



\$94,900 \$7,345/acre **For Sale**
0 Lost Creek Farm Dr Lot 1 & 2
Decaturville, TN 38329
12.920 Acres
Directions: From Nashville, I-40W to US-641S go left, N Pleasant St go left, TN-100 go left 2.6 miles to Lost Creek Farm Dr (no sign) go left, turn left at fork in dirt road, property is down on the right...my sign is at the property entrance.

MLS	3218033
Status	Active
County	Decatur County, TN
Development	N/A
Zoning	Resi
Type	Unrestricted Lot
Annual Taxes	\$342
Days On Market	0
Source	Realtracs

Public Remarks: Two parcels for sale as one totaling 12.92± acres of wooded property 3 miles from Tennessee River. Build your dream home (4-bedroom TDEC septic permit), well estimate from Gentry (just expired but can be used for ballpark estimates), utility company provides 3 power poles free (buyer to verify), and no restrictions! Whether you're looking to build a full-time residence, create a private getaway, establish a hobby farm, or secure land for the future, this property offers the flexibility and setting to bring your vision to life.

Private Remarks: Buyer and buyer agent to verify any and all information regarding everything, including schools, water, power, septic, restrictions, etc. Call David Martin for directions and information: 615.513.2101. Use GPS: 2447 Hwy 100, Decaturville, TN and turn left after property onto unmarked road (Lost Creek Farm Dr.) Address: 510 Lost Creek Farm Dr. has been established with E911. Parcel ID/Tax ID for both lots: (062 060.06 + 062 060.07)

LOT			
Acres	12.92 / Tax Record	Road Frontage	263 / County
Lot Features	Level, Wooded	Road Surface	Dirt
Lot Number	1 & 2		

BUILDINGS AND EQUIPMENT	
Buildings	No Buildings
Sale Includes	Land Only

UTILITIES	
Water & Sewer	No Water / Septic Tank

FEATURES	
No listing data available	

COMMUNITY	
Association	No HOA
Restrictions	None

SCHOOLS	
Elementary	Decaturville Elementary
Middle	Decatur County Middle School
High	Riverside High School

OFFICE AND SHOWING INFORMATION			
List Agent	David Martin / (615) 513-2101	Showing Info	Schedule Showing <i>powered by Realtracs</i>
List Office	Benchmark Realty, LLC / (615) 991-4949		

CONTRACT INFO			
Listing Detail	Exclusive Right To Sell / Standard	List Date	5/20/26
Deed Book / Page	392/393 / 1151/795	Expire Date	5/31/27
Possession	Date of Deed	Original List Price	\$94,900