



387.857 Acres in 7 Tracts on Hwy 57 in **Hardeman County, TN (7)** 



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## **Auction Sales Map**





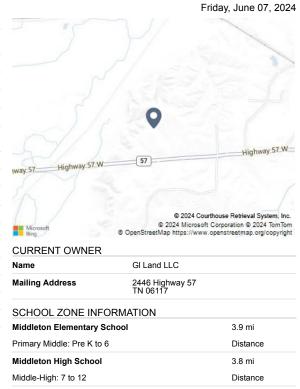
# Tax Information for Portion | | McLEMORE of Property 1



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LOCATION	
Property Address	Highway 57 TN
Subdivision	
County	Hardeman County, TN
PROPERTY SUMMAF	RY
Property Type	Farm
Land Use	Undeveloped And Unused Land Area
Improvement Type	
Square Feet	
GENERAL PARCEL IN	NFORMATION
Parcel ID/Tax ID	173 022.00
Special Int	000
Alternate Parcel ID	
Land Map	173
District/Ward	06
2020 Census Trct/Blk	9505/2
Assessor Roll Year	2023



#### SALES HISTORY THROUGH 05/17/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
3/14/2024	\$458,195	GI Land LLC	Easterling Holly S & Simpson Timothy G	Warranty Deed		124/59 237693
10/23/2023		Easterling Holly S & Simpson Timothy	G Ford Peggy S & Neely Jane S	Quit Claim Deed	3	121/722 236010
6/13/2011		Simpson Timothy Goodell And Holly Simpson Easterli	Simpson Francis L Jr Etals	Will Book	11	7/209
12/31/1999		Simpson Francis L Jr Etals %Jane S Neely			10	Y16/225

#### TAX ASSESSMENT

**Table of Contents** 

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2023	Assessment Year	2023		
Appraised Land	\$363,400	Assessed Land		Hardeman	1.8102
Appraised Improvements		Assessed Improvement	nts		
Total Tax Appraisal	\$363,400	Total Assessment	\$90,850		
		Exempt Amount			
		Exempt Reason			
TAXES					

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Tax Year	City Taxes	County	Taxes		Total Ta	ixes
2023		\$1,644.	57		\$1,644.	57
2022		\$397.80			\$397.80	
2021		\$397.80			\$397.80	)
2020		\$397.80			\$397.80	)
2019		\$397.80			\$397.80	1
2018		\$397.80			\$397.80	
2017		\$397.80			\$397.80	1
2016		\$383.78			\$383.78	
2015		\$383.78			\$383.78	<b>I</b>
2014		\$383.78			\$383.78	1
2012		\$376.25			\$376.25	j
MORTGAGE HI	STORY					
No mortgages were	e found for this parcel.					
No Buildings were	HARACTERISTICS: BUILDING found for this parcel.					
	IARACTERISTICS: EXTRA FEATURE	S				
No extra features w	vere found for this parcel.					
PROPERTY CH	IARACTERISTICS: LOT					
Land Use	Undeveloped And Unuse Area	ed Land	Lot	Dimensions		
Block/Lot			Lot	Square Feet		8,333,430
Latitude/Longitud	<b>e</b> 35.049785°/-88.830625°		Acı	eage		191.31
Туре	Land Use	Un	its	Tax Assessor	Value	
Woodland 2		158	3.74	\$69,211		
Woodland 2		23		\$11,684		
Nonproductive		9.5	7 Ac	\$960		
PROPERTY CH	IARACTERISTICS: UTILITIES/AREA					
Gas Source			Road T	/pe		State Highway
Electric Source	Public		Topogr	aphy		Rolling
Water Source			District	Trend		Stable
Sewer Source			Special	School District 1		
Zoning Code			Special	School District 2		
Owner Type						
LEGAL DESCR	IPTION					
Subdivision			Plat Bo	ok/Page		
Block/Lot			Distric	/Ward		06
Description						
INTERNET ACC	CESS					
courtesy of Fiberh	nomes.com					
FEMA FLOOD 2	ZONES					
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Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
Х	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47069C0400C	09/28/2007
Α	High		Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.		09/28/2007

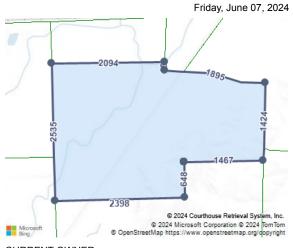




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LOCATION	
Property Address	N Of Highway 57 TN
Subdivision	
County	Hardeman County, TN
PROPERTY SUMMARY	Y
Property Type	Farm
Land Use	Agriculture And Related Activities
Improvement Type	
Square Feet	
GENERAL PARCEL IN	FORMATION
Parcel ID/Tax ID	173 022.05
Special Int	000
Alternate Parcel ID	
Land Map	173
District/Ward	06
2020 Census Trct/Blk	9505/2
Assessor Roll Year	2023



CURRENT OWNER	
Name	Easterling Holly S Simpson Timothy G
Mailing Address	34 Raven Rd Landrum, SC 29356-3127

SCHOOL ZONE INFORMATION	
Middleton Elementary School	3.6 mi
Primary Middle: Pre K to 6	Distance
Middleton High School	3.5 mi
Middle-High: 7 to 12	Distance

#### SALES HISTORY THROUGH 05/17/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/23/2023		Easterling Holly S & Simps	on Timothy G Ford Peggy S & Neely Jane	SQuit Claim Deed	3	121/722 236010
6/13/2011		Simpson Timothy Goodell I Neely	Etals %Jane SSimpson Francis L Jr Etals %Jane S Neely	Will Book	11	7/209
12/31/1999		Simpson Francis L Jr Etals Neely	%Jane S		10	Y16/225
TAX ASSESS	SMENT					

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2023	Assessment Year	2023		
Appraised Land	\$239,600	Assessed Land		Hardeman	1.8102
Appraised Improvements		Assessed Improveme	nts		
Total Tax Appraisal	\$239,600	Total Assessment	\$59,900		
		Exempt Amount			
		Exempt Reason			

TAXES				
Tax Year	City Taxes	County Taxes	Total Taxes	

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	Flood Risk	BFE	Description				FIRM Pan	- LID	FIRM Panel Ef
FEMA FLOC	berhomes.com								
INTERNET									
Description		Wbi Pg	g472 Dt010886						
Block/Lot					District/W	ard		06	
Subdivision					Plat Book	/Page			
LEGAL DES	CRIPTION								
Owner Type									
Zoning Code					Special School District 2				
Sewer Source		Individua	ıl		Special Sc	hool District 1			
Water Source		Individua	ıl		District Tre	-		Stable	
Electric Source	e	Public			Topograph			Rolling	-
Gas Source	CHARACTER	101105: 011	LITIES/AKEA		Road Type			Private/Non	e.
	CHADACTES	NOTICO: UTI	LITIEO/ADEA			, ·			
Woodland 2				71		\$30,956			
Woodland 2				111		\$56,388			
Type Nonproductive		La	nd Use	<b>Uni</b> 10	ıs	Tax Assessor \ \$1,000	vaiue		
	inaut			11. *		_	Malue.	102	
Block/Lot Latitude/Longitude 35.055602°/-88.833263°				Lot Square Feet Acreage			8,363,486		
Land Use		Agricult	ture And Related Activi	ities		mensions		0.000.404	
	CHARACTER								
No extra featur	es were found for	this parcel.							
			TRA FEATURES						
No Buildings w	ere found for this	parcel.							
PROPERTY	CHARACTER	ISTICS: BUI	LDING						
	were found for thi	is parcel.							
MORTGAGE	E HISTORY								
2012				411.25			\$411.2		
2013				419.48			\$419.4		
2016				419.48 419.48			\$419.4 \$419.4		
2017				429.68			\$429.6		
2018				429.68			\$429.6		
2019				429.68			\$429.6		
2020			\$-	429.68			\$429.6	8	
2021			\$4	429.68			\$429.6	8	
2022			\$4	429.68			\$429.6	8	

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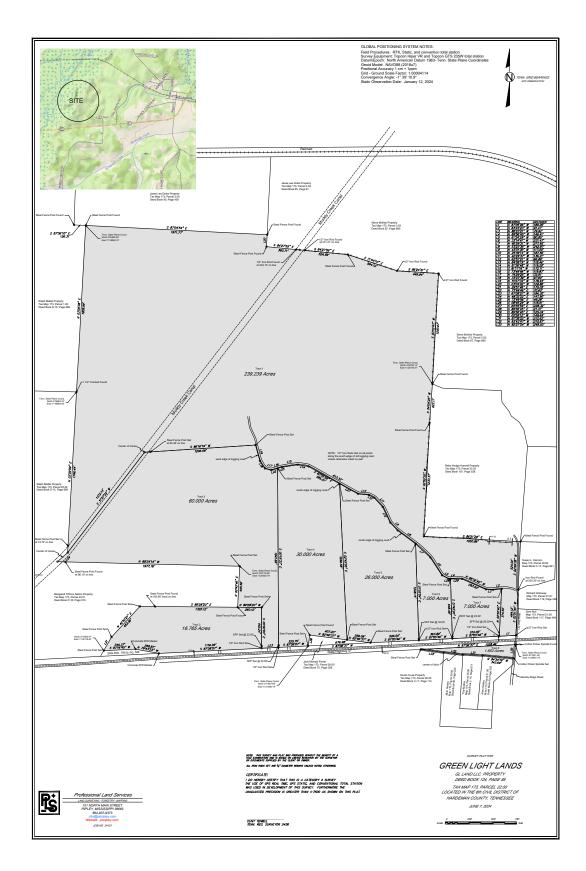
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X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47069C0400C	09/28/2007



### Survey







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## **Survey with Aerial**





