



FOR SALE

Lagrange Retreat

Lagrange, TN Family Farm and Hunting Retreat

259+/- Acres
Fayette County, Tennessee

G A Robinson Land Co. LLC is the Exclusive Agent for the property described herein. This brochure and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. G A Robinson Land Co LLC. and its agents assume no liability as to errors, omissions or investment results.

FOR APPOINTMENT PLEASE CONTACT: BERT ROBINSON

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901.526.7631 | www.garobinson.com

91 South Front Street • Suite 02 • Memphis, Tennessee 38103



Lagrange Retreat

Fayette County, Tennessee

Description

A very high quality property that offers income, hunting, fishing, along with a fully furnished and well appointed lodge. A perfect family retreat for weekends of relaxation and recreation.

Location

Less than an hour from Memphis, the property is located four miles north of Lagrange, TN on Rube Scott Rd in Fayette County, TN. This is a very desirable area for outdoorsmen. The tract borders the nationally acclaimed Ames Plantation, well known not only for its tremendous wild game populations, but also as host of the National Championship of Field Trials.

Acreage

Approximately 259+/- acres consisting of open land, stocked lake, and hardwoods, plus 45 acres of high quality farmland.

Recreation

Deer and turkeys are plentiful, the area is well known for trophy whitetails and a huge turkey population. Small game including quail abound.

Lodge

2500+ S.Ft. Lodge, 4 Br. 3.5 BA, fully furnished, stainless appliances, fireplace, screen porch, storage area for farm implements and ATVs.

Equipment

Included in the sale is a 4wd John Deere Tractor and 15' bushhog. Also included is a John Deere riding mower.

Income and Property Taxes

The farmland is leased annually for \$100 per acre. Real estate taxes are approximately \$1,700.

Conservation Easement

96.617 acres have been permanently protected by conservation easement, however, timber harvest and recreational uses are not prohibited.

Sales Price

\$995,000

Showing

To schedule a showing, please contact Bert Robinson IV

This property, the improvements, and the structures are being offered "as-is, where-is" with all faults. No warranties are made as to the condition or suitability of the property, its equipment and fixtures.

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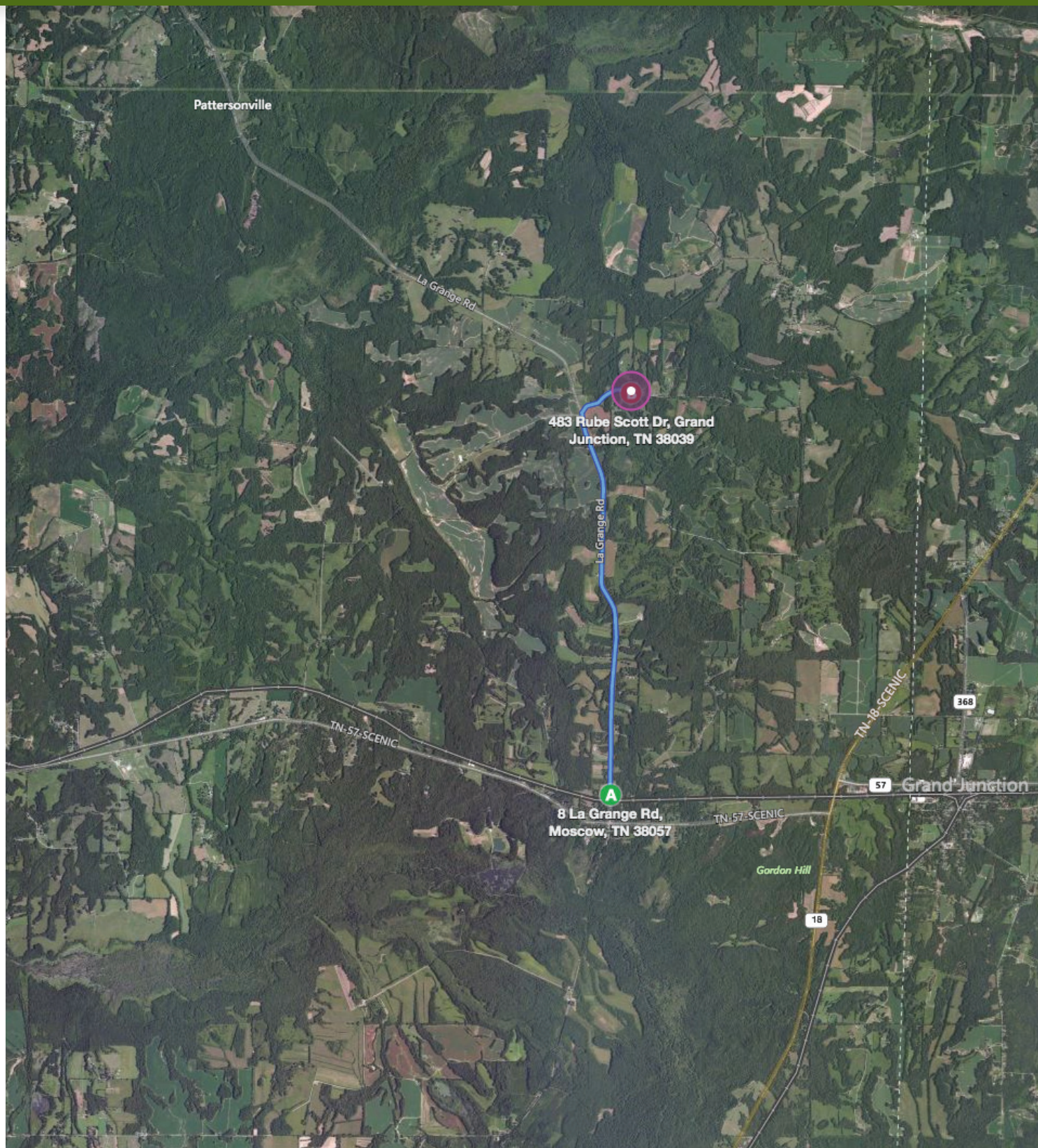
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G.A. ROBINSON
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LOCATION MAP



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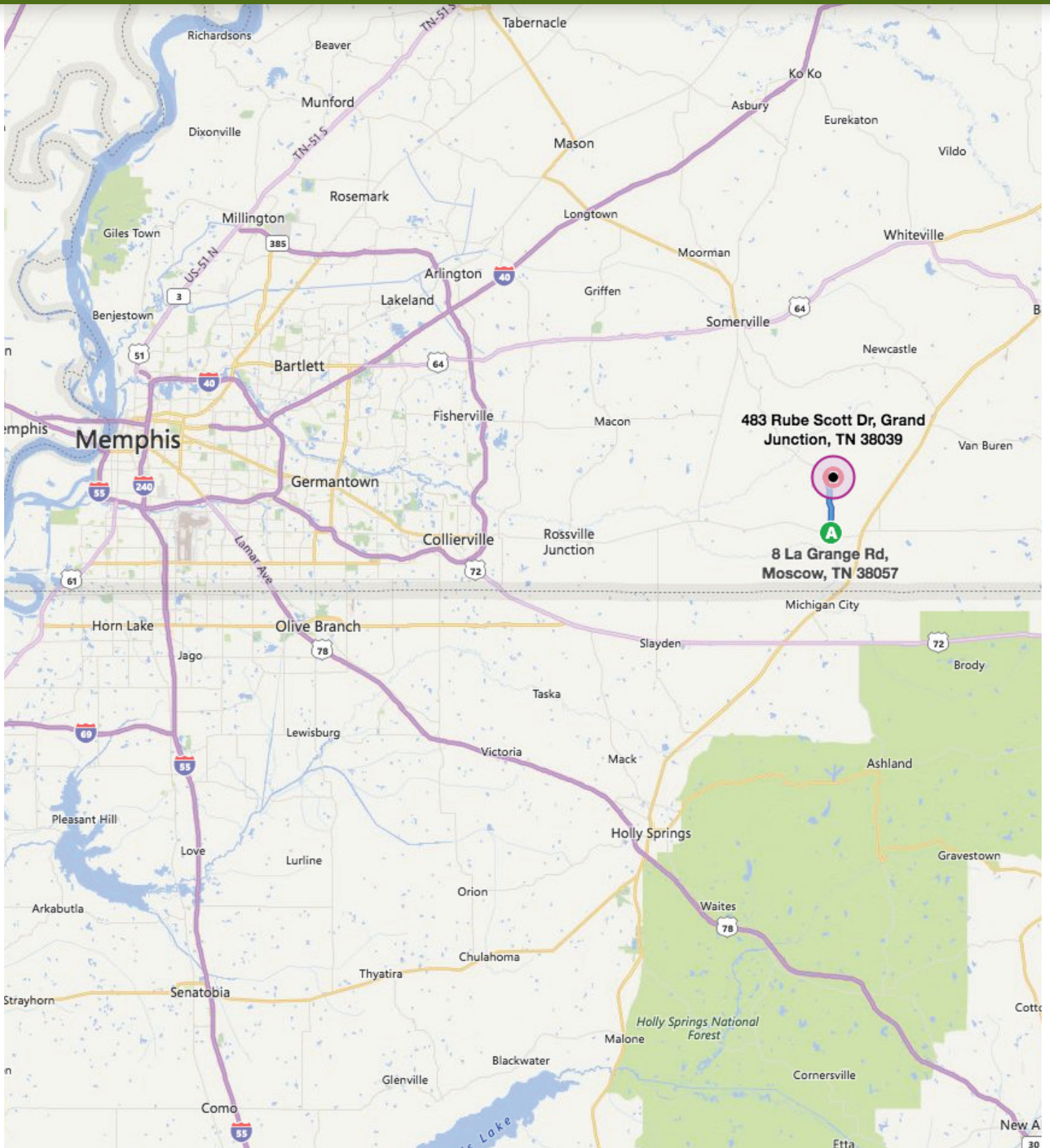
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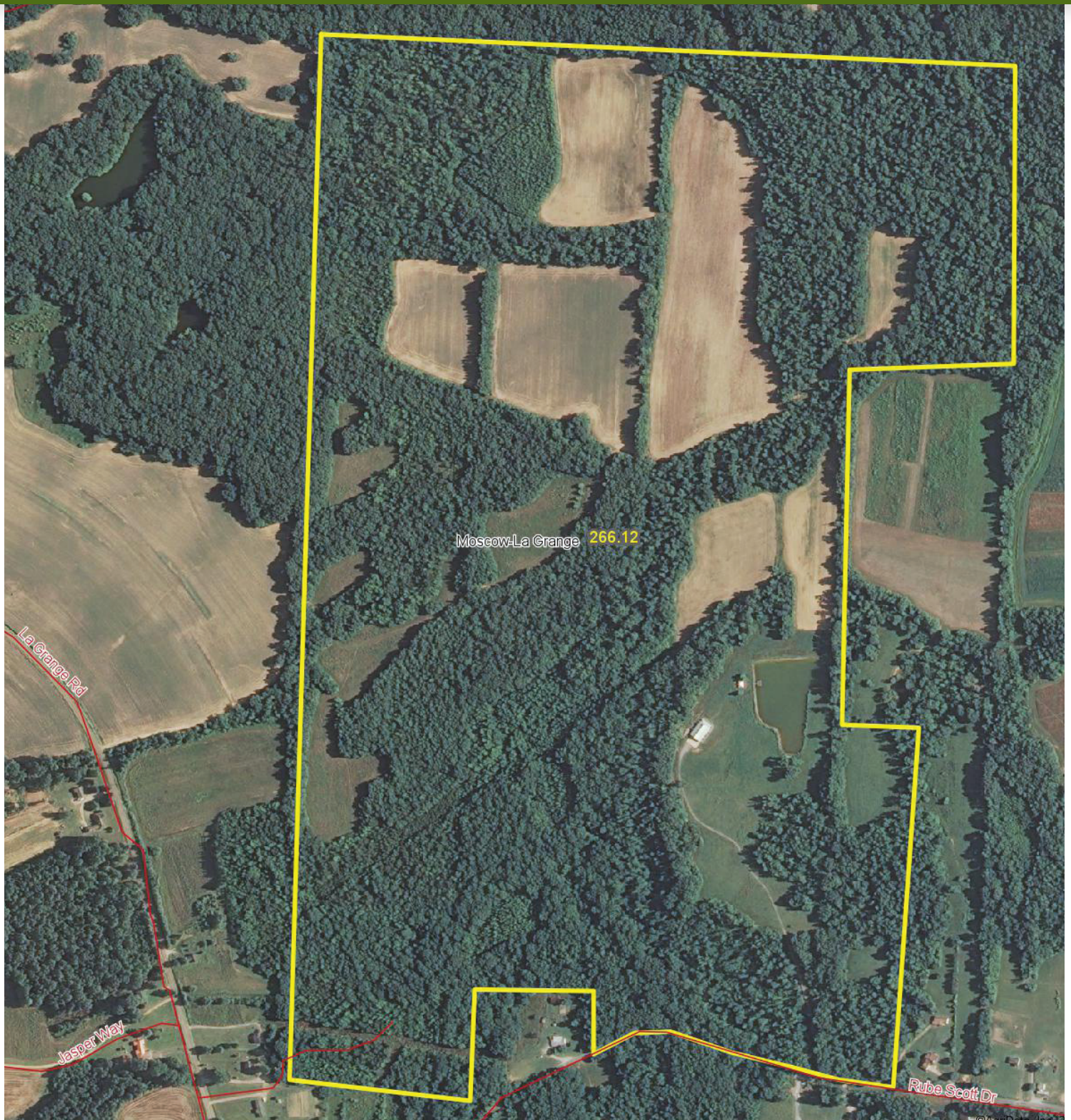


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