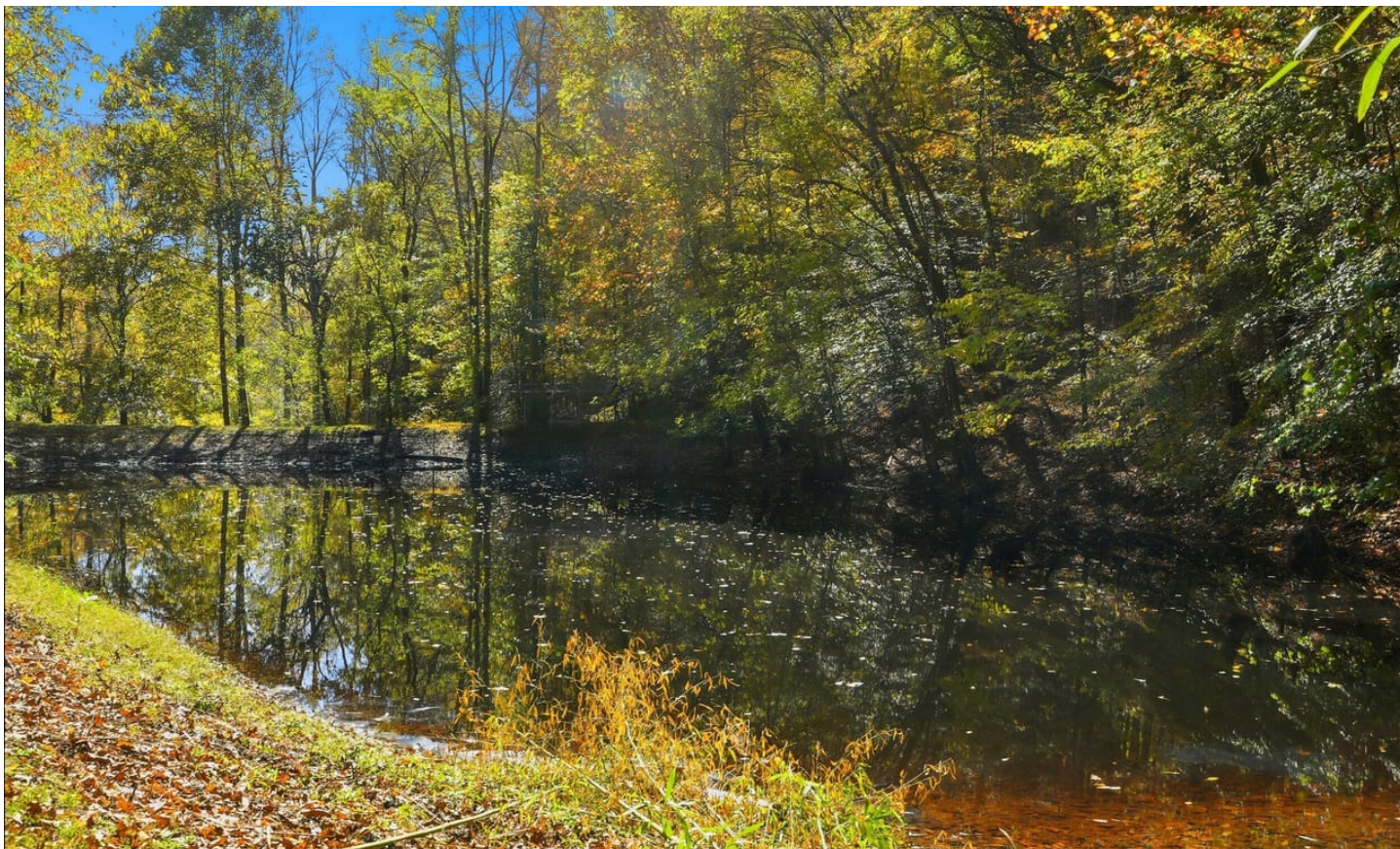


**237± Acres • Recreational Haven 20 minutes from
Tootsie's • Davidson County, TN**
4300 Bull Run Rd
Ashland City, TN 37015

\$3,550,000
237± Acres
Davidson County



237± Acres • Recreational Haven 20 minutes from Tootsie's • Davidson County, TN
Ashland City, TN / Davidson County

SUMMARY

Address

4300 Bull Run Rd

City, State Zip

Ashland City, TN 37015

County

Davidson County

Type

Hunting Land, Recreational Land

Latitude / Longitude

36.231465 / -86.966177

Acreage

237

Price

\$3,550,000

Property Website

<https://www.mossyoakproperties.com/property/237-acres-recreational-haven-20-minutes-from-tootsie-s-davidson-county-tn-davidson-tennessee/93725/>



**237± Acres • Recreational Haven 20 minutes from Tootsie's • Davidson County, TN
Ashland City, TN / Davidson County**

PROPERTY DESCRIPTION

237± Acres - Wildlife Sanctuary - Davidson County, Tennessee

Mossy Oak Properties Tennessee Land & Farm proudly presents this **incredible 237-acre wildlife sanctuary** located right in **Davidson County, Tennessee** - just **11 miles from the famous Honky Tonks on Broadway** in downtown Nashville! It's not often you find a true hunting and recreational paradise this close to Music City.

A Hunter's Dream Within Minutes of Nashville

This property is absolutely loaded with **deer and turkey** - with **rubs, scrapes, and trails** weaving throughout the hardwood timber. Whether you're looking for a private hunting camp, a weekend retreat, or a place to build your forever home, this farm offers it all.

As you enter the gate, a **level grassy field** greets you - the perfect setting for a cabin or homesite. From there, the property stretches back into **rolling hills of mature hardwoods**, featuring **massive red and white oaks** that provide both shade and exceptional mast for wildlife. Several **open areas** have been used as **food plots**, or could easily serve as additional build sites.

Land & Features

- **237± acres** of mixed hardwoods and open ground
- **Abundant deer and turkey sign** throughout
- **All deer stands convey** with the sale
- **1 pond stocked** with bass and bream + **2 additional ponds**
- **Established internal road and trail system** across the farm
- **Quonset hut** with partial concrete slab - perfect for storing **UTVs, tractors, and equipment**
- **Water and electricity on site**

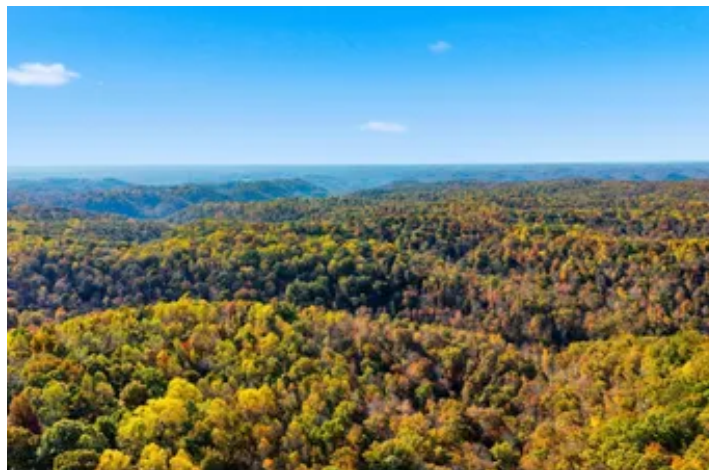
The Best of Both Worlds

It's rare to find a property that combines **premium hunting and recreation** with **proximity to downtown Nashville**. Here, you can spend your mornings in the woods and your evenings in the heart of Music City - all without ever leaving Davidson County.

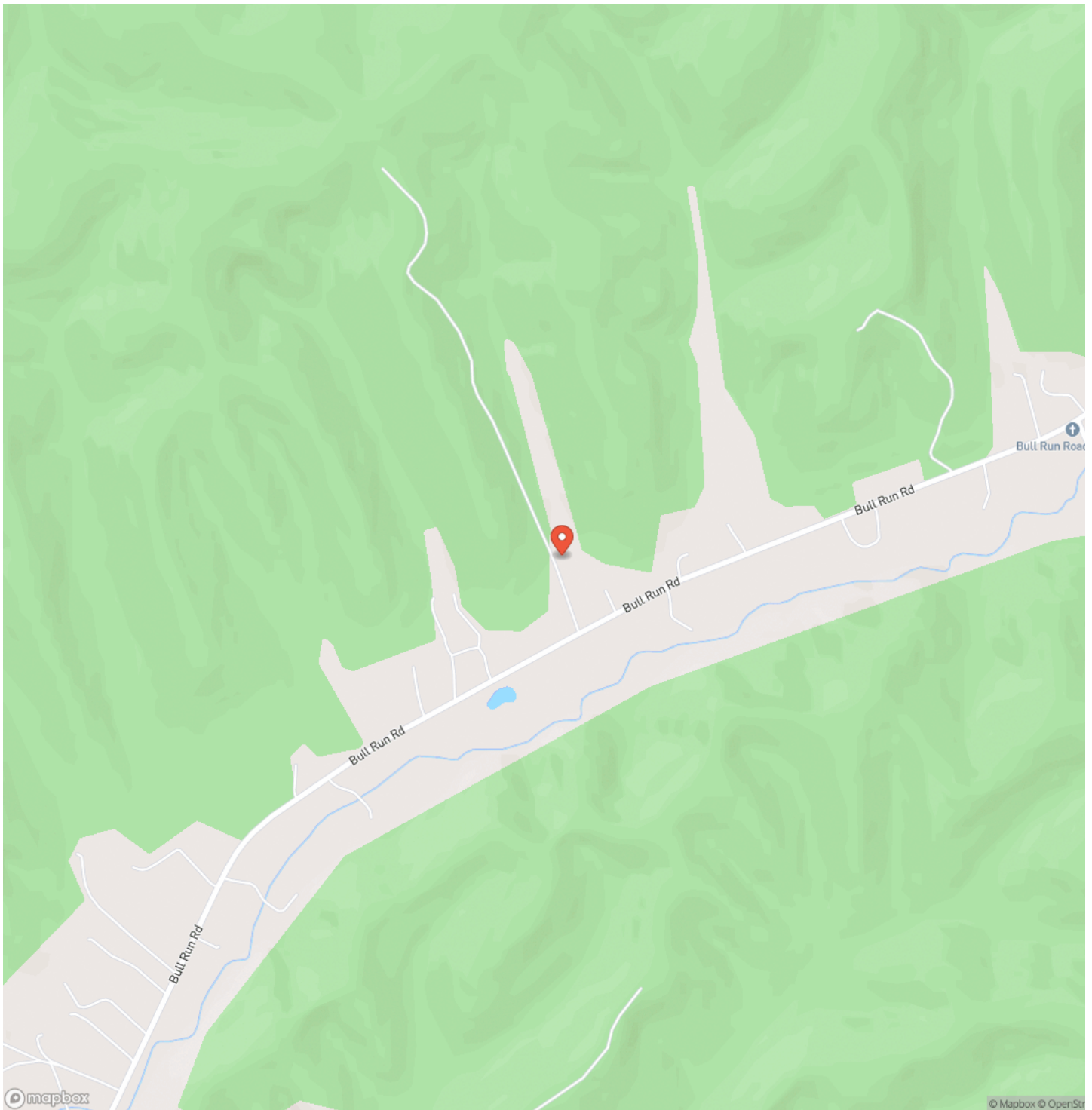
This is truly a **unique opportunity** to own a large, private tract that delivers both **outdoor adventure and convenience**.



237± Acres • Recreational Haven 20 minutes from Tootsie's • Davidson County, TN
Ashland City, TN / Davidson County

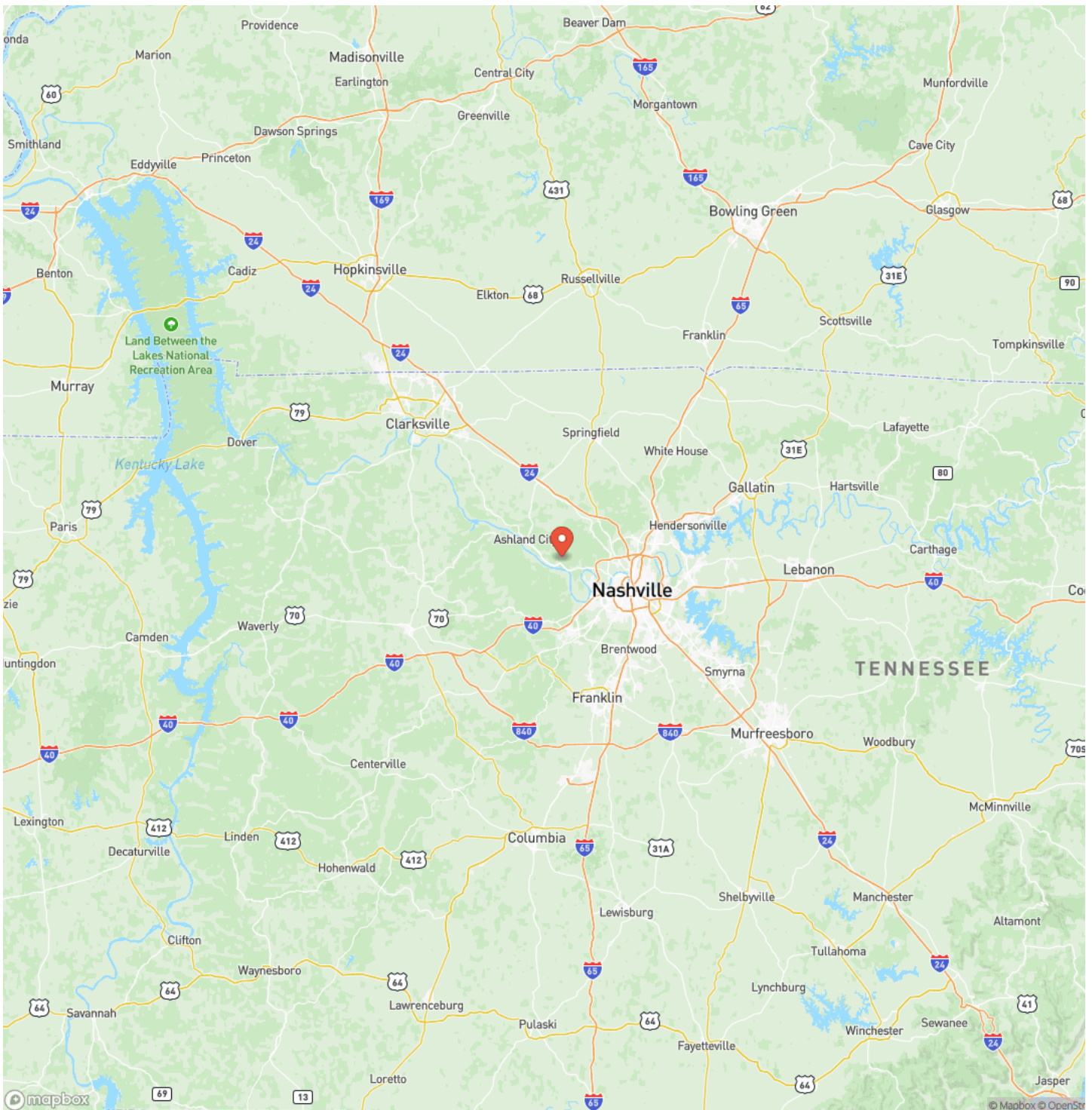


Locator Map



237± Acres • Recreational Haven 20 minutes from Tootsie's • Davidson County, TN
Ashland City, TN / Davidson County

Locator Map



237± Acres • Recreational Haven 20 minutes from Tootsie's • Davidson County, TN
Ashland City, TN / Davidson County

Satellite Map



**237± Acres • Recreational Haven 20 minutes from Tootsie's • Davidson County, TN
Ashland City, TN / Davidson County**

LISTING REPRESENTATIVE

For more information contact:



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Address

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City / State / Zip

NOTES



MORE INFO ONLINE:

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

This image shows a single sheet of white paper with horizontal blue 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.



<https://www.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.



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