

40 Acre Horse Farm in Hardeman County, TN

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



Property Address

4140 Mississippi Rd.
Saulsbery, Tennessee 38067

Property Highlights

- Price: \$625,000.00
- Acres: 40.00
- County: Hardeman
- State: Tennessee
- Closest City: Saulsbery
- Property Type: Horse Property, Ranches

Property Description

A HORSE LOVER'S DREAM!!! Pasture & Woods with Lake, Fenced & Cross Fenced!! Uniquely Designed Improvements Perfectly Placed on the Property!!

- Approx. 28 Ac. Open Pasture / 10 Ac. Woods / 2 Ac. Lake / Pond
- Public Electricity & Gas / Private Water & Sewage

Improvements

- **1 1/2 Story Log Home**
 - Conventional Foundation / Square Log Exterior / Metal Roof
 - Pine Floors, Walls, & Ceilings / Exposed Ceiling Beams
 - Central Heat (Gas) & Air
 - 2 Individual Living Quarters separated by a Roofed Dog Run
 - 10' x 60' Roofed Front Porch
 - 24' x 46' (4-Car) Carport
 - Built in 2006
- 1st Level
 - Property Owner's Quarters (1232 Sq. Ft.)
 - 24' x 24' Great Rm (Family-Din-Kit Combo)
 - Stone (Wood Burning) Fireplace
 - Half Bath
 - Large Pantry
 - Master Bedroom
 - Master Bath with Jacuzzi Tub & Separate Shower
 - 8' x 10' Utility Room
 - 8' x 10' Porch
 - 12' x 48' Dog Run (Roofed)
 - Guest Living Quarters (576 Sq. Ft.)
 - 24' x 24' Great Room (Family-Din-Kit Combo)
 - Stone (Wood Burning) Fireplace
 - Full Bath
 - 10' x 24' Roofed Back Porch
- 2nd Level
 - 1 Large Room (12' x 60')
 - Lots of Storage or Use as Rec Rm & Extra Sleeping Area



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Improvements

- **Garden House with Fenced Garden Spot**
 - Garden House is 14' x 24'
 - 1 Floored Room for Tools & Garden Supply Storage
 - 8' x 14' Roofed Front Porch / 8' Lean-to in Rear
 - Electricity
- **Guest House**
 - 16' x 24' / 1 Great Room
 - Kitchenette with Microwave & Refrigerator
 - Pine Floors / Wood Walls & Ceiling
 - Full Bath with Utility Closet
 - Wall Gas Heater / Window Air
 - 8' Roofed Porches
- **Outdoor Roping & Riding Area**
 - 260' x 160' Pen
 - Starting Chute for Steers & Starting Rails for Ropers
 - Return Chute across Arena from Starting Chute
 - Return Alley around Arena
 - Built-up Observer's or Judges' Stand
- **Horse Barn**
 - 44' x 48'
 - Wood Siding & Framing / Metal Roof
 - 11' Graveled Entrance to Barn
 - Doors are all 4' wide.
 - Office (16' x 12') with Full Bath
 - Wash Room for Horses
 - Tack Room (Can store Tack & 4 bales of Hay.)
 - Other Side of Barn has four 12' x 12' Stalls
 - Kick Board all Around
 - 16' Lean-to on 3 Sides of Barn
 - Stairs to Hay Storage on 2nd Level Hay Loft
 - Can Store up to 150 Bales of Hay
 - Lane from Barn around Arena to Other Pastures
- **Shop**
 - 30' x 40' Wood Siding / Wood Framed / Metal Roof
 - 16' Lean-to on both Sides / 16' x 30' Roofed Front Porch
 - Concrete Floor / 12' Ceiling / Electricity
 - Insulated / Wood Heater / 5-Stack Gas Heater
- **Storage Building (12' x 40')**
- **Loafing Shed for Horses in Front Pasture (24' x 12')**
- **Caretaker's Home**
 - Can be used as Guest House
 - Siding Exterior / Convention Foundation / Shingle Roof
 - 1 Story / 1056 Sq. Ft. of Living Area / Built in 1980
 - 5 Stack Gas Wall Heater / Window Air
 - 8' x 6' Front Roofed Porch / Rear Deck
 - Rooms
 - 23'4" x 22'1" Family-Din-Kit Combo
 - 2 Bedrooms
 - Bath with Utility Closet - Tile Floor

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- 110 Air Conditioners in both Bedrooms
- **Lake with Dock & Walk Out Pier**
- **Orchard**

- *Estimated Annual Property Tax: \$1745 (Source: Public Record)*
- *(Sq. Footage & Dimension Sources: Public Record & Owner)*

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