



PARCEL REVIEW

DUE DILIGENCE REPORT

Parcel Information

Owner Name:	FUENTES MIGUEL A ETAL
Assessor's Parcel Number:	025-003.10 (025 00310 000)
Property Address:	B J Woodson Lane, Clifton, TN, 38425
County, State:	Hardin, TN
Subdivision:	Ross Creek Ridge Phase 4
Lot Number:	88
Legal Description:	Ross Creek Ridge Phase 4 Pb 7 Pg 140 Lot 88
TRS:	N/A
Parcel Size:	20.08 acres
Terrain Type:	Steep Slope, Rolling, Wooded
Lot Dimensions:	1310 ft N 1740 ft S 1045 ft W
Elevation:	540 ft - 700 ft
Flood Zone / Wetlands:	No Flood Zone / Minimal Wetlands Present
Notes:	See deed attached for complete legal description.

Location & Access Information

Google Map Link:	https://maps.app.goo.gl/iH9AtD46RKjFWkwD9
GPS Coordinates (Center):	35.3500, -88.0221

GPS Coordinates (4 corners):	35.3510, -88.0192 NE 35.3486, -88.0241 SW 35.3514, -88.0236 NW
City or County Limits:	County
School District:	Hardin county school district
Access To Property:	B J Woodson Lane
Road Type:	Dirt
Who Maintains Roads:	Private
Closest Highways:	US-641 ; US-64 ; TN-128
Closest Major City:	Nashville, Tennessee, 2 hr 12 min (118 miles)
Closest Small Town:	Clifton, Tennessee, 15 min (6.5 miles)
Closest Gas Station:	Marathon Gas, 2301 Billy Nance Hwy, Clifton, TN 38425, 14 min (5.5 miles)
Nearby Attractions:	Tennessee River Museum, 495 Main St, Savannah, TN 38372, 36 min (25.4 miles) Shiloh National Military Park, 1055 Pittsburg Landing Rd, Shiloh, TN 38376, 47 min (34.7 miles) Shiloh Tours and Museum, 1115 TN-22, Shiloh, TN 38376, 51 min (38.0 miles) Mousetail Landing State Park, 3 Campground Rd, Linden, TN 37096, 55 min (38.8 miles) Lewis County Museum, 108 E Main St, Hohenwald, TN 38462, 58 min (37.8 miles)
Notes:	N/A
Tax Information	
Assessed Taxable Value:	\$6,475
Assessed Actual Value:	\$25,900
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$113
Notes:	Taxes are current through 2025.

Zoning & Restriction Information

Zoning / Property Use Code:	Per County, No Zoning Per CC&R's, Residential
What can be built on the property?	Per CC&R's, One Single Family Dwelling, Site Built Only (1400 sq ft min), building plans must be approved.
Time limit to build?	Per CC&R's, Construction should be completed within 1 year once commenced.
Is camping allowed?	Per CC&R's, Yes, but limited.
Camping restrictions if any:	Self-contained recreational vehicles will be allowed on an Owner's property for not more than 30 consecutive days and no more than 90 days in a calendar year.
Are RV's allowed?	Per CC&R's, Yes, but limited.
RV restrictions if any:	Self-contained recreational vehicles will be allowed on an Owner's property for not more than 30 consecutive days and no more than 90 days in a calendar year.
Are mobile homes allowed?	Per CC&R's, Not allowed.
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per CC&R's, Not allowed as a primary dwelling (1,400 sq ft min), may be allowed as an ADU.
Tiny home restrictions if any:	Would need to meet code, placement requirements and have access to utilities.
Are short term vacation rentals allowed?	Per CC&R's, Yes, there is a 1 week minimum rental requirement.
Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	Yes, Ross Creek Ridge HOA, https://rosscreekridge.weebly.com/
HOA / POA dues, if any:	Per CC&R's, \$300 Annually (Unconfirmed)
Subdivision CC&R Availability:	See attached.
CC&R Information:	Obtained via HOA website.
Deed Availability:	See attached.
Deed Information:	Book / Page: 459 / 56 (Deed)
Notes:	This parcel is outside the city limits and county has no zoning. Please see CC&R's attached.

Utility Information	
Water?	Would require a well.
Sewer / Septic?	Would require a septic system.
Electric?	Contact Tennessee Valley Electric Co-Op (931) 722-5441
Gas?	Would require propane, contact Suburban Propane (931) 722-7164, etc.
Waste?	Would require a private hauler or visit nearby convenience center.
Notes:	Well and septic required, power at road.
County Contact Information	
County Website:	https://www.hardincogov.com/
Assessor Website:	https://assessment.cot.tn.gov/TPAD
Treasurer Website:	https://www.hardincogov.com/hardin-county-trustee/
Recorder Website:	https://www.hardincogov.com/register-of-deeds-office/
GIS Website:	https://tnmap.tn.gov/assessment/#/parcel/036025+++00310
Zoning Link:	N/A
Phone number for Planning Dept:	N/A
Phone number for Recorder:	(731) 925-4936
Phone number for Treasurer:	(731) 925-8180
Phone number for Assessor:	(731) 925-9031
City Website:	N/A
Phone number for City:	N/A
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