

Showing Instructions

This property is vacant but may have horses out. Please keep cattle gate closed. This property sits on an easement starting on Sweeney Hollow Road. When you get to the end of Sweeney Hollow road, you will cross a bridge. See picture below. The gate and cattle gate is on your left side as soon as you pass the last creek and bridge. This is the easement to the property. The easement runs down along side of the creek and fence line. Once you cross the creek again, you are on the property.

Easement: A permanent easement is deeded with the property. It starts on Sweeney Hollow Road at the cattle gate and runs down the driveway along side of the creek. The easement is not tied to only this property, but no other property uses it. Non exclusive. This easement will be extended to the back portion of property the owner is keeping. Plat below shows a yellow line.

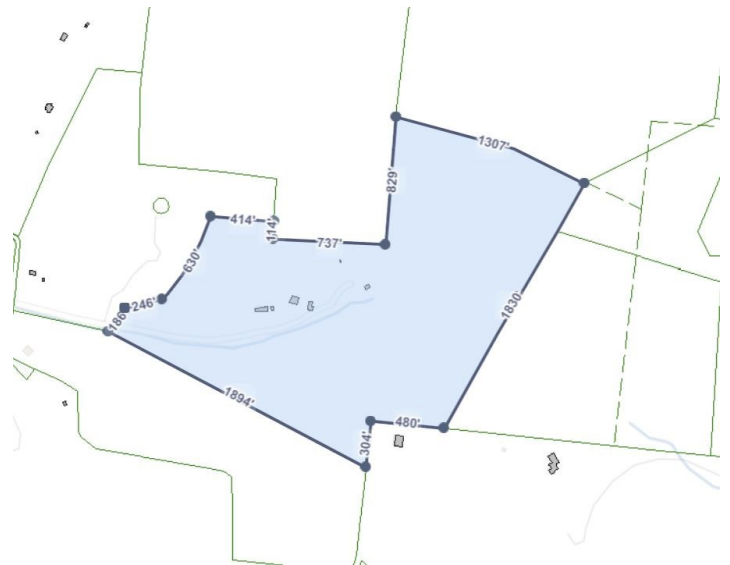
Subdividing: This 26.94 acre tract is be cut off from a larger tract. This tract has to be surveyed and recorded prior to closing. The new back property line will be dividing under the TVA Power lines. Plat below shows a red line.

Utilities: Underground electric is to the barn. A well casing is next to the barn. This needs to be made working. Owner does not know if it works. City water is at Sweeney Hollow Road on far side of bridge. No estimates have been made to the cost to get city water brought to the barn.

Barn. The barn was damaged in a storm and is being brought back to original build standards.



Cattle Gate
Easement



Gate code lock 3969