

**Chester County Turn Key Hunting and Recreation**  
6275 Main St  
Enville, TN 38332

**\$799,000**  
170± Acres  
Chester County



**Chester County Turn Key Hunting and Recreation**  
**Enville, TN / Chester County**

**SUMMARY**

**Address**

6275 Main St

**City, State Zip**

Enville, TN 38332

**County**

Chester County

**Type**

Hunting Land, Recreational Land, Farms, Timberland, Single Family

**Latitude / Longitude**

35.408967 / -88.447725

**Taxes (Annually)**

\$589

**Dwelling Square Feet**

1,100

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

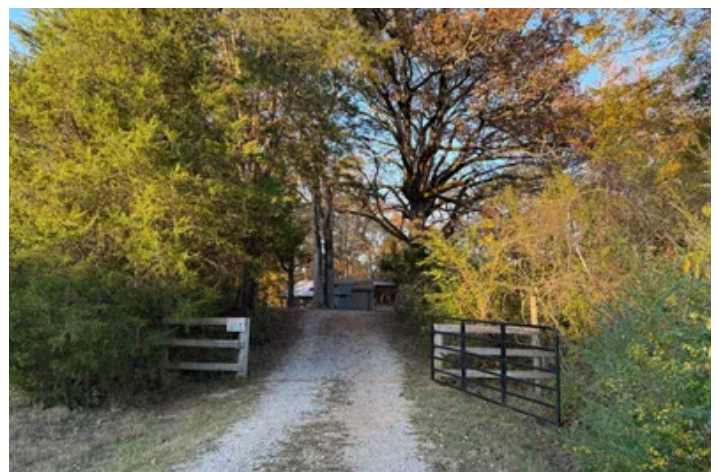
170

**Price**

\$799,000

**Property Website**

<https://www.mossoakproperties.com/property/chester-county-turn-key-hunting-and-recreation/chester/tennessee/95783/>



## Chester County Turn Key Hunting and Recreation Enville, TN / Chester County

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### **PROPERTY DESCRIPTION**

#### **170± Acre Premier Hunting and Recreational Property with Cabin & Shop – Chester County, Tennessee**

This exceptional 170± acre property in Chester County, Tennessee offers a rare combination of comfortable improvements, diverse timberland, and outstanding recreational value. With paved road frontage along State Route 22A and utilities readily available, this tract is well suited for a turnkey recreational retreat, hunting property, or long-term land investment.

The property features a well-built 1,100± square foot cabin constructed in 2014. The cabin includes a living room with an open-plan kitchen, two bedrooms, one bathroom, a laundry room, and a large screened-in porch overlooking the pond—an ideal setting to relax and enjoy the surrounding landscape.

Additional improvements include a 24' x 60' shop with a finished 24' x 12' bunkroom and an additional finished bathroom, providing excellent space for guests, storage, or equipment.

Approximately 80± acres have been recently select-cut, promoting healthy timber regrowth and improved wildlife habitat, while the remaining acreage consists of mature hardwood timber. The land is thoughtfully managed with multiple large wildlife food plots, shooting houses, and hunting stands already in place. A spring-fed pond and stream further enhance the scenic beauty and wildlife-holding capabilities of the property.

This central Tennessee tract offers excellent deer, turkey, and small game hunting opportunities. Power, water, natural gas, and fiber internet are all available along the paved frontage, adding flexibility for future use or expansion.

In addition to its recreational appeal, this property may also be a candidate for a stream mitigation easement or other conservation-based tax benefits for future owners, making it an attractive option from both a lifestyle and investment perspective.

For more information or to schedule a private showing, contact Nathan McCollum at [256.345.0074](tel:256.345.0074) or [nmccollum@mossyoakproperties.com](mailto:nmccollum@mossyoakproperties.com)

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## Locator Map



## Locator Map

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## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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