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#604

AUCTION

CUMMINS MILL FALLS

186± ACRE FARM • COOKEVILLE, TENNESSEE

SATURDAY, MAY 15

REGISTRATION: 3 PM • AUCTION: 4 PM

An incredibly beautiful waterfall, which drops 80± feet into Blackburn Fork Creek, lies hidden in the fertile woodlands of this 186±-acre farm in the Cumberland Plateau town of Cookeville. A property with immense development potential, Cummins Mill Falls Farm boasts 5,000± feet of waterfront, providing a pristine setting for numerous homesites. The sprawling acreage also offers an unspoiled habitat for deer, turkey and other wildlife.

While listening to the sound of water rushing over Cummins Mill Falls is a favorite way to relax, the property lends itself to hunting, hiking, mountain biking and horseback riding. Nature's untamed beauty is displayed throughout this gated spread, with its open fields of wild flowers and dense forests of oaks, pines, hemlocks and rhododendrons. Main roads have been cleared and graded, allowing easy access to explore Cummins Mill Falls Farm.

Only 11 miles north of Interstate 40, Cookeville is convenient to Nashville, Knoxville, and Chattanooga. Home to Tennessee Technological University, this Highlands of Tennessee community is surrounded by an abundance of opportunities — golf courses, art galleries, charming restaurants, quaint shops, local lakes and state parks.



HIGHLIGHTS

80± FT. WATERFALL

5,000± FT. WATERFRONT

Woodlands • Open Fields • Teeming with Wildlife

• Cleared & Graded for Roads • Frontage on Cummins Mill Rd. and Blackburn Fork Rd. • Power & Water (Fire Hydrant on Property)

SELLING IN TRACTS

CONVENIENT TO

NASHVILLE & KNOXVILLE

UNLIMITED DEVELOPMENT

POTENTIAL

DIRECTIONS

FROM I-40, take Exit 280 toward Baxter. Drive 7 7/10 miles north on TN-56/Baxter Rd. Turn right onto TN-290 and drive 9/10 mile. Turn left onto Cummins Mill Rd. and drive 2 9/10 miles. Turn left onto Blackburn Fork Rd. and drive 3/10 mile to entrance of property on left.

TERMS: LOTS 1-8 — 10% down with \$2,500 per lot being in business check, personal check or certified funds; **TRACTS 9-15** — 10% down with \$10,000 per tract being in business check, personal check or certified funds; **ENTIRETY** — 10% down with \$50,000 being in business check, personal check or certified funds. Closing in 30 days. **AUCTION SITE:** The auction will take place at the property at the intersection of Blackburn Fork Rd. and Cummins Mill Rd. **PRE-SALE INSPECTION:** Property is available for viewing daily by appointment from 10 a.m. to 6 p.m. beginning May 1. **BROKER PARTICIPATION:** Broker Participation welcome subject to certain guidelines. Call 1-888-465-1568. **FOR MORE INFORMATION:** Call 1-888-465-1568 or (256) 547-3434. Beginning May 1, call on site, (256) 504-5201 or (256) 504-6858.