Tennessee River Lot
0 Colonel James Hardin Road
Clifton, TN 38425

$195,000
17.56± Acres
Hardin County







SUMMARY

Address
0 Colonel James Hardin Road

City, State Zip
Clifton, TN 38425

County
Hardin County

Type
Hunting Land

Latitude / Longitude
35.409507 / -88.056229

Acreage
17.56

Price
$195,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

17.56 Acres on the Tennessee River - Hardin County, TN

Here's a nice piece of ground right on the Tennessee River in Hardin County - 17.56 acres with a little bit of everything you'd want in a recreational tract. Part of it's in row crop right now, and the rest is wooded and loaded with wildlife. It's a whole lot of variety packed into a small piece of dirt.

Walk back into the woods and you'll find a nice young stand of oak trees growing up around a duck hole that puts out some real good waterfowl hunting when the ducks are moving. And you won't be waiting long between deer and turkey sightings either - they're on this place year-round.

This is about as unique a recreational property as you'll come across. Whether you're wanting to build your own private retreat looking out over the river, or just need a good piece of ground to hunt and get away to, this tract can do it all. The river views alone are worth the trip out to see it.

There are some protective restrictions that go along with the property, so be sure to ask about those. The list of restrictions are listed below under the "All Maps" tab.

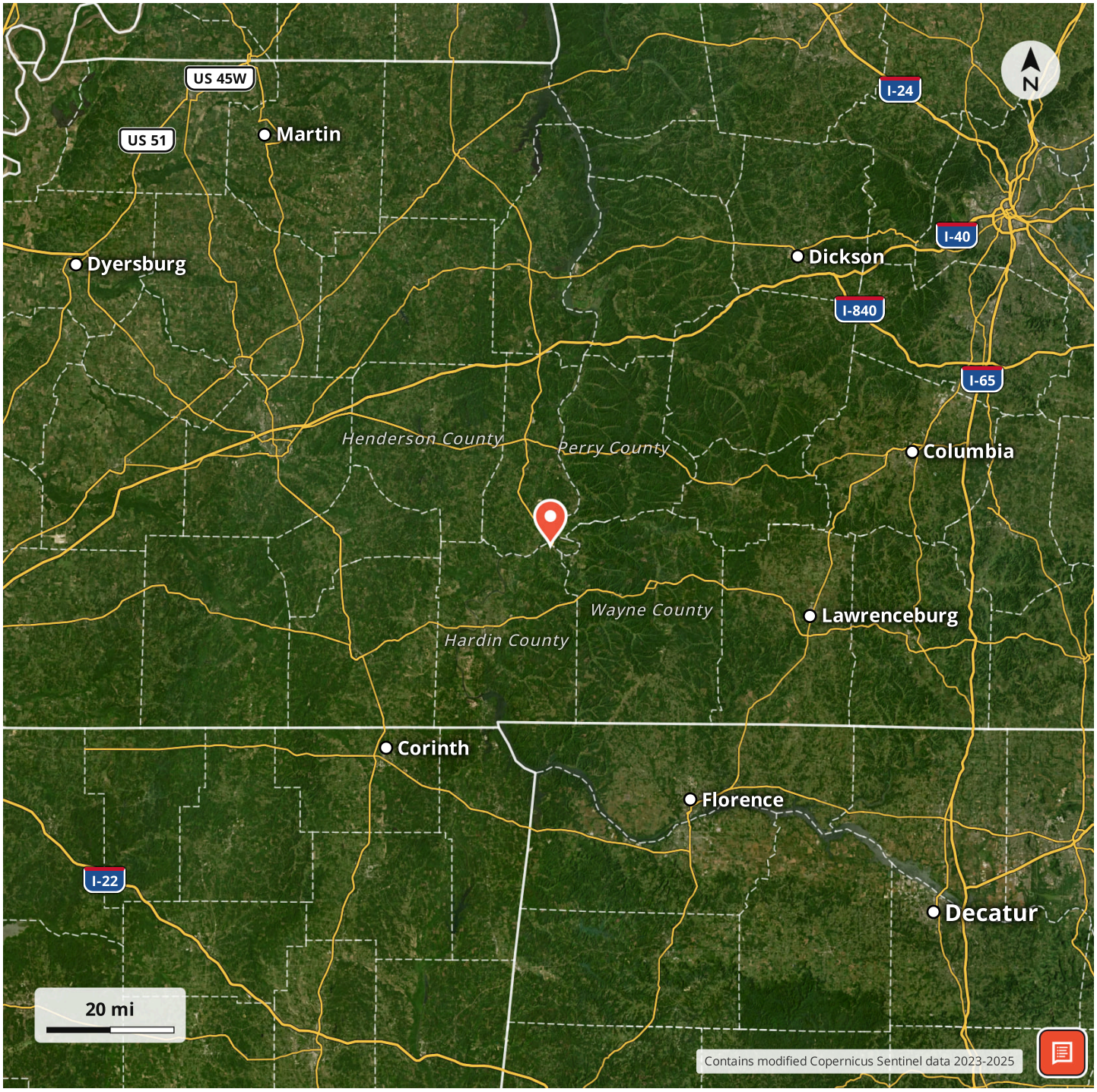
For a private showing, contact Cameron Isbell at 256.483.8134.








Regional Map



Locator Map

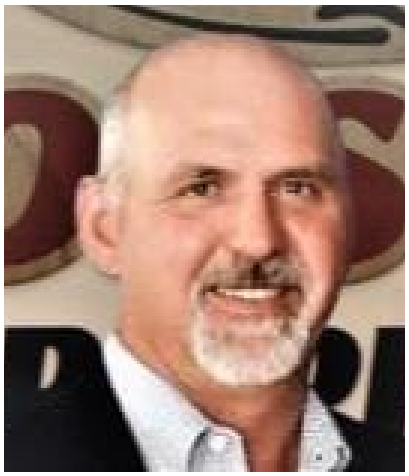


Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Address
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City / State / Zip
Tuscumbia, AL 35674

NOTES

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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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