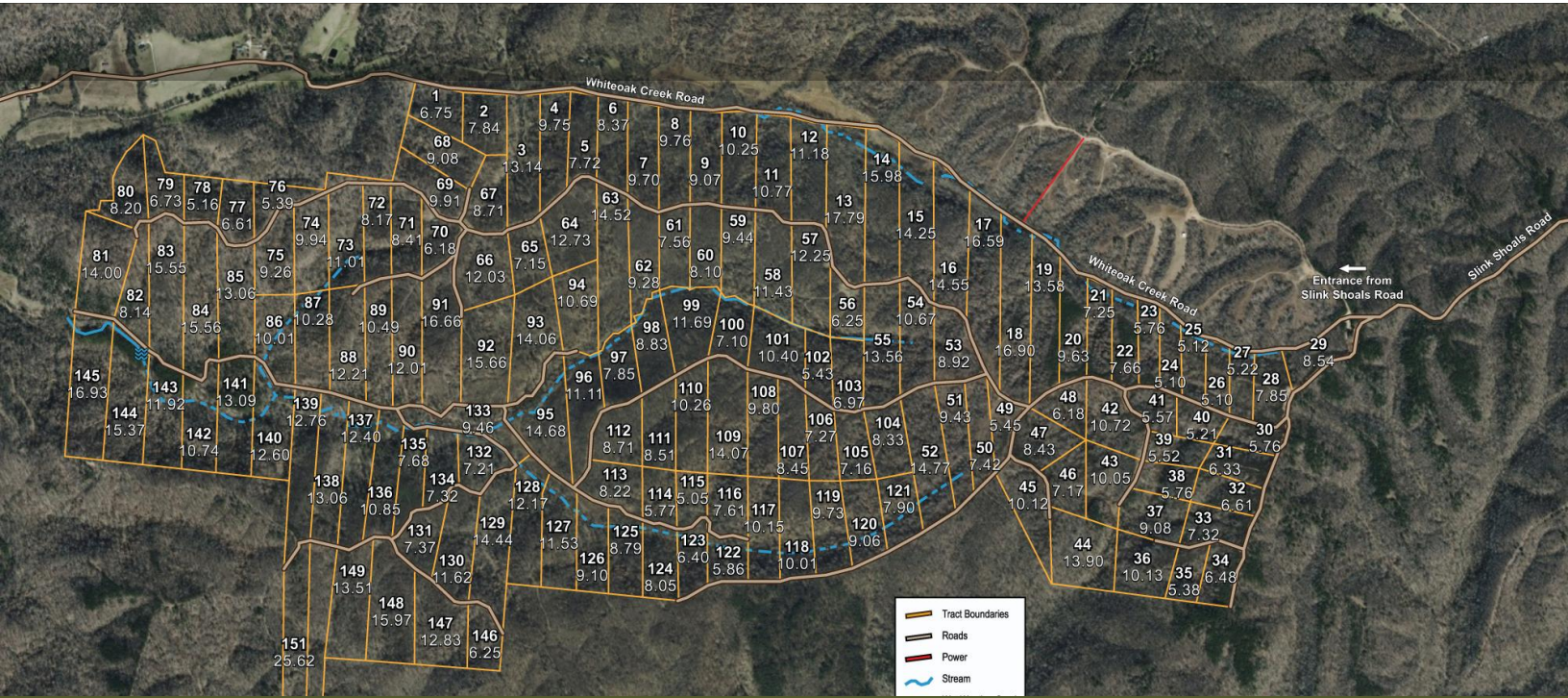


# BIG WHITE OAK

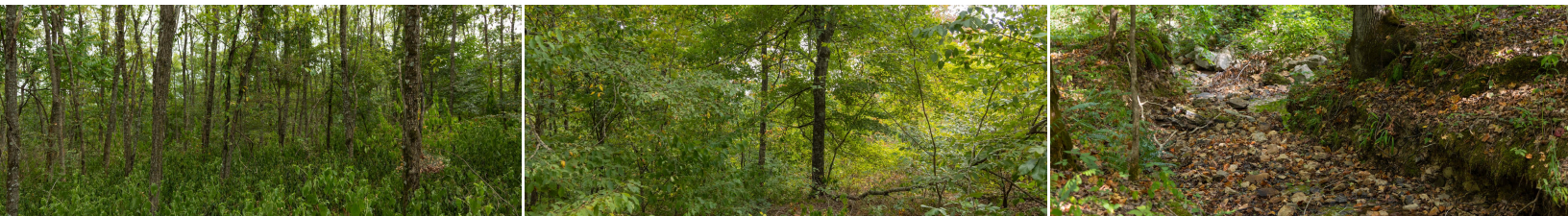
Clifton, Perry County, Tennessee · 37096

Owner Financed · Everyone Qualifies · \$999 Down · Fast 48-Hour Closings



Zero Credit Land · 469-908-2174

ZeroCreditLand.com



## # Big White Oak: Perry County Tennessee Land for Sale

Nestled in the heart of Perry County, Tennessee, Big White Oak spans an impressive 1,390.09 acres of prime land waiting to be explored and cherished. This stunning property offers a unique opportunity for those seeking a slice of rural paradise. Each tract ranges from 5.05 to 14.52 acres, providing various options for buyers looking to create their dream getaway or homesteading oasis. With its natural beauty and abundant resources, Big White Oak is a place where adventure meets tranquility.

# BIG WHITE OAK — PROPERTY OVERVIEW

Clifton, Perry County, Tennessee

ZeroCreditLand.com  
469-908-2174

**59**

AVAILABLE

**1,399.72**

TOTAL ACRES

**Tennessee**

STATE

**Perry**

COUNTY

**\$300.34**

STARTING/MO

## UTILITIES

No Power · Stream

## ACREAGE RANGE

5.05 – 25.97 acres

**Total Acres:** 1,399.72

**Available Acres:** 513.61

**Sold Acres:** 886.11

## MONTHLY PRICE RANGE

\$300.34 - \$754.66 /mo

(10% discount, \$999 down, 10 years, 9.99% APR)

**Available Tracts:** 59

**Sold Tracts:** 92

## ZONING & USE

**Zoning:** Recreational, Residential

**Mobile/Manufactured Homes:** Allowed

**RV Living:** Full-Time

**Hunting:** Allowed

## ACCESS & ROADS

**Road Type:** Unmaintained Dirt Road

## PROPERTY DETAILS

**School District:** Wayne County

**Electric Company:** Meriwether Lewis Electric Cooperative (MLEC)

**Water Source:** You are entitled to drill a domestic well on your property at your own cost. Water is not guaranteed to be available at any specific depths, quantity, or quality.

**Elevation:** 640 ft

**Coordinates:** 35°28'022.3"N, 87°52'023.2"W

**Map:** <https://www.google.com/maps?q=35.4728595,-87.8731085>

### VIEW PROPERTY



Click or Scan

### DOWNLOAD OUR APP



Click or Scan

### Flexible owner financing available

Down Payments start at \$999 + \$249 Doc Fee

Payment Options

# BIG WHITE OAK — AVAILABLE TRACTS

Clifton, Perry County, Tennessee

ZeroCreditLand.com  
469-908-2174

Save 15% with 10% Down · 20% Off with 20% Down · Pricing shown is with \$999 down

Tract	Acres	Utilities	Price	Monthly (10yr)	Monthly (20yr)	Status
Big White Oak Tract 115	5.05	—	\$30,412.00	\$348.36	\$254.32	Available
Big White Oak Tract 78	5.16	—	\$31,075.00	\$356.24	\$260.07	Available
Big White Oak Tract 76	5.39	—	\$26,373.00	\$300.34	\$219.26	Available
Big White Oak Tract 102	5.43	Stream	\$35,201.00	\$405.29	\$295.88	Sold
Big White Oak Tract 114	5.77	—	\$34,748.00	\$399.91	\$291.95	Available
Big White Oak Tract 70	6.18	—	\$30,239.00	\$346.30	\$252.82	Available
Big White Oak Tract 146	6.25	—	\$49,566.00	\$576.07	\$420.56	Sold
Big White Oak Tract 77	6.61	—	\$32,343.00	\$371.32	\$271.08	Available
Big White Oak Tract 79	6.73	—	\$32,930.00	\$378.29	\$276.17	Available
Big White Oak Tract 148	6.75	—	—	—	—	Sold
Big White Oak Tract 145	6.75	—	—	—	—	Sold
Big White Oak Tract 144	6.75	—	—	—	—	Sold
Big White Oak Tract 143	6.75	—	—	—	—	Sold
Big White Oak Tract 142	6.75	—	—	—	—	Sold
Big White Oak Tract 123	6.75	—	—	—	—	Sold
Big White Oak Tract 122	6.75	—	—	—	—	Sold
Big White Oak Tract 121	6.75	—	—	—	—	Sold
Big White Oak Tract 117	6.75	—	—	—	—	Sold
Big White Oak Tract 108	6.75	—	—	—	—	Sold
Big White Oak Tract 107	6.75	—	—	—	—	Sold
Big White Oak Tract 106	6.75	—	—	—	—	Sold
Big White Oak Tract 105	6.75	—	—	—	—	Sold
Big White Oak Tract 100	6.75	—	—	—	—	Sold
Big White Oak Tract 97	6.75	—	—	—	—	Sold
Big White Oak Tract 96	6.75	—	—	—	—	Sold
Big White Oak Tract 95	6.75	—	\$63,279.00	\$739.10	\$539.58	Available
Big White Oak Tract 68	6.75	—	—	—	—	Sold
Big White Oak Tract 56	6.75	—	—	—	—	Sold
Big White Oak Tract 52	6.75	—	—	—	—	Sold
Big White Oak Tract 103	6.97	—	\$34,104.00	\$392.25	\$286.36	Available
Big White Oak Tract 65	7.15	—	\$34,985.00	\$402.73	\$294.01	Available
Big White Oak Tract 132	7.21	Stream	\$37,779.00	\$435.94	\$318.26	Sold
Big White Oak Tract 134	7.32	Stream	\$38,317.00	\$442.34	\$322.93	Available

Tract	Acres	Utilities	Price	Monthly (10yr)	Monthly (20yr)	Status
Big White Oak Tract 131	7.37	—	\$36,062.00	\$415.53	\$303.36	Available
Big White Oak Tract 61	7.56	—	\$36,991.00	\$426.57	\$311.42	Available
Big White Oak Tract 116	7.61	—	\$37,236.00	\$429.49	\$313.55	Sold
Big White Oak Tract 135	7.68	Stream	\$40,079.00	\$463.29	\$338.22	Available
Big White Oak Tract 124	8.05	Stream	\$41,889.00	\$484.80	\$353.93	Available
Big White Oak Tract 60	8.10	—	\$39,634.00	\$458.00	\$334.36	Available
Big White Oak Tract 82	8.14	—	\$39,829.00	\$460.31	\$336.05	Sold
Big White Oak Tract 72	8.17	—	\$39,976.00	\$462.06	\$337.33	Available
Big White Oak Tract 80	8.20	—	\$40,123.00	\$463.81	\$338.60	Available
Big White Oak Tract 113	8.22	—	\$40,221.00	\$464.97	\$339.45	Available
Big White Oak Tract 104	8.33	—	\$40,759.00	\$471.37	\$344.12	Sold
Big White Oak Tract 71	8.41	—	\$41,150.00	\$476.02	\$347.52	Available
Big White Oak Tract 111	8.51	—	\$41,640.00	\$481.84	\$351.77	Available
Big White Oak Tract 112	8.71	—	\$42,618.00	\$493.47	\$360.26	Available
Big White Oak Tract 67	8.71	—	\$42,618.00	\$493.47	\$360.26	Available
Big White Oak Tract 125	8.79	Stream	\$45,510.00	\$527.85	\$385.36	Sold
Big White Oak Tract 98	8.83	Stream	\$45,706.00	\$530.18	\$387.06	Available
Big White Oak Tract 53	8.92	—	\$43,646.00	\$505.69	\$369.18	Sold
Big White Oak Tract 120	9.06	—	\$46,831.00	\$543.56	\$396.82	Available
Big White Oak Tract 126	9.10	Stream	\$47,027.00	\$545.89	\$398.52	Available
Big White Oak Tract 75	9.26	—	\$45,310.00	\$525.48	\$383.62	Available
Big White Oak Tract 62	9.28	—	\$45,407.00	\$526.63	\$384.46	Available
Big White Oak Tract 59	9.44	—	\$46,190.00	\$535.94	\$391.26	Sold
Big White Oak Tract 133	9.46	Stream	\$48,788.00	\$566.82	\$413.81	Sold
Big White Oak Tract 119	9.73	Stream	\$50,109.00	\$582.53	\$425.27	Available
Big White Oak Tract 69	9.91	—	\$48,490.00	\$563.28	\$411.22	Available
Big White Oak Tract 74	9.94	Stream	\$51,137.00	\$594.75	\$434.20	Sold
Big White Oak Tract 118	10.01	Stream	\$51,479.00	\$598.82	\$437.16	Sold
Big White Oak Tract 86	10.01	Stream	\$51,479.00	\$598.82	\$437.16	Sold
Big White Oak Tract 110	10.26	—	\$50,203.00	\$583.65	\$426.09	Available
Big White Oak Tract 87	10.28	Stream	\$52,800.00	\$614.52	\$448.63	Available
Big White Oak Tract 101	10.40	Stream	\$53,388.00	\$621.51	\$453.73	Available
Big White Oak Tract 89	10.49	—	\$51,328.00	\$597.02	\$435.85	Available
Big White Oak Tract 54	10.67	—	\$52,209.00	\$607.49	\$443.50	Sold
Big White Oak Tract 94	10.69	—	\$52,307.00	\$608.66	\$444.35	Sold
Big White Oak Tract 136	10.85	Stream	\$55,589.00	\$647.68	\$472.84	Sold
Big White Oak Tract 73	11.01	Stream	\$56,372.00	\$656.99	\$479.63	Sold
Big White Oak Tract 58	11.43	—	\$51,625.00	\$600.55	\$438.43	Sold

Tract	Acres	Utilities	Price	Monthly (10yr)	Monthly (20yr)	Status
Big White Oak Tract 127	11.53	Stream	\$56,313.00	\$656.29	\$479.12	Sold
Big White Oak Tract 130	11.62	—	\$54,233.00	\$631.56	\$461.07	Available
Big White Oak Tract 99	11.69	Stream	\$57,060.00	\$665.17	\$485.60	Sold
Big White Oak Tract 90	12.01	—	\$50,629.00	\$588.71	\$429.79	Available
Big White Oak Tract 66	12.03	—	\$51,619.00	\$600.48	\$438.38	Sold
Big White Oak Tract 128	12.17	Stream	\$57,468.00	\$670.02	\$489.14	Available
Big White Oak Tract 88	12.21	—	\$55,148.00	\$642.44	\$469.01	Available
Big White Oak Tract 57	12.25	—	\$52,563.00	\$611.70	\$446.57	Available
Big White Oak Tract 137	12.40	Stream	\$58,506.00	\$682.36	\$498.15	Available
Big White Oak Tract 140	12.60	Stream	\$59,410.00	\$693.10	\$506.00	Sold
Big White Oak Tract 64	12.73	—	\$53,664.00	\$624.79	\$456.13	Sold
Big White Oak Tract 139	12.76	Stream	\$60,132.00	\$701.69	\$512.27	Sold
Big White Oak Tract 147	12.83	—	\$57,949.00	\$675.74	\$493.32	Available
Big White Oak Tract 138	13.06	Stream	\$61,487.00	\$717.80	\$524.03	Sold
Big White Oak Tract 85	13.06	—	\$54,072.00	\$629.64	\$459.67	Available
Big White Oak Tract 141	13.09	Stream	\$56,696.00	\$660.84	\$482.44	Sold
Big White Oak Tract 149	13.51	—	\$55,935.00	\$651.79	\$475.84	Available
Big White Oak Tract 55	13.56	—	\$56,142.00	\$654.25	\$477.64	Sold
Big White Oak Tract 81	14.00	—	\$57,964.00	\$675.91	\$493.45	Sold
Big White Oak Tract 93	14.06	—	\$58,212.00	\$678.86	\$495.60	Available
Big White Oak Tract 109	14.07	—	\$58,253.00	\$679.35	\$495.96	Available
Big White Oak Tract 129	14.44	—	\$59,785.00	\$697.56	\$509.25	Sold
Big White Oak Tract 63	14.52	—	\$60,117.00	\$701.51	\$512.14	Available
Big White Oak Tract 83	15.55	—	\$64,381.00	\$752.20	\$549.14	Sold
Big White Oak Tract 84	15.56	—	\$64,422.00	\$752.69	\$549.50	Sold
Big White Oak Tract 92	15.66	—	\$64,837.00	\$757.62	\$553.10	Sold
Big White Oak Tract 91	16.66	—	\$68,977.00	\$806.84	\$589.03	Sold
Big White Oak Tract 151	25.62	—	\$86,787.00	\$1,018.58	\$743.61	Sold
Big White Oak Tract 150	25.97	—	\$87,973.00	\$1,032.68	\$753.90	Sold

### Fast 48-Hour Closings

Great for Homesteading and Off-Grid Living.

#### Monthly Payment Options:

- ACH - Free
- Online or over the phone - \$18 Fee

#### Additional Information:

- 10 Year Fixed Rate
- All loans are free from prepayment penalties
- Discount applied to purchase price before financing
- All payments include principal and interest
- All 20 year terms require a 3 year refinance option

Financing and closing services are provided by Classic Country Land, LLC

Availability and pricing are subject to change without notice. Please contact us to confirm current details and reserve your tract.

## HOW OUR FINANCING WORKS

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Because we own the properties we sell, we're able to offer direct owner financing without going through a traditional bank. This means there are no loan applications, no credit checks, and no lengthy approval process, making it much easier for buyers to secure land.

After choosing a property, you can select the financing package that best suits your budget. Each option includes its own down payment and interest rate, and every purchase requires a \$249 closing cost. To reserve a property, the down payment along with the closing cost is required.

Once the payment is completed, we prepare your purchase agreement and send it to you electronically through PandaDoc. After the agreement is signed, the property is officially under contract and **you are free to begin using it right away.**

If you would prefer to visit the property before committing, we also offer a **two-week option agreement for \$500.** This temporarily reserves the property while you view it in person. If you decide not to move forward, the \$500 can be transferred to another property or applied as a credit.

There are **no penalties for early payoff**, and any extra payments go directly toward reducing your principal balance.

**To Schedule a Property Visit or to Purchase**

Please call or text

**469-908-2174**

Schedule Property Visit

Buy Now

**Chad Williams**

📞 469-908-2174

✉ Chad@ZeroCreditLand.com

