

**302± Acre Turnkey Hunting & Riverfront Farm | Piney
River & Mill Creek | Nunnelly, TN**
4335 Highway 48 N
Nunnelly, TN 37137

\$5,250,000
302± Acres
Hickman County



302± Acre Turnkey Hunting & Riverfront Farm | Piney River & Mill Creek | Nunnelly, TN
Nunnelly, TN / Hickman County

SUMMARY

Address

4335 Highway 48 N

City, State Zip

Nunnelly, TN 37137

County

Hickman County

Type

Farms, Recreational Land

Latitude / Longitude

35.889676 / -87.469463

Dwelling Square Feet

1,356

Bedrooms / Bathrooms

3 / 2

Acreage

302

Price

\$5,250,000

Property Website

<https://www.mossyoakproperties.com/property/302-acre-turnkey-hunting-riverfront-farm-piney-river-mill-creek-nunnelly-tn-hickman-tennessee/113598/>



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PROPERTY DESCRIPTION

302± Acre Recreational & Hunting Farm | Nunnelly, Tennessee

Discover an exceptional **302± acre recreational retreat** where the **Piney River meets Mill Creek** in the charming community of Nunnelly, Tennessee. With extensive river frontage, scenic gravel bars, and an ideal blend of pasture and mature hardwood timber, this legacy property offers the perfect setting for hunting, fishing, kayaking, and year-round outdoor recreation.

The land features mostly level terrain with gentle rolling hills, creating an ideal balance of usability and natural beauty. Large hardwood ridges, dominated by mature white oaks, provide outstanding wildlife habitat, while open pasture areas are already equipped with **box blinds** and strategically placed **tree stands** that convey with the property.

The property's exceptional water features include **Piney River frontage, Mill Creek frontage, and two small ponds**, creating endless opportunities for fishing, swimming, kayaking, and relaxing on the beautiful gravel bars that line the river.

Near the front of the farm sits a charming **3-bedroom, 1,356± sq. ft. cottage**, originally built in 1945. Tastefully decorated and being sold **fully furnished**, the home provides a comfortable base camp or weekend getaway that's ready to enjoy from day one. Just behind the cottage is a **small metal shop building** equipped with **water, electricity, and three large bay doors**, providing an ideal space for storing equipment, ATVs, hunting gear, and tools or serving as a workshop for property maintenance.

Adding even more value, the **offering price includes an impressive collection of equipment and recreational vehicles**, allowing the next owner to immediately enjoy and maintain the property. Included are a **tractor with two bush hogs, disc, forklift, and 100-gallon sprayer**, along with a **Can-Am UTV, three Honda motorcycles, canoe, two kayaks, 16-foot utility trailer, wood splitter, and all tools currently located in the shop.**

Property Highlights

- 302± acres in Nunnelly, Tennessee
- Exceptional frontage on both the Piney River and Mill Creek
- Beautiful gravel bars ideal for swimming, relaxing, and river access
- Excellent mix of open pasture and mature hardwood timber
- Mostly level terrain with gentle rolling hills
- Outstanding whitetail deer and turkey hunting
- Box blinds and tree stands convey with the property
- Mature white oak timber providing exceptional wildlife habitat
- Two small ponds
- Fully furnished 3-bedroom, 1,356± sq. ft. cottage (built in 1945)
- Metal shop with water, electricity, and two large bay doors
- Tractor, implements, recreational vehicles, watercraft, and all shop tools included in the sale
- A rare opportunity to own a true legacy recreational farm with premier hunting, fishing, and outdoor recreation

This is more than just a farm-it's a **fully equipped, turnkey recreational estate** where the land, improvements, equipment, and outdoor lifestyle are all included. Whether you're hunting trophy whitetails, fishing the Piney River, paddling the scenic waterways, or simply enjoying a quiet weekend at the cottage, this remarkable property is ready to be enjoyed from the moment you take ownership.

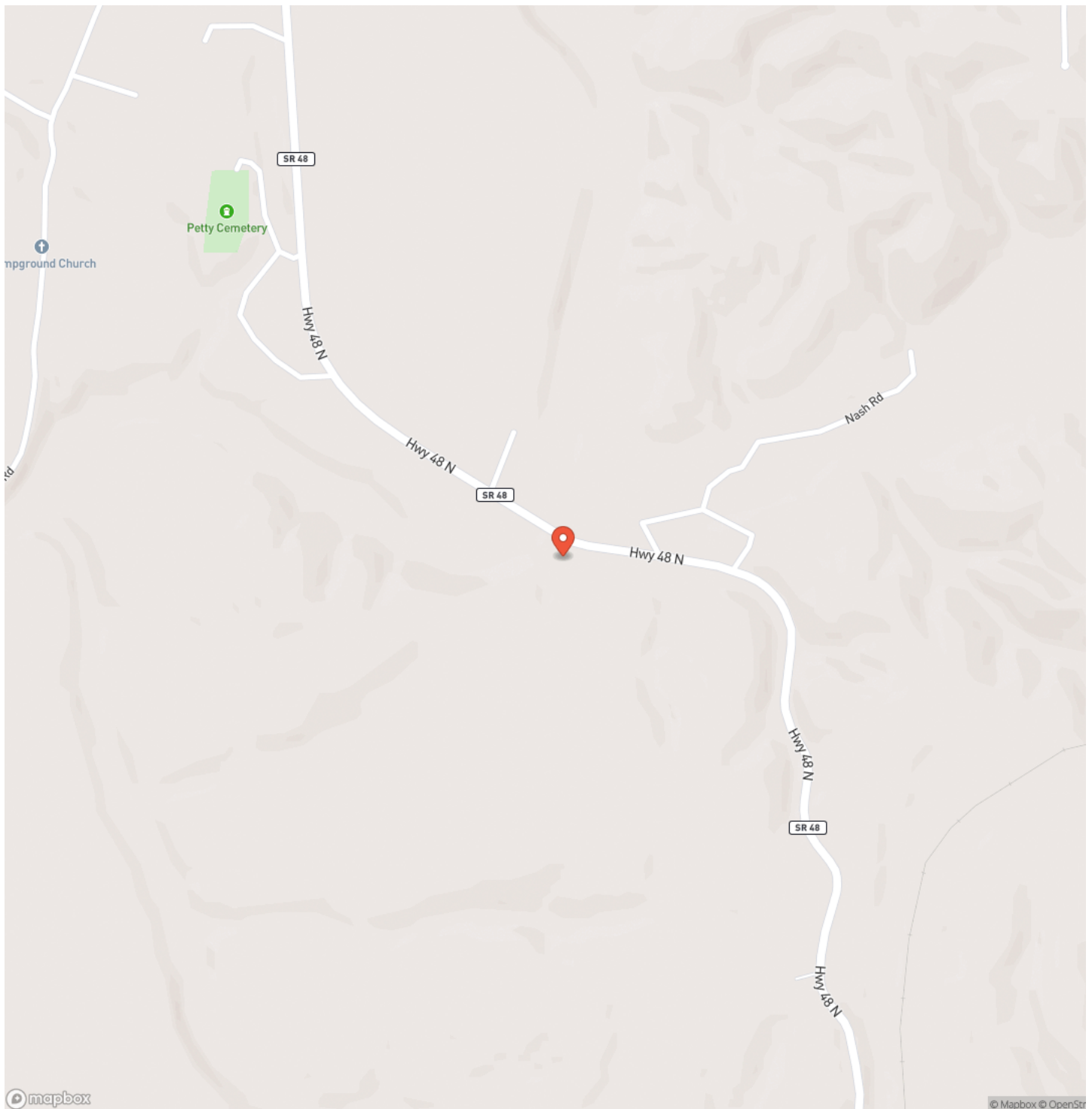
Showings start Monday, August 3rd. Proof of Funds required to show. Contact Listing Agent Jamie Spencer for details:
jspencer@mossyoakproperties.com



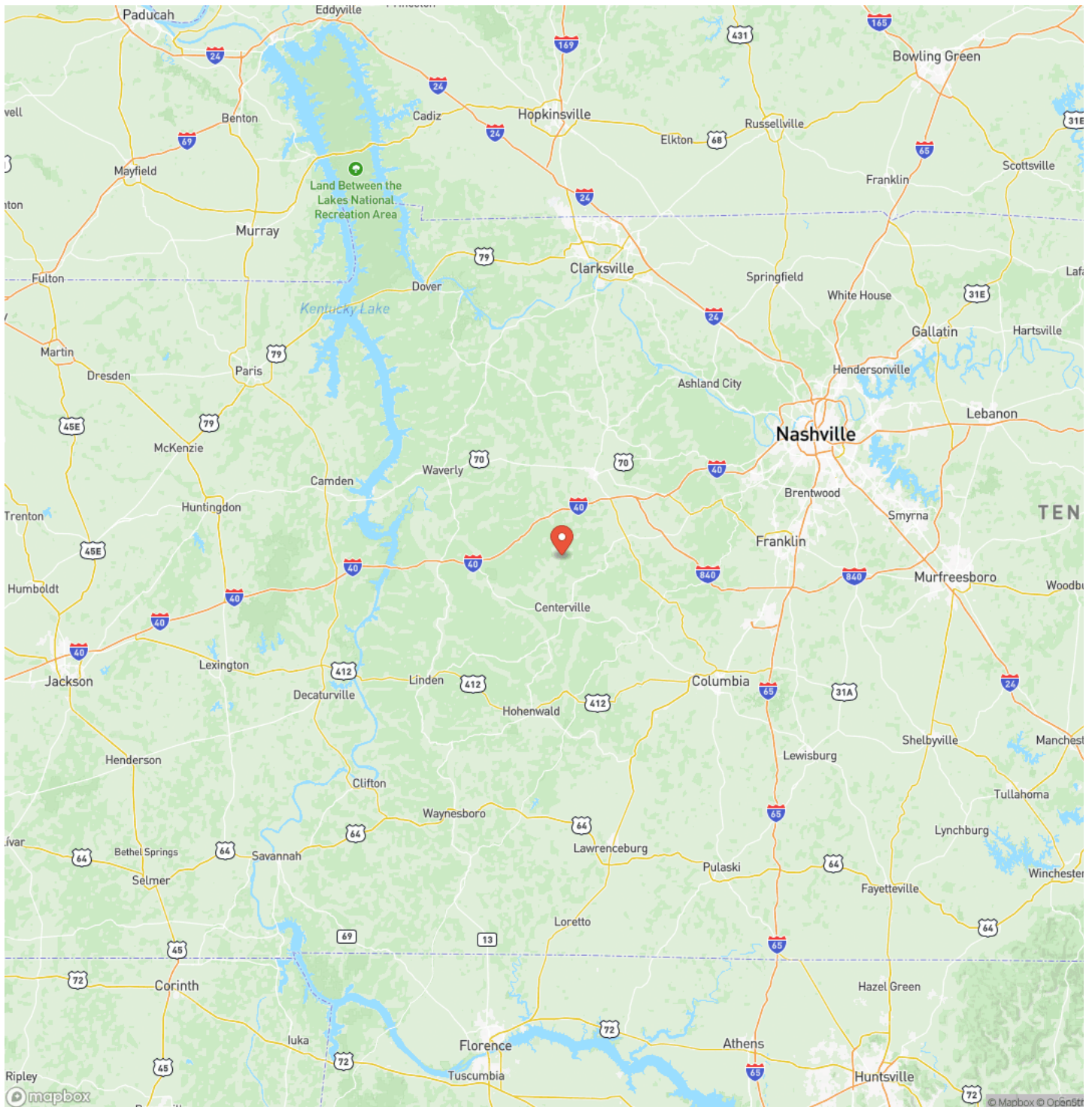
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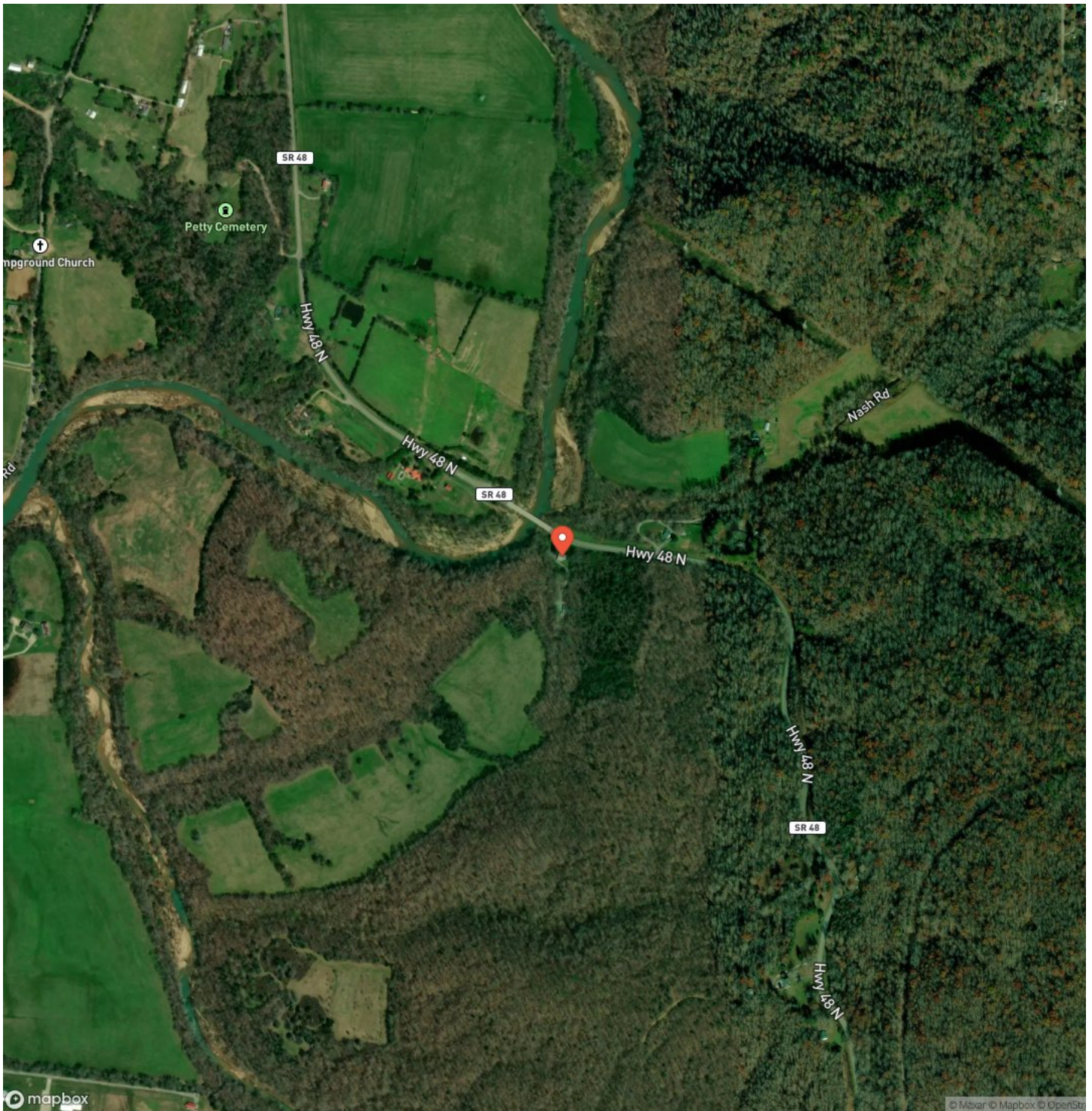
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jamie Spencer

Mobile

(615) 804-2571

Office

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Address

1276 Lewisburg Pike Ste B

City / State / Zip

Franklin, TN 37064

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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<https://www.mossyoakproperties.com/>

DISCLAIMERS

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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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