



ACTIVE · SET PRICE

Goldfinch 1293

± 154 Acres | Morgan County | Tennessee | Near Sunbright

Goldfinch 1293 Coon Creek

PRICE	PRICE / ACRE	ACREAGE
\$423,500	\$2,750	± 154

PROPERTY OVERVIEW

Nice secluded ±154-acre wooded tract in Northwest Morgan County, Tennessee. The timber was harvested and planted with Loblolly Pine around the year 2000. The forest now comprises a mix of loblolly pine, natural white pine, and mixed Hardwoods approximately 25 years old. Topography is gently to moderately sloped with a mix of aspects. One drainage offers good potential for a pond site, and two large perennial creeks border the tract. Nice secluded site for homesite and recreation. Abundant wildlife population. The status of the mineral ownership is unknown...

PROPERTY DETAILS

TYPE

Acreage Estates (Turkey) · Development (Home/Cabin site) · Recreation (ATV-UTV) · Timberland (Merchantable Pine Plantation)

ACCESS

Paved Road

UTILITIES

Telephone · Public Water

WATER FEATURES

Creeks / Streams

VIEWS

Timber

IMPROVEMENTS

Roads · Gate

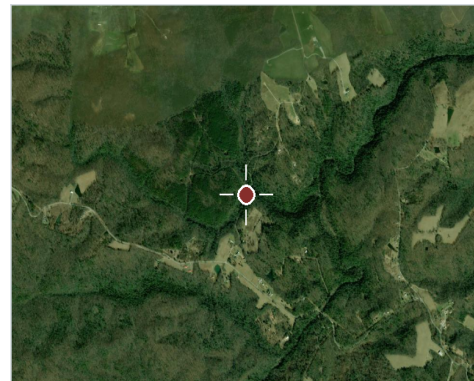
COUNTY TAX PARCEL IDS

Map 011Parcel 023.00

DOCUMENTS INCLUDED

Topo · Aerial · COA

LOCATION



Morgan County, Tennessee



Neil Owens

Broker In Charge, TN

O: 865.567.4583

neil.owens@afmforest.com

Principal Broker: Jake Almond (Tennessee)

SCAN TO VIEW



Property Photos

Goldfinch 1293 · Morgan County · Tennessee · Near Sunbright

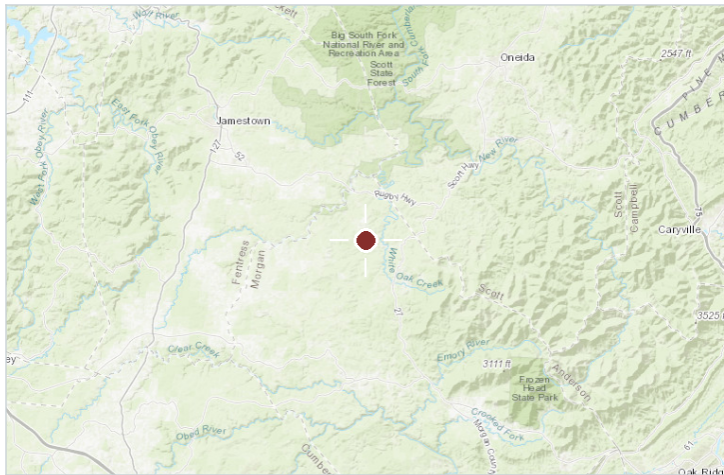


Location & Access

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Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



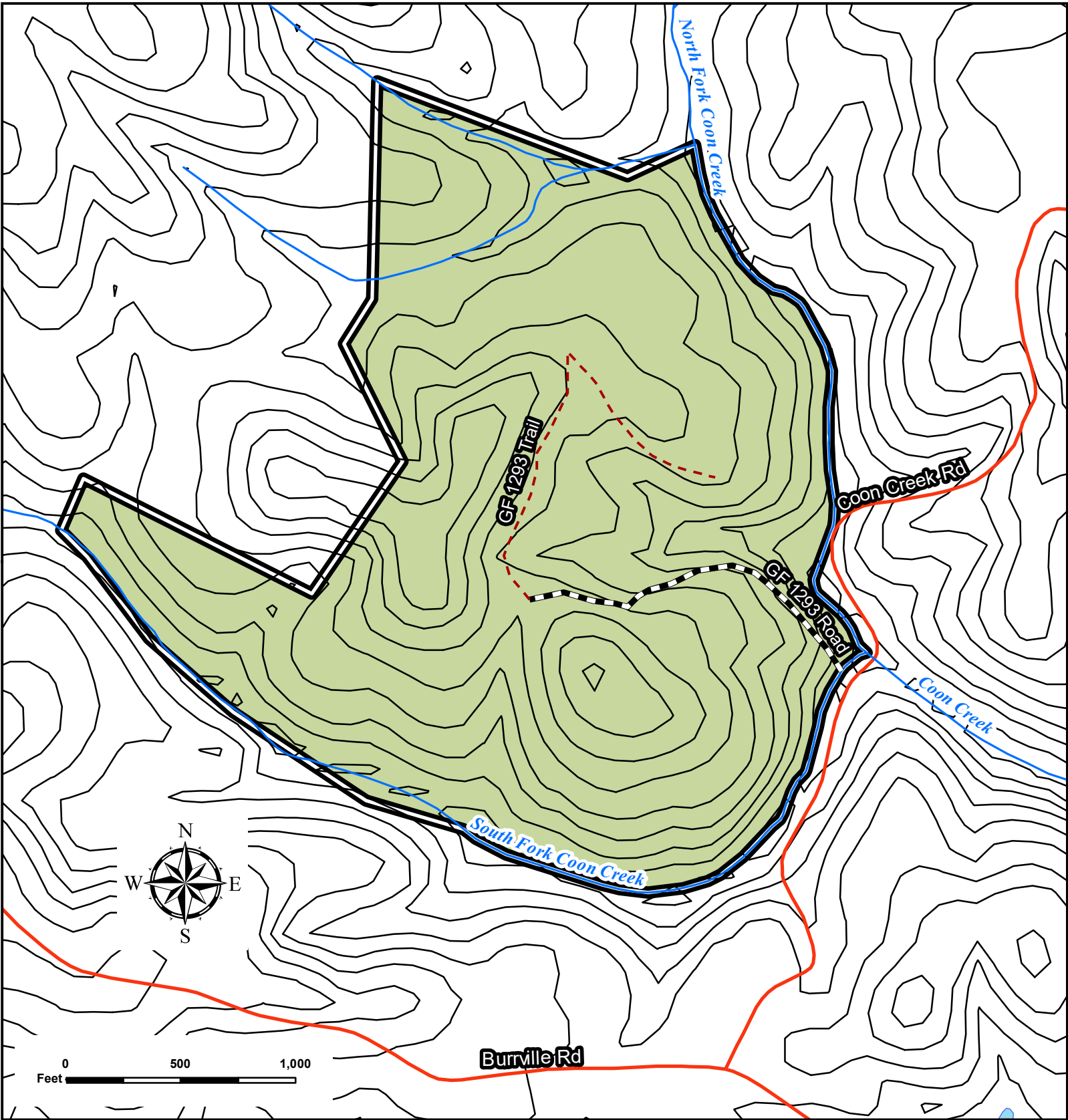
Regional locator

COUNTY & STATE
Morgan County, Tennessee

NEAREST CITY
Sunbright

APPROXIMATE CENTRE
36.29412, -84.71081

COUNTY TAX PARCEL IDS
Map 011Parcel 023.00



Tract Map

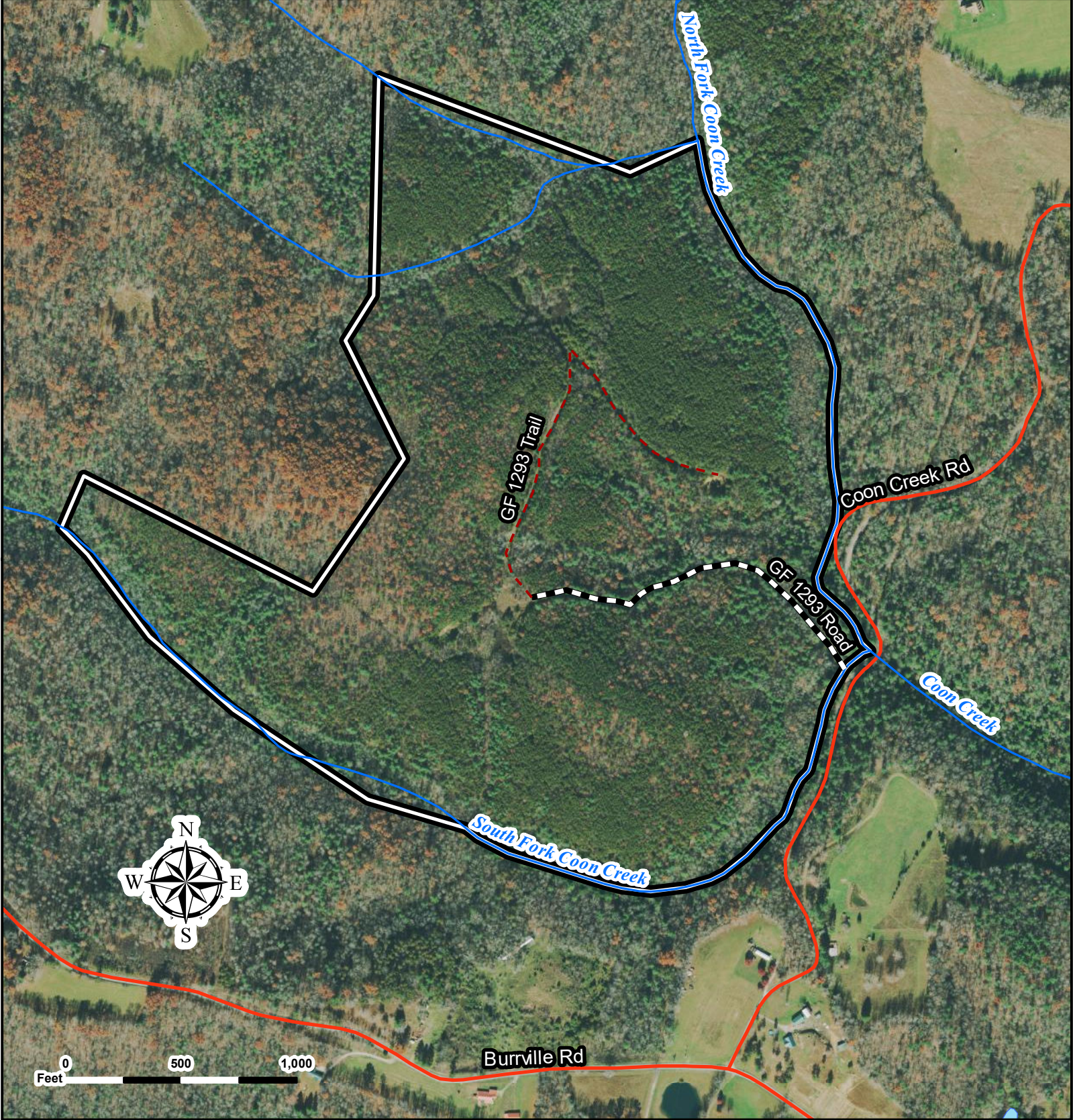
Owner:	Goldfinch LLC
Tract	1293
State:	Tennessee
County:	Morgan
Acres:	153.7 +/-



Goldfinch Boundary



AFM
REAL ESTATE



Tract Map	
Owner:	Goldfinch LLC
Tract	1293
State:	Tennessee
County:	Morgan
Acres:	153.7 +/-

 Goldfinch Boundary



CONFIRMATION OF AGENCY STATUS

Every real estate licensee is required to disclose his or her agency status in a real estate transaction to any buyer or seller who is not represented by an agent and with whom the Licensee is working directly in the transaction. The purpose of this Confirmation of Agency Status is to acknowledge that this disclosure occurred. Copies of this confirmation must be provided to any signatory thereof. As used below, "Seller" includes sellers and landlords; "Buyer" includes buyers and tenants. Notice is hereby given that the agency status of this Licensee (or Licensee's company) is as follows in this transaction:

The real estate transaction involving the property located at:

Various Tracts Morgan, Scott, Hamilton Counties East Tennessee
PROPERTY ADDRESS

SELLER NAME: Goldfinch Timber, LLC
LICENSEE NAME: Jake Almond

BUYER NAME: _____
LICENSEE NAME: _____

in this consumer's current or prospective transaction is serving as:

in this consumer's current or prospective transaction is serving as:

☐ Transaction Broker or Facilitator.
(not an agent for either party).

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(not an agent for either party).

☐ Seller is Unrepresented.

☐ Buyer is Unrepresented.

☒ Agent for the Seller.

☐ Agent for the Buyer.

☐ Designated Agent for the Seller.

☐ Designated Agent for the Buyer.

☐ Disclosed Dual Agent (for both parties),
with the consent of both the Buyer and the Seller
in this transaction.

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with the consent of both the Buyer and the Seller
in this transaction.

This form was delivered in writing, as prescribed by law, to any unrepresented buyer prior to the preparation of any offer to purchase, OR to any unrepresented seller prior to presentation of an offer to purchase; OR (if the Licensee is listing a property without an agency agreement) prior to execution of that listing agreement. This document also serves as confirmation that the Licensee's Agency or Transaction Broker status was communicated orally before any real estate services were provided and also serves as a statement acknowledging that the buyer or seller, as applicable, was informed that any complaints alleging a violation or violations of Tenn. Code Ann. § 62-13-312 must be filed within the applicable statute of limitations for such violation set out in Tenn. Code Ann. § 62-13-313(e) with the Tennessee Real Estate Commission, 710 James Robertson Parkway, 3rd Floor, Nashville, TN 37232, PH: (615) 741-2273. This notice by itself, however, does not constitute an agency agreement or establish any agency relationship.

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Chris L. Math 1/3/2025
Seller Signature Date

Buyer Signature Date

Seller Signature Date

Buyer Signature Date

Jake Almond 1/2/25
Listing Licensee Date

Selling Licensee Date

AFM Real Estate 1/2/25
Listing Company

Selling Company

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