

Wayne Co., TN Recreational and Timber Tract
Big Opposum Creek RD
Waynesboro, TN 38485

\$434,900
145.570± Acres
Wayne County



Wayne Co., TN Recreational and Timber Tract
Waynesboro, TN / Wayne County

SUMMARY

Address

Big Opposum Creek RD

City, State Zip

Waynesboro, TN 38485

County

Wayne County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

35.475 / -87.7086

Taxes (Annually)

837

Acreage

145.570

Price

\$434,900

Property Website

<https://www.mossyoakproperties.com/property/wayne-co-tn-recreational-and-timber-tract-wayne-tennessee/50510/>



Wayne Co., TN Recreational and Timber Tract
Waynesboro, TN / Wayne County

PROPERTY DESCRIPTION

With beautiful views, county road frontage, and with a well established pine stand, this tract has enormous potential. Electricity on Big Opossum Branch Road and good homesites, make building your dream home a reality. This tract will also make a great recreational tract. Hunting season is here and a good internal road system, food plots and plenty of turkey and deer are awaiting!

This tract is located in Wayne County, Tn and near the town of Hohenwald. It also within an easy 1.5 hour drive to Nashville, Franklin and Columbia.

There is also potential for future income from both the planted Loblolly Pines and the mature timber on this tract.

Timber Summary.

29 +/- acres of 28 year old Loblolly Pine

29 +/- acres of 18 year old Loblolly Pine

87 +/- acres of 10 year old Loblolly Pine

Shown by appointment only. Call or text Jim Greene at [256.227.4869](tel:256.227.4869)

Buyer's agent commission is 3% of final sales price.

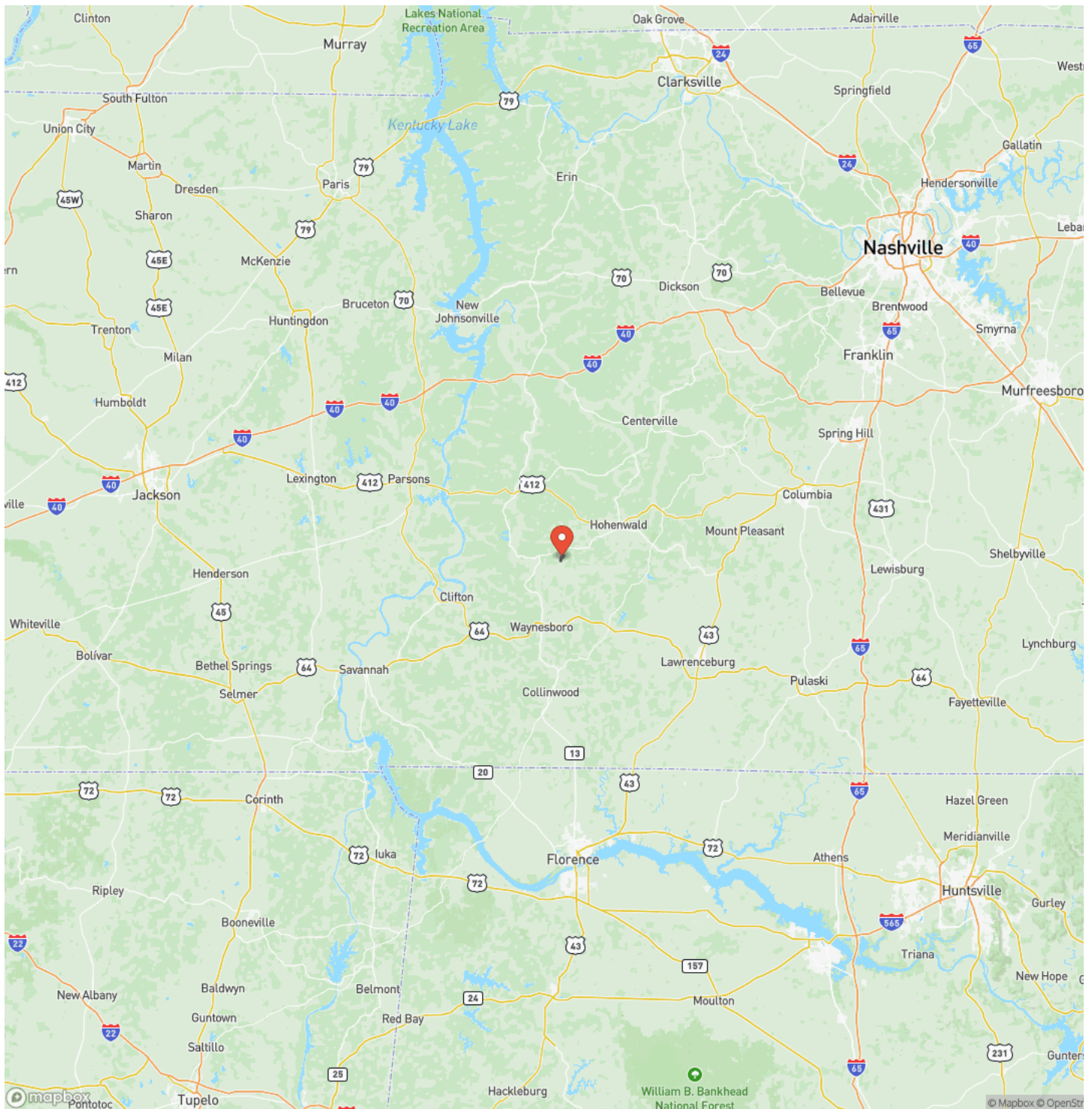
Wayne Co., TN Recreational and Timber Tract
Waynesboro, TN / Wayne County



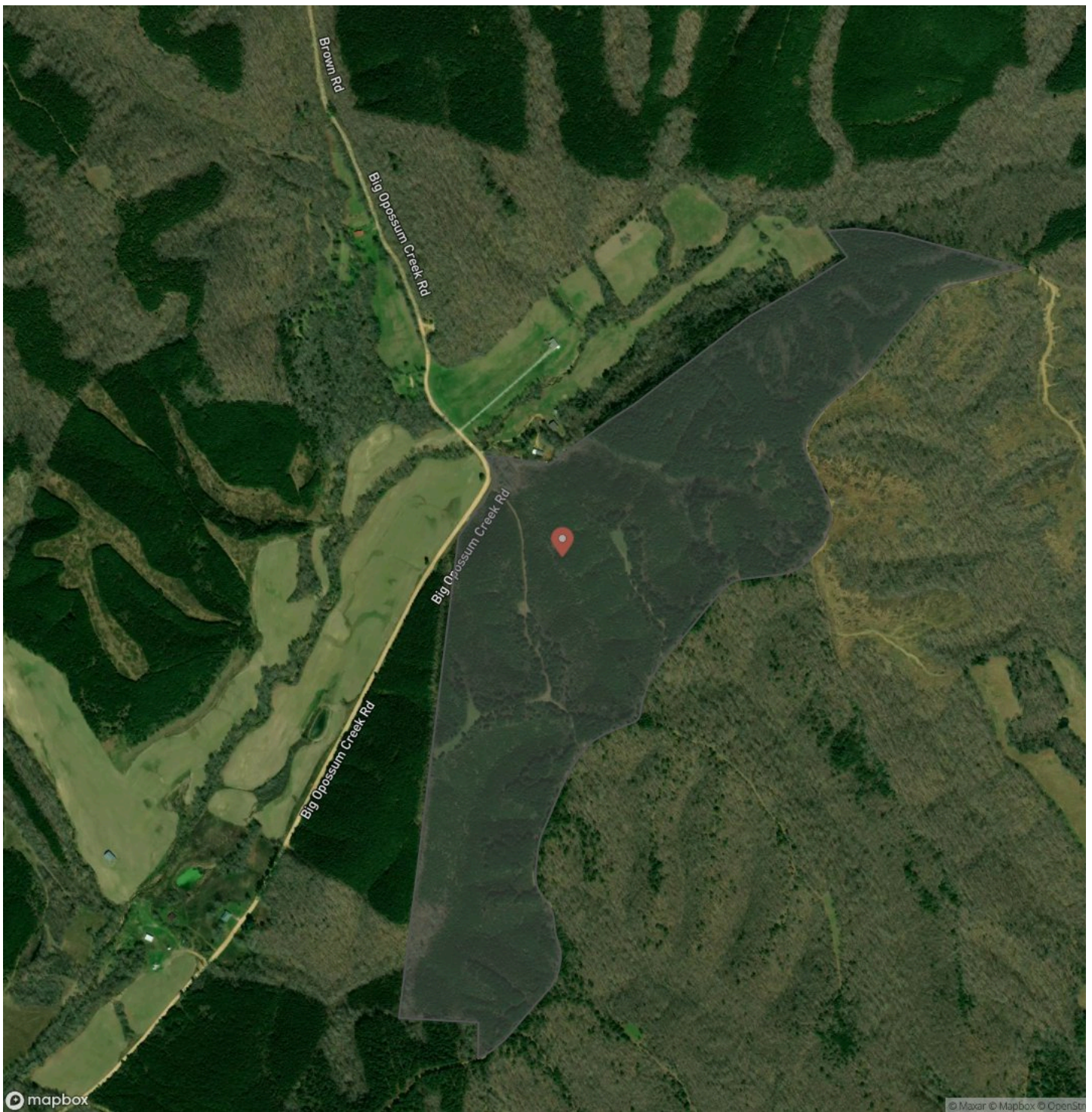
Locator Map



Locator Map



Satellite Map



Wayne Co., TN Recreational and Timber Tract
Waynesboro, TN / Wayne County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jim Greene

Mobile

(256) 227-4869

Email

jgreene@mossyoakproperties.com

Address

1229 Hwy 72 East

City / State / Zip

NOTES



[illegible]

MORE INFO ONLINE:
MossyOakProperties.com

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.

Mossy Oak Properties Southeast Land & Wildlife, LLC
1229 Hwy 72 East
Tuscumbia, AL 35674
(256) 345-0074
MossyOakProperties.com

