

**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**  
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**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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