

**Custom Home on 53.5 Private Acres Only
45 Min From Nashville!
9524 Brookside Dr
Lyles, TN 37098**

\$1,650,000
53.500± Acres
Hickman County



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Lyles, TN / Hickman County

SUMMARY

Address

9524 Brookside Dr

City, State Zip

Lyles, TN 37098

County

Hickman County

Type

Residential Property, Recreational Land, Hunting Land

Latitude / Longitude

35.9178 / -87.3073

Taxes (Annually)

2813

Dwelling Square Feet

5301

Bedrooms / Bathrooms

5 / 4.5

Acreage

53.500

Price

\$1,650,000

Property Website

<https://www.mossoakproperties.com/property/custom-home-on-53-5-private-acres-only-45-min-from-nashville-hickman-tennessee/19442/>



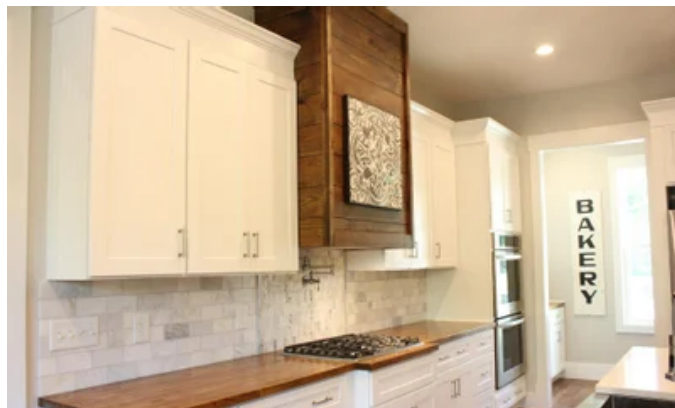
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PROPERTY DESCRIPTION

Beautiful custom built 5,301 sq ft house with 5 BR 4 1/2 BA on 53.5 secluded acres! Extremely private, house can not be seen from the road. Quartz and butcher block countertops, hand scraped Australian oak floors, 10' ceilings, tile showers, and numerous upgrades. 40X60 shop w 30 & 50 amp hookups and full bath. Land is loaded with deer, turkey and small game and borders a yr around creek. Small storage building and treestands do not convey. Great location just min off of Interstate 840. 15 min to Dickson, 30 min to Franklin, 45 min to Nashville!! Seller needs 2 weeks after closing to vacate property, or will entertain renting the shop for 30 days while they close their new property. Basement was recently finished. Updated sq footage may not match the CRS, but it has been recorded with Hickman County. Buyer or buyers agent to verify all info. Contact Jeremy Hall with questions at 931-797-4868.

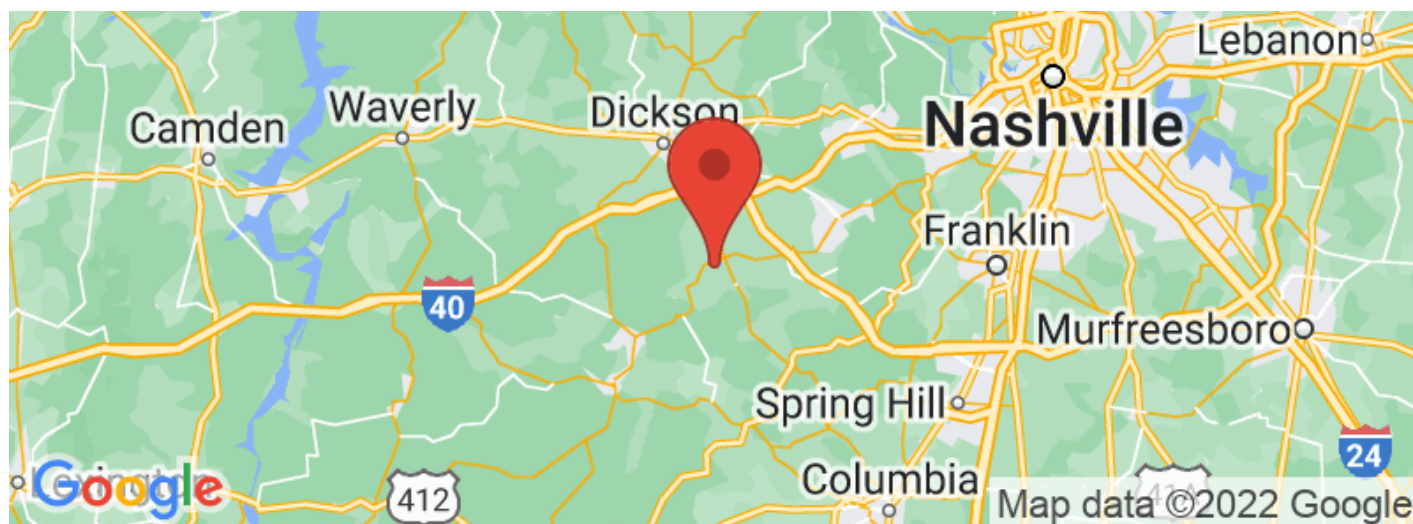
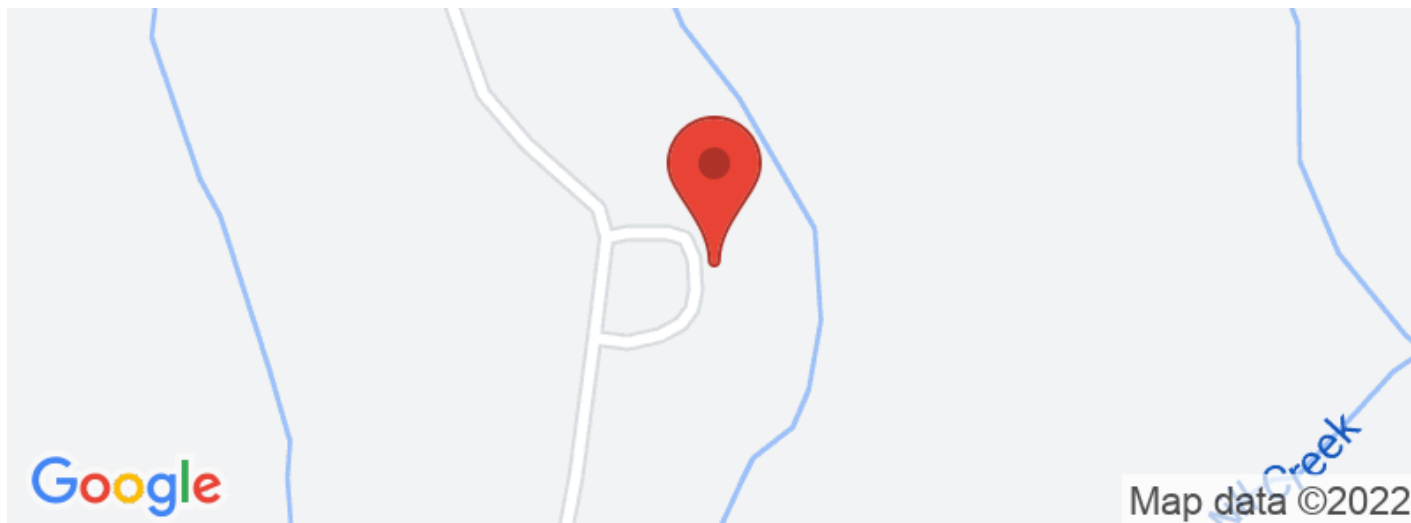


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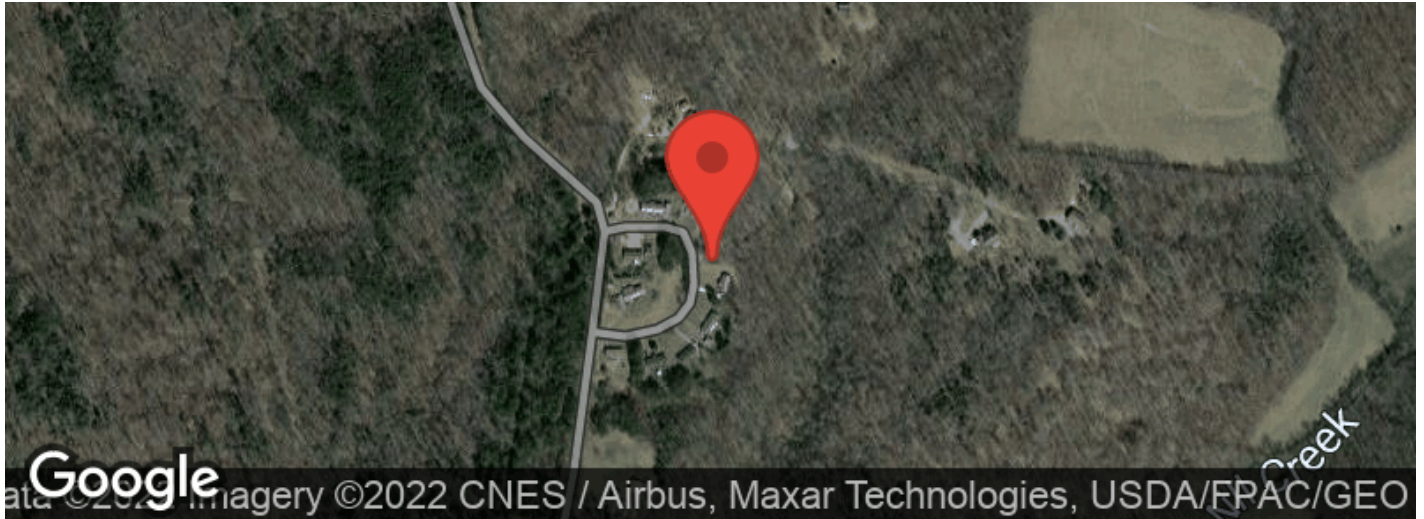
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Locator Maps



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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

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.



Mossy Oak Properties Tennessee Land & Farm
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