

**PRICE IMPROVEMENT! - 1,212 Acre Dream  
Farm 3 Minutes From Famed KY Lake  
0 Scepter Rd  
Waverly, TN 37185**

**\$4,100,000**  
1,212± Acres  
Humphreys County



## PRICE IMPROVEMENT! - 1,212 Acre Dream Farm 3 Minutes From Famed KY Lake Waverly, TN / Humphreys County

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### **SUMMARY**

**Address**

0 Scepter Rd

**City, State Zip**

Waverly, TN 37185

**County**

Humphreys County

**Type**

Farms, Recreational Land, Residential Property, Timberland

**Latitude / Longitude**

36.0715 / -87.9055

**Dwelling Square Feet**

2223

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

1,212

**Price**

\$4,100,000

**Property Website**

<https://www.mossyoakproperties.com/property/price-improvement-1-212-acre-dream-farm-3-minutes-from-famed-ky-lake-humphreys-tennessee/23229/>





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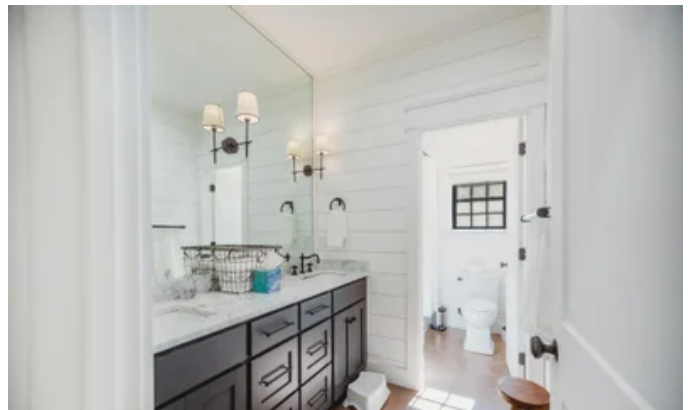
### **PROPERTY DESCRIPTION**

Price improvement!! Welcome to Woodsong Farms where you can truly hunt, fish and love every day!! Owners spared no expense on this gorgeous farm outfitted with a 3 br 2.5 ba 2,223 sq ft custom home overlooking the stocked trophy bass lake, Generac backup generator, county water, wifi, cell boosters, security cameras, JenAir appliances, tiled dog wash and built in crates in the laundry room, 2 car carport, well that feeds the pond, security cameras, tiled showers, screened in entertaining deck, separate outdoor kitchen / grilling area. Also has a 3 br 2 ba guest cabin, 30X40 shop w walk in cooler, over 100 acres of established food plots, shooting houses, deer feeders and phenomenal road system. 3 min to famed KY Lake and just a short drive to Nashville! See attached video for an in depth look at what this farm truly has to offer. Buyer or buyers agent to verify all pertinent info. Call listing agent Jeremy Hall at [931-797-4868](tel:931-797-4868) for showing instructions, lock codes or general questions.



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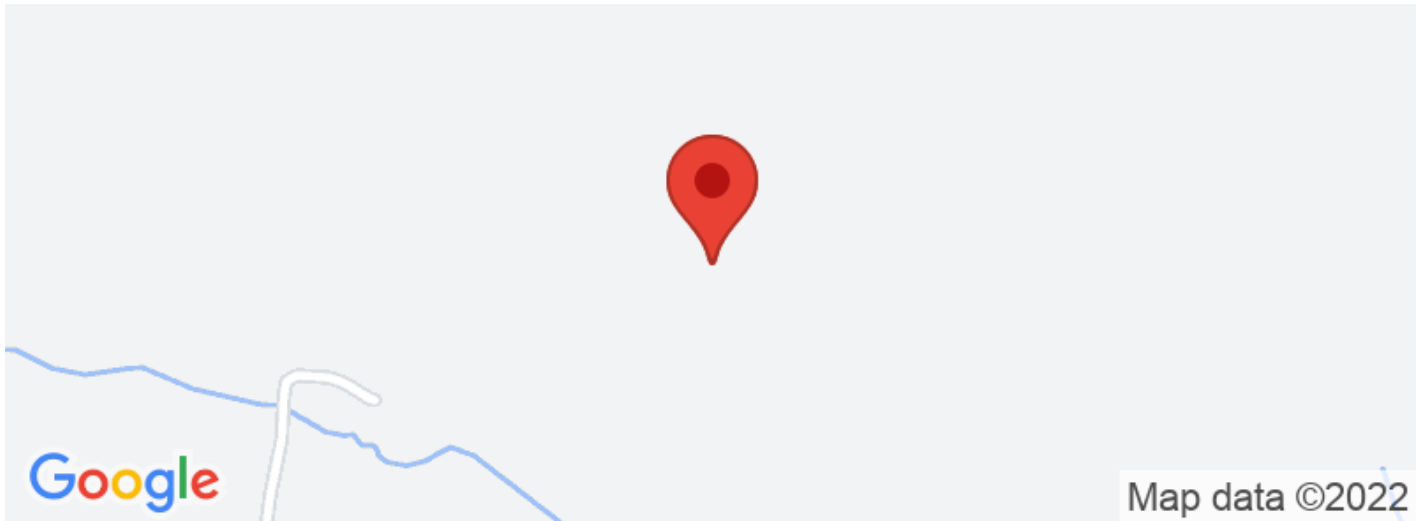
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## Locator Maps

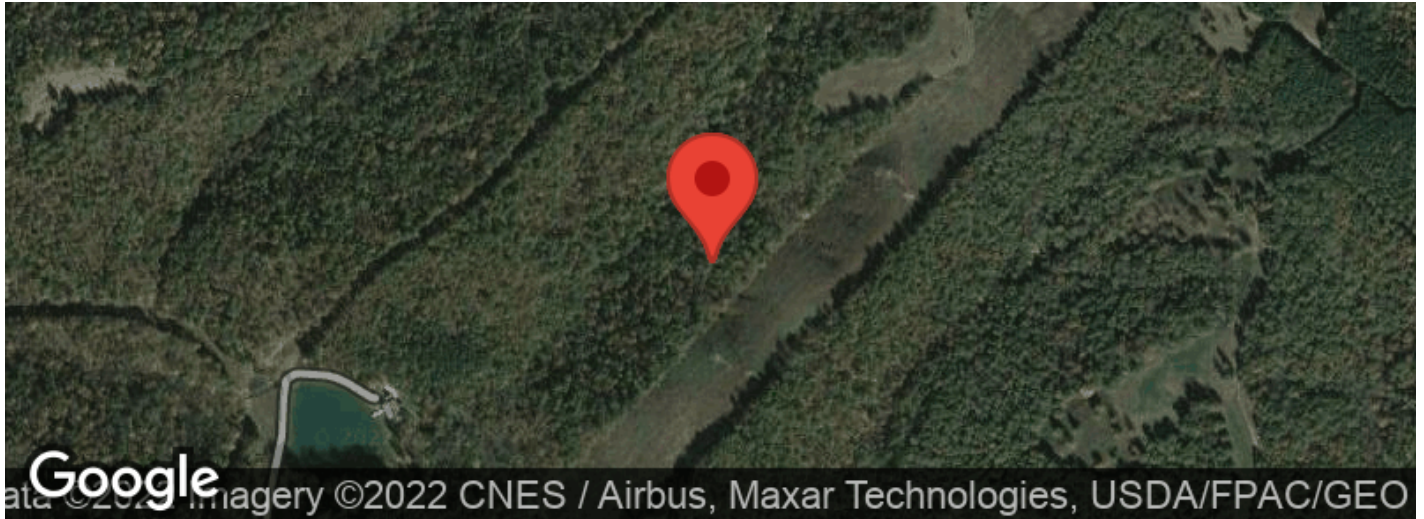




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## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jeremy Hall

**Mobile**

(931) 797-4868

**Email**

jhall@mossyoakproperties.com

**Address**

706 Columbia Avenue

**City / State / Zip**

Franklin, TN 37204

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**NOTES**

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## NOTES

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## **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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**Mossy Oak Properties Tennessee Land & Farm**  
706 Columbia Avenue  
Franklin, TN 37204  
(615) 879-8282  
[www.mossyOakproperties.com](http://www.mossyOakproperties.com)

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