± sq. ft. A-frame house that has 2 BRs and 1.5 BAs. Each of the 15 MH sites has their own electric, water and sewer hookups. **Call agents for full details**



5.34 Acre Residential Lot in Riverbend Farms Subdivision



Price Reduction

594 Old Railroad Bed Rd. - Has 950± square feet and large outbuilding. The house has 3 BRs, 1 BA, kitchen and living room. The house has had many recent upgrades including new metal roof, central HVAC unit and windows. **\$52,000**



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2058 SQ FT
• Bedrooms: 4 • Baths: 3
• Garage: 2 • **\$211,900**
New Construction



2,200 SQ FT
• Bedrooms: 3 • Baths: 2
• Garage: 2 • **\$217,900**
New Construction



2,962 SQ FT
• Bedrooms: 4 • Baths: 2.5
• Garage: 2 • **\$251,900**
New Construction



3,181 SQ FT
• Bedrooms: 4 • Baths: 3
• Garage: 3 • **\$266,900**
New Construction

KNOTTING HILL - Our Hyde Homes Noble Collections offer one- and two-story brick/stone custom homes and feature a variety of formal and/or informal living spaces designed for enhanced comfort. The perfect place to raise your family for a lifetime of happy memories!!! Located off Hwy 431 (Memorial Pkwy. approx. one mile N of Alabama State Line. For information on available building lots and Home Designs contact our office.....**MLS#1759570**

New Construction All Brick Homes

3 bedrooms, 2 baths, 2 car garage

**Starting at
\$129,900**

Construction by *HYDE Homes*

COMING SOON!

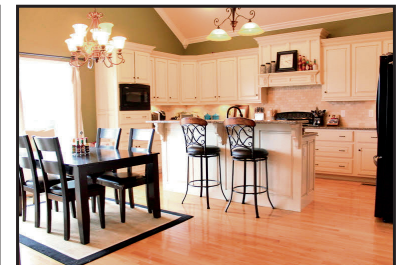
1551 sq. ft. Brick Home 3 bedrooms, 2 baths, open floor plan, 2 car garage. 2/10 Years New Home Warranty. Masters Way. Estimated completion date 12/31/2017.

READY TO MOVE IN!

219 Masters Way

1408sq.ft. Open floor plan, 3 bedrooms, 2baths 2/10 years New Home Warranty. 100%financing available.
\$143,600 **MLS#1819051**

PENDING



Blue Bird Drive

Great family home with lots of upgrades-Living room with tray ceiling and fireplace, breathtaking kitchen with vaulted ceiling, office with closet, master bedroom suite with glamour bath, 2 guest bedrooms, guest bath, powder room, oversized 23 x 23 attached garage with storm room plus a 14 x 28 boat garage , fenced in back yard. **Priced reduced for quick sale! \$229,000**
MLS#1838993



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**



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HUD/FORECLOSURES • TAX DEFERRED PROPERTY EXCHANGE



Spacious 1,782 sq. ft. - Park City

All brick home on nicely landscaped corner lot! Foyer, living room PLUS family/sitting room, kitchen with breakfast bar, 3 BR, 1.5 BA, extra closets, covered porch and patio, enjoy with your family the screened-in deck, koi pond, storage building with electricity and huge back yard! **Priced to sell \$105,000** -under \$59 a square foot!!! 85 Simmons Circle Fayetteville, TN. Priced at ~~\$105,000~~ **REDUCED to \$99,900 Under \$56 a sq.ft.!!MLS#1744232**



Charm Galore!

Wonderful, 1387 Sq. Ft., brick home on a corner lot offers 3 bedrooms, 2 bathrooms, large, eat-in kitchen, privacy fence, fresh paint, tilt-to-clean windows. McAlister Road, Priced to sell! **\$119,900 MLS# 1849817**



Move-in Ready!

Modern, open floor plan! Three bedrooms, two bath, 1244 sq. ft., home built in 2005, situated on 1.17 acres. Stately, vaulted ceiling in en-suite, master bedroom, kitchen with pantry, covered front porch, deck overlooking huge backyard. Old Lincoln Road, less than a mile from South Lincoln School. **Priced at \$94,900! MLS#1827417**



Prime Lot In Riverbend

Build your Dream Home on this level 8.39 acres, bordered by a small creek in back. Rambo Rd. Perked for 4 bedroom home. Beautiful development, designated horse trails, Elk River canoeing OWNER FINANCING!!! **\$52,500 MLS#1814386**



Commercial / Special Use Property

Built in 1997, 3,485 SF all brick building situated on 2.82 acres is ideal for a church, office space or retail! Lately used as daycare, HUGE room with cathedral ceiling, 4 additional rooms, full kitchen PLUS food storage room, 2 BA (stalls and single). 1,500 SF metal building ready to be finished to your specs, tool shed, carport and 50X300 asphalt parking. **Price Reduced to \$229,900 MLS# 1749479**



Home Sweet Home

3 BR, 2 BA, 1220 sq. ft., all brick home built in 2006. Corner lot, paved driveway, privacy fence, open floor plan, vaulted ceiling, NO carpet, eat-in kitchen with stainless steel appliances. Harbin Road, **\$112,000 MLS#1835832**



Country Living With Privacy!

This 7.8 acre property is mostly wooded and cross fenced, with a creek running through the Northern tip of the property. The mobile home offers three bedrooms, one and a half bathrooms, an open floor plan, new carpet in the living room, new vinyl in the kitchen, all kitchen appliances PLUS washer and dryer remain, central heat and two window units. ~~\$65,000~~ **Price reduced to \$58,000. MLS#1839257**

23 ACRES

Prospect Rd - Level to gently rolling land. Mostly pasture, pond, public water available. Located 25 minutes from Huntsville, 10 minutes from Fayetteville. Will make a great gentleman's mini-farm. \$124,900 Check with our agents about the possibility of having a custom built home on this great tract of land.

14 ACRES

Approx. 4 miles North of Fayetteville, frontage on Shelbyville Hwy. Land is gently rolling, has large pond, public water. Text 931-625-8808 to request a plat. **\$90,000 MLS#1785699**

Windwood Subdivision

Just off Hwy. 431. 2 miles from TN/AL Stateline
Lot#12 - 0.58 ac - \$29,900
Lot #21 - 0.97 ac - \$29,900
Lot#48 - 0.56 ac - \$29,900
Lot#46&47 - 1.35 ac - \$38,500

Residential • Commercial • Agricultural • Recreational • Development



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RESIDENTIAL

New Listing



#1036 - 1008 Shady Ln.
MLS#1854718 \$100,000

New Listing



#1037 - 1011 Lowell Dr.
MLS#1856362 \$105,000

New Listing



#1038 - 2 Merideth Lynn Rd.
MLS#1855440 \$97,000

New Listing



#1039 - 66 Eastridge Rd.
MLS#1857377 \$185,000

New Listing



#1050 - 211 Masters Way
MLS#1857737 \$133,900

New Listing



#1051 - 150 Prospect Rd.
MLS#1859706 \$52,000

New Listing



#1057 - 711 Bright Ave.
MLS#1861226 \$175,000

Under Contract



#1010 - 17 Hattie Dr.
MLS#1830643 \$150,000



#1000 - 9 Lancer Ln.
MLS#1821716 \$95,500



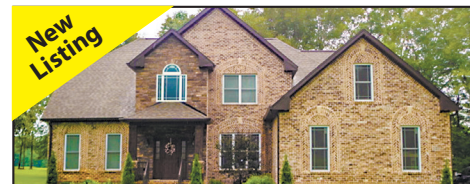
#1003 - 90 W Point Dr.
MLS#1824027 \$142,500



#959 - 52 Eastridge Rd.
MLS#1766620 \$238,500

RESIDENTIAL WITH ACREAGE

New Listing



#1034 - 2 Knotting Hill 1.9+/- Acres
MLS#1854225 \$455,000

RESIDENTIAL WITH ACREAGE

New Listing



#1041 - 542 Shelbyville Hwy 5+/- Acres
MLS#1858840 \$110,000

New Listing



#1042 - 302 Daves Hollow Rd.
66+/- Acres MLS#1858039 \$545,000



#1016 - 21 Coopers Branch Rd
19 +/- Acres MLS#1837151 \$240,000

RESIDENTIAL WITH ACREAGE



New Listing
#1059 - 2732 Winchester Hwy.
24.4+/- Acres MLS#1862031 \$1,200,000



#1022- 101 Twin Springs Rd
17.9+/- Acres MLS#1841305
\$440,000



#1021- 2657 Lewisburg Hwy
226.21 +/- Acres MLS#1842707
\$1,000,000



New Listing
#1024 - 111 Brookmeade Circle **3+/- acres**
MLS#1846695 \$240,000

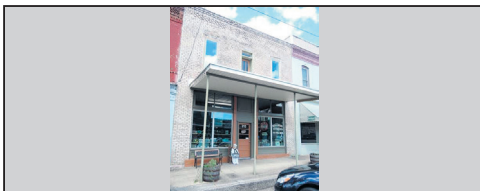


Reduced
#985 - 170 Red Hill Rd. +/- **17.2 Acres**
MLS#1793795 \$410,000



COMMERCIAL
Reduced
#1018 - 512 Main Ave. N.
MLS#1833782 \$75,000

COMMERCIAL



#991 - 216 Main Ave S.
MLS#1801780 \$119,500



#718 - 1223 Huntsville Hwy., Offered
3 ways, **9.32 Acres**



#1002 - 2527 Huntsville Hwy.
MLS#182023 \$84,900

LAND LISTINGS

FARMS & ACREAGE TRACTS

New Listing: #1033- 257 S Fishing Ford, 107.4+/- Acres	\$380,000
New Listing: #1040- 0 S Fishing Ford, MLS#1856833 54.27+/- Acres	\$162,810
New Listing: #1044- 807 Mimosa Rd., 33+/- acres MLS#1860121	\$125,000
New Listing: #1046-1048 Old Elkton Pike Offered 3 Ways (Elk River) 757 Acres	
#1021- 2567 Lewisburg Hwy., 226.21+/- Acres	MLS#1842707 \$1,000,000
#988 - 27291 Stateline Rd., 68.4+/- Acres	MLS#1798187 \$350,000
#990 - 0 Old Railroad Bed Rd., 74.42 +/- Acres	MLS#1798599 \$375,000
#926 - 0 Golden Hollow Rd., 132,6 +/- Acres	MLS#1797452 \$400,000
#1009 - Patterson Hill Rd. / hunting lodge 99+/- Acres	MLS#1828155 \$371,250
#919 - 0 Old Huntsville Rd., 78 +/- Acres	MLS#1830278 \$304,200

COMMERCIAL LAND

New Listing: #1045 - 0 Winchester Hwy., 1 Acre , MLS#1860168	\$165,000
#509-511 - 1223 Huntsville Hwy., Offered 3 Ways. 9.32 Acres	
#891 - 0 Wilson Pkwy., 9± Acres , MLS#1792585	\$150,000
#912 - Huntsville Hwy., MLS#1711331	\$178,000
#949 - 0 Huntsville Hwy., 5.99+/- acres , MLS#1748840	\$350,000
#961 - 0 Twin Rivers Dr. Hazel Green, AL, MLS#1761873	\$385,000
#974 - 218 Exchange Place (Huntsville) 1.8+/- Acres , MLS#1777622	\$350,000
#939- 0 Huntsville Hwy., 2.5+/- Acres , MLS#1737862	\$149,000
#997- 2993 Huntsville Hwy., 6+/- Acres , MLS#1813569	\$200,000

RESIDENTIAL LOTS

#1026 - 0 Green Cove, MLS#1847258	\$15,000
Twin Oaks Manor - 14 Lots Available	\$25,000 to \$38,000
#929 - 5 Lots in Twin Oaks Manor	\$29,000

RIVERBEND FARMS

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

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

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T-1367: 493 Vinta Mill Road, Prospect. Off road country setting for this updated home of 1600 square feet. New metal roof, fresh paint, new windows, central heat and air is 3 years old. 4 bedrooms & 1.5 baths. Laminate flooring in the kitchen & dining area, hardwood in the laundry. Sitting on 8 acres allowing for animals as well as a garden spot. MLS #1856186. **\$114,900.**



T-1365: 1690 Alf Harris Road, Prospect. Situated on 14.4 acres, the off-road setting is private for the 2574 SF home with 3 bedrooms & 2.5 baths. Huge LR w/vaulted ceiling, wood floors & FP, kitchen w/ island & pantry, spacious master suite w/ walk-in closet that doubles as safe room, sun room w/ hardwood pecan ceiling, cedar staircase leads to second floor w/ sitting room & 2 bedrooms. Concrete paving around home, wood deck, detached garage + storage building. Nice view of woods w/ wildlife. MLS #1856017. **\$359,900.**



T-1356: 945 Liberty Road, Prospect. Country setting, 3 acres, log home, 1809 SF, 3 BR/2 BA, wood burning FP, built-in island in kitchen, hardwood flooring, full unfinished basement with washer/dryer hook-up. Covered front porch, 8x16 sunroom porch, metal shop w/ power + detached garage. MLS #1849756. **\$214,900.**



T-1353: 34383 Ardmore Ridge Rd, Ardmore. Nicely remodeled home situated on 17.7 acres, 1798 SF, 4 BR/2.5 BA, laminate & tile flooring, crown molding & updated covered back porch + above ground pool. 40x60 metal shop and fencing for horses. MLS #1848539 **\$229,900.**



T-1348: 1550 Cedar Hurst Lane, Pulaski. Off road setting for the cabin with log siding, 396 SF, 1 BR/1 BA, screened wrap around porch w/ wood stove + insulated windows. All nestled in the woods on 17.8 acres with good road frontage. 13x22 enclosed barn. Great get-away place or permanent home. MLS #1843396 **\$123,000.**



T-1343: 34580 Ardmore Ridge Rd, Ardmore. 4095 SF brick rancher, totally remodeled, new windows & metal roof, new kitchen cabinets & wood flooring, and new tile shower. SS appliances to remain including gas cook top & double ovens. Bonus room upstairs. Safe room in basement. Sun room overlooks fenced back yard and above ground salt system pool. 1.09 acre lot. MLS #1835355 **\$379,900.**



T-1301: 21 Windwood Dr, Fayetteville. Custom built home boasts 3205 SF w/ 3 BR & 2 full BA, spacious office + 16x20 bonus room, formal dining room, sun room. Chef's kitchen features hardwood floors, granite counters; large island. Master suite has crown molding, chair rail & glamour bath w/ double vanities, Jacuzzi tub & separate tiled shower. Privacy fenced back yard. MLS #1793625 **\$282,500.**



T-1297: 2045 Young Hollow Rd, Pulaski. Stunning gentleman's farm of 173.6 acres in the isolated hills of TN, panoramic views, abundant wildlife, ponds, springs, pasture & woods. Home boasts 2326 SF, 3 BR/2 BA, hardwood & tile flooring, metal roof, dual fuel H/A system, pot bellied stove, oversized insulated garage, fresh paint. MLS #1791856 **\$399,900.**



T-1341: 147 Kelly Creek Rd, Ardmore. 2-story farmhouse w/ basement on 20 acres w/ creek, fencing & 4-stall barn w/ electricity. Detached garage w/ upstairs apartment including ¾ bath, kitchenette & HVAC. Interior features include laminate & tile flooring in living areas, smooth ceilings, eat-in kitchen w/ island, laundry w/ pantry, study, 2 open rooms in basement, 3 bedrooms upstairs + den/bonus room. Metal roof, rear deck, fenced back yard. 3610 SF, 3 BR/2.5 BA. MLS #1833155 **\$259,000.**



T-1261: 561 Shoal Creek Rd, Goodspring. Secluded 84 acre tract w/ an abundance of deer & turkey. Rustic cabin, 2463 SF, 3 BR, 3 BA, basement, open floor plan, laminate flooring in kitchen, dining room & living room. SS appliances & tile back splash + pantry & bar area for add'l seating. Master suite w/private BA includes slate flooring, double vanities, soaking tub & separate shower. Wrap-around porch and stacked stone columns. MLS #1756087 **\$349,900.**



T-1312: 451 Wheelerton Rd, Dellrose. Situated on 3.7 acres, this great country home boasts lots of historical charm. 2100 SF, 3 BR/2.5 BA, antique mantels, Pella windows, spacious walk-in closets, updated kitchen with appliances and butler's pantry. Detached garage with workshop, country setting, nice garden spot and great views. MLS #1799964 **\$214,900.**



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-1369: 1090 Market St, Prospect. Nice homestead acreage, blackberry bushes & fruit trees + perennial herbs & flowers, septic & water in place, power @ road, convenient to I-65. 5 acres. **\$29,900.**

New Listing: T-1359: 183 Robinson Rd, Fayetteville. 151.42 acres, spring fed pond, great hunting or livestock farm, lots of road frontage, can be divided. Small home on property selling "As Is". **\$479,900.**

T-1354: Pepper Rd, Taft. Unrestricted tract of 5.88 acres, 270' of road frontage, partially fenced, water & power available. **\$42,500.**

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. **\$269,000.**

T-1346: 322 Rambo Rd, Fayetteville. Cattle or recreation farm of 134.9 acres, web wire fencing, pond, well, 2 septic systems, fenced/gated entrance on Rambo, amazing views at every turn. Also road frontage on Hwy 64. **\$772,420.**

T-1345: 82 Elliot Rd, Ardmore. 15 acre tract w/ 495' of road frontage, row crop and woods, several building sites, small pond, power & water available at the road. **\$195,000.**

T-1344: Ballard Hollow Rd, Taft. Great hunting tract of 68.7 acres w/ small springs and a wet weather stream. Hills, pasture & some timber. 250' road frontage. Water & power available at the road. **\$257,500.**

T-1339: Borderline Rd, Flintville. 68 acres, row crop & woods, 1050' frontage on Borderline & 1320' frontage on CWhite Rd. Multiple building sites. Unrestricted. **\$272,000.**

T-1337: Beech Hill Rd, Pulaski. 29.88 acres, woods & open, power & water available, mature trees, several building sites, long rd. frontage, mild restrictions, great hunting, convenient to I-65 @ Exit #14. **\$149,400.**

T-1328: Old Elkton Pike, Dellrose. 53 acres, 2 large pastures, 2 ponds, great hunting & building tract, amazing views. Water & power available at road. **\$194,900.**

T-1326: 137 Hester Creek Rd, Elora. 42 acres w/ Flint River running through it, nice building sites, private, deer & turkey, spring. Can divide. **\$235,000.**

T-1317: Hudson Hollow Rd, Fayetteville. Currently used as a hunting tract, this 75.34 acres has great views w/ roads through it, dead end street, very private. Nice areas for food plots. **\$229,900.**

T-1315: Delina Rd, Petersburg. 37 acre tract w/2000' road frontage, power & water at road, timber, excellent deer & turkey hunting w/2 tree stands & sown green fields, 4-wheeler trails. Several building sites. **\$110,000.**

T-1300: Delina Rd, Cornersville. Great hunting tract of 41 acres with good road frontage, mostly wooded. Build your dream home or a nice cabin in the TN hills. **\$94,900.**

T-1285: Franklin Hayes Rd, Pulaski. 25.67 acres, new survey, wooded and open with long road frontage. Excellent building sites. Water & power available. Some wildlife. Mild restrictions. **\$89,900.**

T-1279: McLemore Rd, Ardmore. 18.65 acre tract, several building sites, small stream, mature woods, water & power available, good hunting. **\$99,990.**

T-253: Hwy 110, Ardmore. Two level adjoining tracts totaling 2.2 acres, in Ardmore City Limits, zoned residential. Utilities available. Ardmore schools w/ tuition. Also frontage on Elk Street. **\$33,900.**

T-244: Briar Patch, Prospect. Nice recreational farm of 28.3 acres w/ long road frontage & long frontage on Richland Creek. Great fishing plus deer & turkey. Scattered trees, mostly row crop. Water & power available at the road. **\$100,000.**

T-202: Strickland Lane, Ardmore. 51.57 acre tract, recent survey, perc tested, high hill building site, utilities available, deer, turkey & timber. May be divided into two tracts. **\$128,925.**

T-106: 35 Henderson Rd, Ardmore. 75 acres farm, hill view building sites, fenced pasture, spring fed stream, woods, deer & turkey, barn, power on property, recent survey. **\$299,900**



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32 Parks Ln. - 3 BR, 2 BA
NEW brick home, convenient to Fayetteville or Huntsville
MLS#1828110 • \$131,000



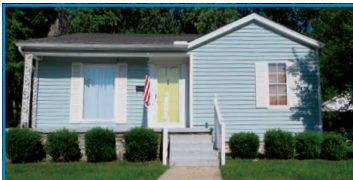
169 Camargo Rd. - 3 BR, 2 BA
Spacious brick home with 9 ft ceilings.
MLS#1833746 • \$145,900



69 Robertson Hollow Rd, Taft - 3 BR, 2 BA
NEW home on 5 acres.
MLS#1835886 • \$139,900



107 College St W. - 3,520 sq. ft.
Possibilities galore!. Downtown area.
MLS# 1764422 • \$47,500



605 Third Ave. - 3 BR, 2 BA
Much sought after avenues property.
MLS#1827838 • \$124,900



12 W. Lincoln Rd. - Cottage home with nice view of lake.
Only \$77,000



20 Liberty Road - 4 BR, 3 BA
Large home (3000 sq ft) with 6.2 acres.
MLS# 1820281 • \$269,900



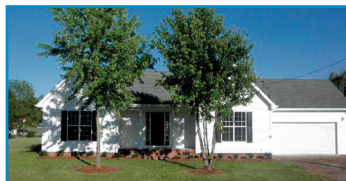
14 W. Lincoln Rd. - 3 BR, 2 BA
Lake View. 3BR, 2 BA brick with open floor plan perfect for entertaining.
MLS# 1861948 • \$194,000



42 Old Mill Way - 4 BR, 2 BA
Spacious immaculate home perfect for entertaining. Brazilian hardwood flooring, eat-in kitchen with FP and granite countertops. 3 season sunroom to die for.
MLS #1850538 • \$339,000



78 Ben Thompsen Rd. - 3 BR, 2 BA
New home on almost 2 acres with a great front porch and nice large trees.
MLS #1851436 • \$126,900



24 Parkview Dr. - 3 BR, 2 BA
New paint, flooring & stainless steel appliances.
MLS# 1822579 • \$115,000



109 Wells Lee Rd. - 3 BR, 2 BA
New home on 1 acre with vaulted ceiling, kitchen with island and extra closet in hall. Great deck in back.
MLS# 1851437 • \$99,900



604 Old Huntsville Rd. - 4 BR, 3 BA
3.8 acres, 3,000+ sq ft home, 40X60 garage/shop, near AL state line.
MLS# 1826966 • \$275,000



520 Main St. S. - 4,074 sq. ft.
Sam's Place, established Restaurant, turn key operation, staff available to transition to new owner.
MLS# 1833186 • \$342,500



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Call BERNADETTE SELPH 931-205-3866

223 3rd Ave. N. - Located within C-1 Zoning which allows business ventures (Medical Office, Accounting etc). Two Story home that features 4 BRs, formal dining area along with another dining area off the kitchen. Finished basement features a small 1/2 BA, kitchen with additional room. Please allow prior notice to show. Buyer Agent to verify important information. Sold as is. **MLS# 1797477 \$165,000**



Call BERNADETTE SELPH 931-205-3866
AFTER HOURS 931-732-5710

0 5 of US Highway 31 - This property has 2 buildings, the first building was designed for Medical Office (1440 sq ft) the second building -Professional Office (1400 sq ft) with a paved parking lot. Sold As Is. **MLS# 1840389 \$115,000**



Call BERNADETTE SELPH 931-205-3866 or
MARY-ANN-TACKETT 931-625-4665

204 Jeffery Drive - Property offers a beautiful built in swimming pool with an outside covered patio area for relaxing by the pool side. Back of home is fenced with custom built brick wall for privacy. It also features an attached 2 car garage, 4 bedrooms and 4 bathrooms. Sold As-Is. **MLS# 1810385 \$259,000**



Call KEN BENSON 931-652-2305

178 Old Huntsville Road - Beautiful brick home on large lot in country setting, close to town. Property includes large well built second building that could be used as additional residence, workshop, or commercial use. Great choice for investor or extended family. Listing realtor must be present at all showings. **MLS# 1823083 \$99,900**



Call BERNADETTE SELPH 931-205-3866
After hours 931-732-5710

111 Medium Cemetery Road - Completely renovated home located in Marshall and Lincoln County with a total of 66± acres. Located in a rural area, total privacy. Too many amenities to list in remarks. e-mail listing agent for a complete presentation package. bselph@realtracs.com **MLS# 1825035 \$589,000**



Call BERNADETTE SELPH 931-205-3866
After hours 931-732-5710

104 Hilldale Church Rd. - Well maintained beautiful Stone Exterior Home. 1560 sq. ft. with Full Basement, Three BR, Two Full BA, Two car garage attached with interior entrance to home & a detached garage & outbuilding. Appliances stay with the purchase of the home. Move in ready. Plenty of exterior & interior space for entertaining. **MLS# 1833926 \$187,000**



Call CATHY WORRILOW 931-374-5050

469 Limestone Road - Buyers Closing Assistance being offered by Sellers up to \$5000 and a 1 year home warranty on this move in ready home that offers a new metal roof, new ducting, new floor coverings, new windows throughout, potential guest house, detached garage, carport, and storm shelter. Master has Jacuzzi! 4/5 bedroom, 2 bath, and more! **MLS# 1845636 \$184,000**



Call KEN BENSON 931-652-2305

188 Hamestrung Road - Beautiful double-wide mobile home on brick permanent foundation set on 2.4 scenic acres. Home has been well kept and features 3 beds & 2 baths & large great room with gas fireplace. Master has whirlpool tub. New full length wood deck. Large detached garage/workshop. Spring feed creek and fish pond. Must see. **MLS# 1858819 \$80,000**



Call MICKEY STAFFORD 931-652-6384

324 Moore Hollow Road - Giles Co. - Country hide away that offers 30 acres 2700 sqft home 3 full baths huge master suite with whirlpool bath 2 car attached garage barn storage building 28x40 shop, hobby room could be a 4th BR **MLS# 1838300 \$350,000** Call MICKEY STAFFORD 931-652-6384



Call KEN BENSON 931-652-2305

178 Old Huntsville Road - Beautiful brick home on large lot in country setting, close to town. Property includes large well built second building that could be used as additional residence, workshop, or commercial use. Great choice for investor or extended family. Listing realtor must be present at all showings. **MLS# 1823083 \$105,900**



CALL MARY ANN TACKETT 931-625-4665

1528 Old Elkton Pike - Lots 8,9,10,11,12 Bruce Place Addition. Completely grown up but very accessible to Main Rd Old Elkton Pike. Tax card calls for 1.21 acres. **MLS# 1855482 \$12,500**



Call BERNADETTE SELPH 931-205-3866 or
MARY ANN TACKETT 931-625-4665

7540 Chestnut Ridge Road Tim's Ford - Lake Lot 5.95 acres with shared covered boat dock.. This property fronts on Hurricane Creek Tim's Ford Lake. Close commute to Winchester or back to Tullahoma Tn. Great opportunity to obtain Lake Front property with boat dock in place. **MLS# 1832199 \$349,900**



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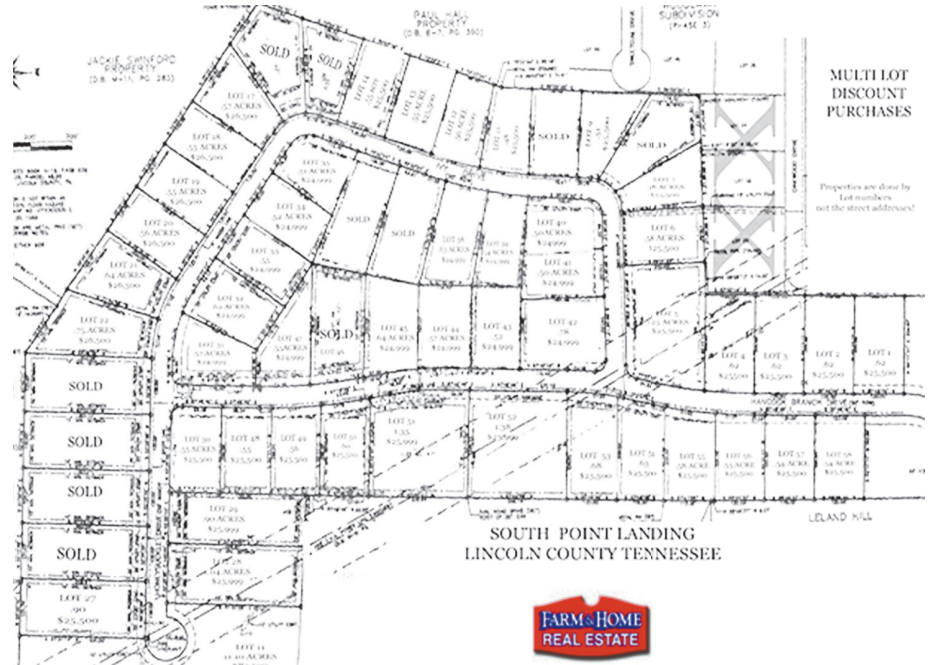
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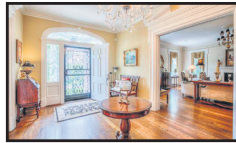
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616 Mulberry Avenue, Fayetteville
MLS#1628870 **\$705,900 (3.11 Acres)**

- Historic Fayetteville
- 1850's Restored
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- 1 Down/1 Up
- Full Basement
- Breakfast Room
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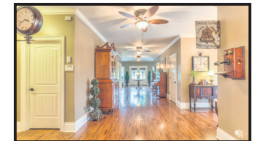
59 Hot Rock Hollow Rd., Fayetteville
MLS# 1791502 - **\$275,000**

- Rustic Historic 1830's Log Cabin
- 66+/- acres, some tillable acres, wooded hiking trails, garden area, possible homesite with pond, large deck
- Fireplace/Insert
- Tax records show 16 acres pasture and 50 acres woodland



417 Chicken Creek Rd., Frankewing, TN
MLS#1747436 - **\$1,199,000**

- Main Floor is Open Concept featuring gourmet Kitchen with Commercial Gas Stove, 2 Fireplaces
- Screened porch access the pool and spa deck overlooking a view of the land which is fenced and crossfenced
- 4 Bedrooms and 3 full baths on 2nd Floor
- Elliott Cove Farm features 128.870 Acres of Tennessee Rolling Hills, outbuildings include 2 barns, and shed
- 2 Story home featuring full basement including 5th bedroom, Game Room, Media Room, Full bath



332 Horseshoe Bend Road
MLS# 1832397 - **\$899,000**

Awesome Property Great for Primary Residence, Retreat, 2nd Home or Bed & Breakfast – Additional Land Available!
332 Horseshoe Bend Road, Linden, Tennessee

6BRs, 4-1/2BAs, 7,585sf. 2 story has basement & outdoor kitchen area. On 3.61 acres, this one of a kind property has a detached 2000SF outbuilding was the site of the old Buffalo River Canoe Rental w/full BA, dump station for RVs, shop, car storage and covered porch. text: T40254707 to 81035

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