

294 Highway 307 E, Athens TN

Feature List

- Utilities from Athens Utility Board – Power, Gas, Water
- Security Light from AUB (optional)
- 48 x 32 shop with power with two 11 foot roll up doors and tractor shed
- Approximately 40 acres in hayfields
- Year-round creek on property
- Wire/wood fencing & gated
- McMinn County Taxes \$665.55 (Green belt status)
- Pella windows – double paned, insulated & tiltable
- Brick & Hardie board siding
- Updates in past 5 years include: Roof, windows, heat/air up & down, gutters, granite, appliances, water heater, Master bathroom
- Hardwood floors
- Wood-burning fireplace in LR and woodstove in basement