MOSSY OAK PROPERTIES
Land Sales, LLC
America's Land Specialist

Kimball- 423-648-1008
mop.land

97+/- acres in beautiful Warren County has over 3500 feet of frontage on two creeks.

Address: 97.61 Bates Hill Road, McMinnville, TN

Clint Carroll
(423) 648-1008 (cell)
ccarroll@mossyoakproperties.com

Acreage: 97.61
Price: $379,000
County: Warren
MOPLS ID: 50693
GPS Location: 35.7153 X -85.9485
Freshwater Fishing
Whitetail
Small Game
Residential
Farmland

97+/- acres in beautiful Warren County has over 3500 feet of frontage on two creeks, the North Prong of Barren Fork Creek and Youngblood Creek. It is partially fenced and cross fenced for livestock. 63+/- acres is in pasture and fields with the balance in native hardwoods and cedars. Come build your weekend getaway or your forever home on the ridge above the creek and enjoy the view and the wildlife while sitting on your porch. The farm is only 18 minutes from McMinnville and only an hour from several state parks such as Falls Creek Falls State Park, Savage Gulf State Park, and Edgar Evins State park.

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