

**5 acre Lot 64 of Three Rivers Estates in Humphreys  
County, TN**  
0 Deer Grass Ln  
Hurricane Mills, TN 37078

**\$50,000**  
5.010± Acres  
Humphreys County





**5 acre Lot 64 of Three Rivers Estates in Humphreys County, TN**  
**Hurricane Mills, TN / Humphreys County**

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**SUMMARY**

**Address**

0 Deer Grass Ln

**City, State Zip**

Hurricane Mills, TN 37078

**County**

Humphreys County

**Type**

Recreational Land, Undeveloped Land, Timberland, Lot

**Latitude / Longitude**

35.901019 / -87.759975

**Taxes (Annually)**

298

**HOA (Annually)**

750

**Acreage**

5.010

**Price**

\$50,000

**Property Website**

<https://www.mossyoakproperties.com/property/5-acre-lot-64-of-three-rivers-estates-in-humphreys-county-tn-humphreys-tennessee/32798/>



## 5 acre Lot 64 of Three Rivers Estates in Humphreys County, TN Hurricane Mills, TN / Humphreys County

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### **PROPERTY DESCRIPTION**

5 acre lot in gated community of Three Rivers Estates. Property is mostly wooded. Wet weather creek. Community offers large 5 acre pond w/ picnic tables, private mailbox, wifi tower, and helipad. Close to public use boat ramp on Duck River. Property is just down the road from Loretta Lynn's Ranch, minutes from Johnsonville Historic State Park, and from I-40. Short drive to Dickson, Nashville, Waverly, Centerville. Additional 5 acre lot 63 available for an additional \$50,000. Contact Josh Smith at [615-388-3091](tel:615-388-3091) or [josh@mossyoakproperties.com](mailto:josh@mossyoakproperties.com) for additional information or to schedule a showing.





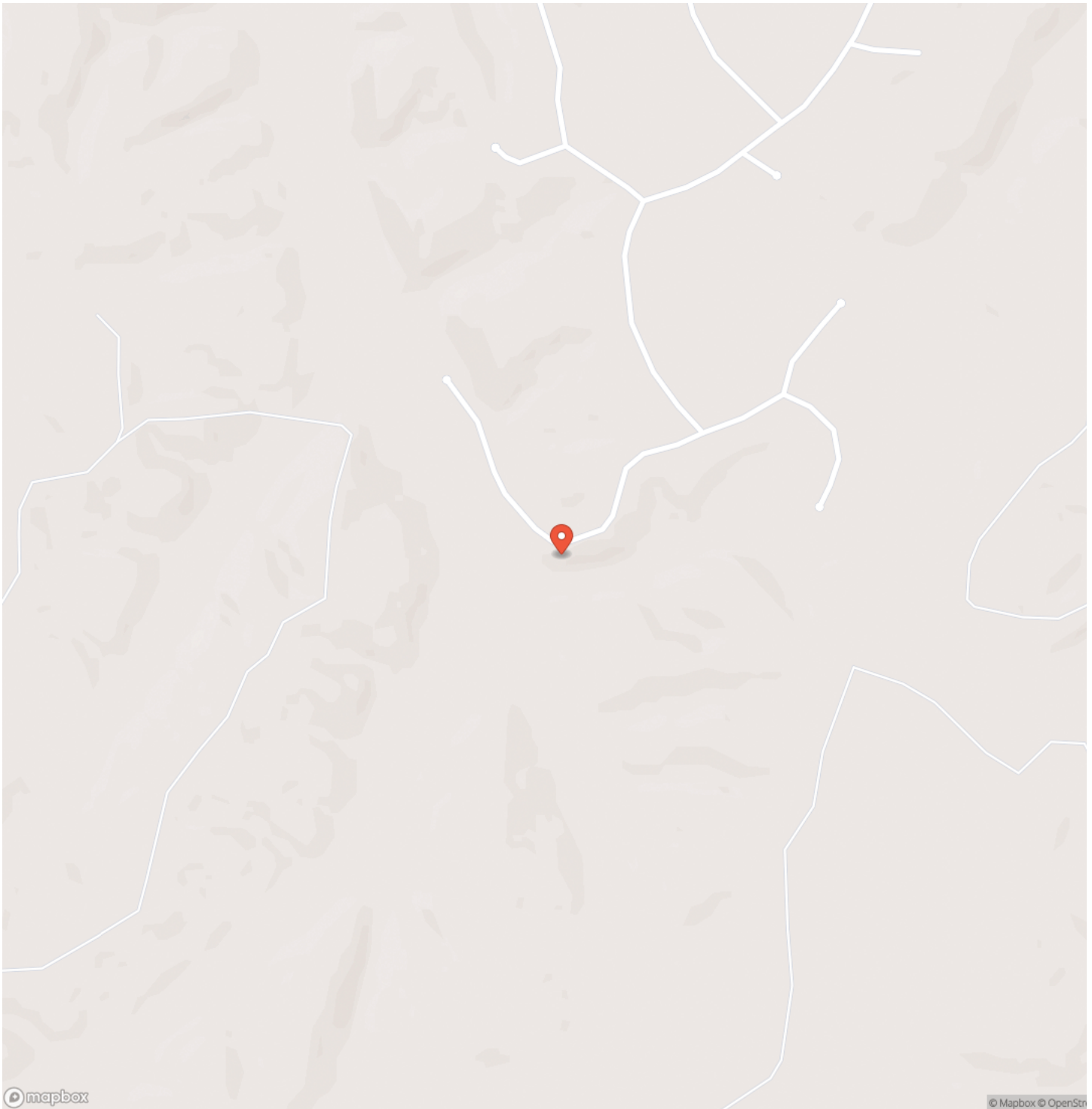
5 acre Lot 64 of Three Rivers Estates in Humphreys County, TN  
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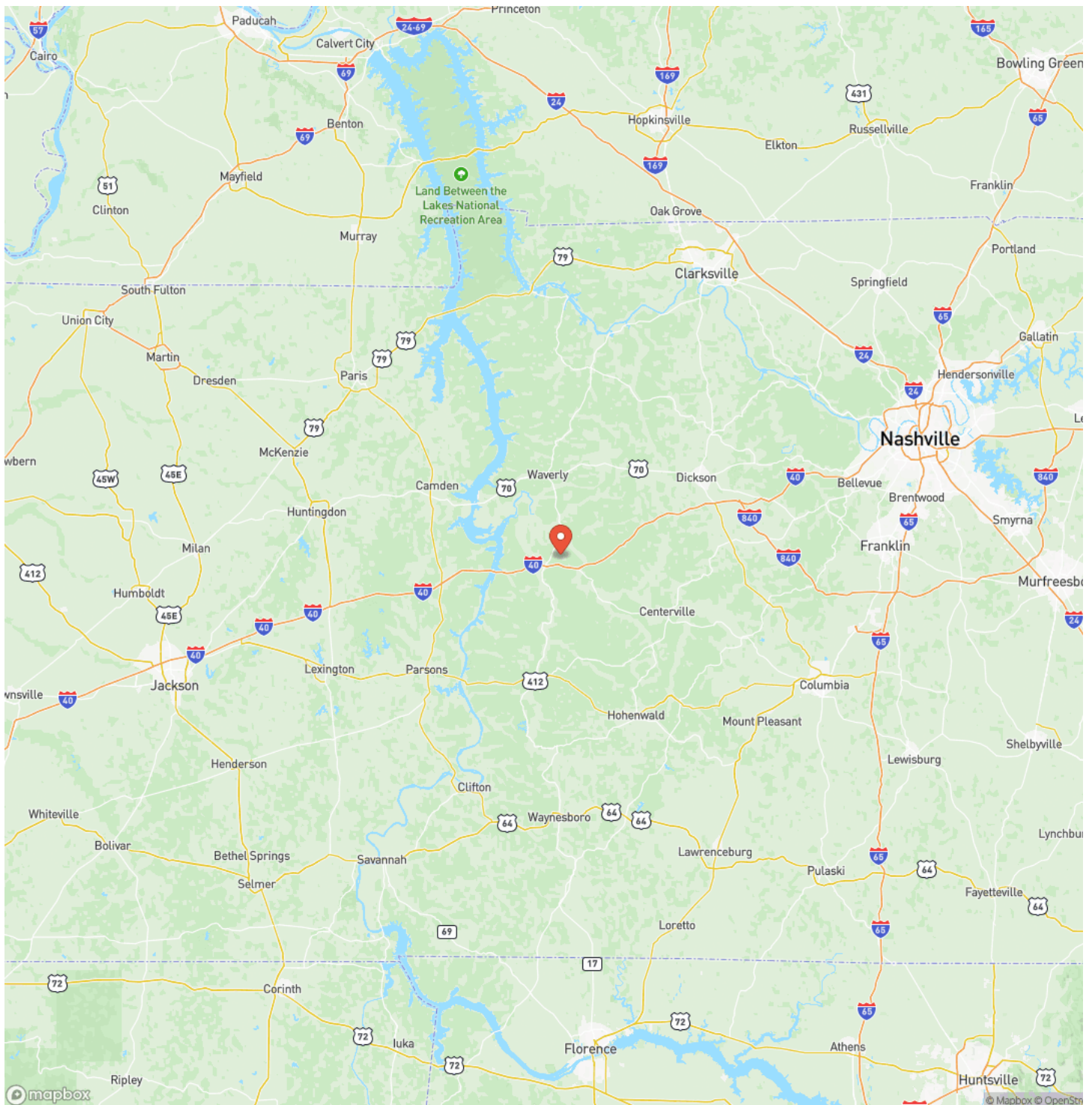


## Locator Map





## Locator Map



**MORE INFO ONLINE:**

**www.mossyoakproperties.com**



## Satellite Map





**5 acre Lot 64 of Three Rivers Estates in Humphreys County, TN  
Hurricane Mills, TN / Humphreys County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Josh Smith

## Mobile

(615) 388-3091

## Email

josh@mossyoakproperties.com

**Address**

706 Columbia Avenue

## City / State / Zip

Franklin, TN 37204

## NOTES

[illegible]

**MORE INFO ONLINE:**

**www.mossyoakproperties.com**



## This image shows a single 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.



**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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