

1 1/2 Story Colonial Home on 75.41 Ac.

Childers Real Estate | 731-658-6232 | childersre@bellsouth.net



Property Address

1205 Ames Rd.
Hickory Valley, Tennessee 38042

Property Highlights

- Price: \$599,000.00
- Acres: 75.41
- County: Hardeman
- State: Tennessee
- Closest City: Hickory Valley
- Property Type: Horse Property, Hunting Land, Recreational Land

Property Description

- **Just 1 Hour from Memphis!!**
- **Near the Ames Plantation, Home of the National Field Trials!!**
- **75 .41 Acres** - Approximately 47 Ac. Wooded / Remainder Open
- **4.1 Acre Lake / Horse Fencing / Hunting / Barn**
- **1 1/2 Story Colonial Style Home**
- 4 Bedroom / 2 Full Baths & 2 Half Baths
- 3191 Sq. Ft. of Living Area / Double Garage / Built in 1997
- 1st & 2nd Story Roofed Front Porches overlooking Lake
- Screened Back Porch
- Conventional Foundation / Brick & Wood Exterior / Shingle Roof
- Private Well & Septic Tank / Public Electricity
- Superior Quality & Design / Hardwood Floors / High Ceilings
- Rooms - 1st Level
 - 11'5" x 13'9" Formal Dining Rm - Hardwood Floor
 - 19'11" x 18'7" Great Rm - Hardwood Floor - Fireplace
 - 15'7" x 13'1" Kitchen + 9' x 9' Eating Area - Hardwood Fl
 - 11'11" x 10'7" Utility Rm - Hardwood Floor
 - 8'1" x 6'10" Office/Guest Rm w/1/2 Bath - Hardwood Fl
 - Hall 1/2 Bath
 - 16'5 x 15'1" Master Bedr - Harwood Floor
 - Outside Entry Door to Back Porch
 - Master Bath - Tile Floor
 - 2 Closets / 2 Sinks /Jacuzzi Tub / Shower
 - 12'4" x 8'4" Sitting Rm off Master Bedroom - Carpet
- Rooms - 2nd Level
 - 14'3" x 14' Bedroom 2 - Carpet
 - 14'5" x 13' Bedroom 3 - Carpet
 - 10'5" x 10'3" Bedroom 4 - Carpet
 - Full Bath - Hardwood & Tile Floor
- **Estimated Annual Property Tax: \$1678**
- **(Sq. Footage & Tax Source: Public Record)**



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landsoftennessee.com/listing/3308974