

**Private 35.63 Acre Retreat with Modern Barn Living,
Utilities, Spring, & Wildlife Galore located in Trousdale
County, Tennessee**
855 Lick Creek Road
Hartsville, TN 37074

\$395,000
35.63± Acres
Trousdale County



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Hartsville, TN / Trousdale County

SUMMARY

Address

855 Lick Creek Road

City, State Zip

Hartsville, TN 37074

County

Trousdale County

Type

Farms, Single Family, Timberland, Hunting Land, Recreational Land

Latitude / Longitude

36.375781 / -86.066405

Dwelling Square Feet

900

Bedrooms / Bathrooms

1 / 1

Acreage

35.63

Price

\$395,000

Property Website

<https://www.mossoakproperties.com/property/private-35-63-acre-retreat-with-modern-barn-living-utilities-spring-wildlife-galore-located-in-trousdale-county-tennessee/trousdale/tennessee/101588/>



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PROPERTY DESCRIPTION

Discover 35.63 acres of beautiful, gated countryside offering privacy, scenic views, and abundant wildlife. This versatile property is ideal for a private retreat, hunting property, or future homesite with existing infrastructure already in place. Property features approximately 900 feet of road frontage with a mix of level to rolling terrain. Conveniently located just 10 minutes to Hartsville, 15 minutes to Carthage, 20 minutes to Lafayette, 30 minutes to Lebanon and Gallatin, and 50 minutes to Nashville Airport and Cookeville.

Improvements and Features

- Pole barn residence built in 2017 by National Barn Company
 - 1 bedroom, 1 bathroom living space
 - Additional storage area within pole barn
 - Samsung mini split HVAC system
 - On-demand water heater
 - 2x6 walls and ceiling insulated to R38
 - LVP flooring throughout
 - 15x40 garage with water, heat, and floor drain
 - Alarm system with motion detection, window and door sensors, and cellular backup
 - Internet available
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Utilities and Land Features

- City water tap in place
 - Multiple natural springs on the property
 - Old well on site
 - Septic tank and field lines installed for a 3 bedroom home, with room for expansion
 - Timber and mineral rights convey
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Land and Outdoor Appeal

- Beautiful old growth timber including hickory, red and white oak, black walnut, chestnut, and abundant cedar
 - 3/4 of the property fenced with 5 strand barbed wire installed in 2016
 - Multiple gated entry points for easy access
 - Strong wildlife presence with abundant deer and turkey, plus small game including bobcat and rabbits
 - Numerous deer trails and heavy wildlife sign throughout the property
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Highlights

- Private, gated setting with scenic views
- 900 feet of road frontage
- Level to rolling terrain suitable for multiple uses
- Ready for immediate use or future expansion
- Ideal for homestead, recreational retreat, or investment property

Contact Josh Smith at [615-388-3091](tel:615-388-3091) or josh@mossyoakproperties.com to schedule a showing or for additional information.



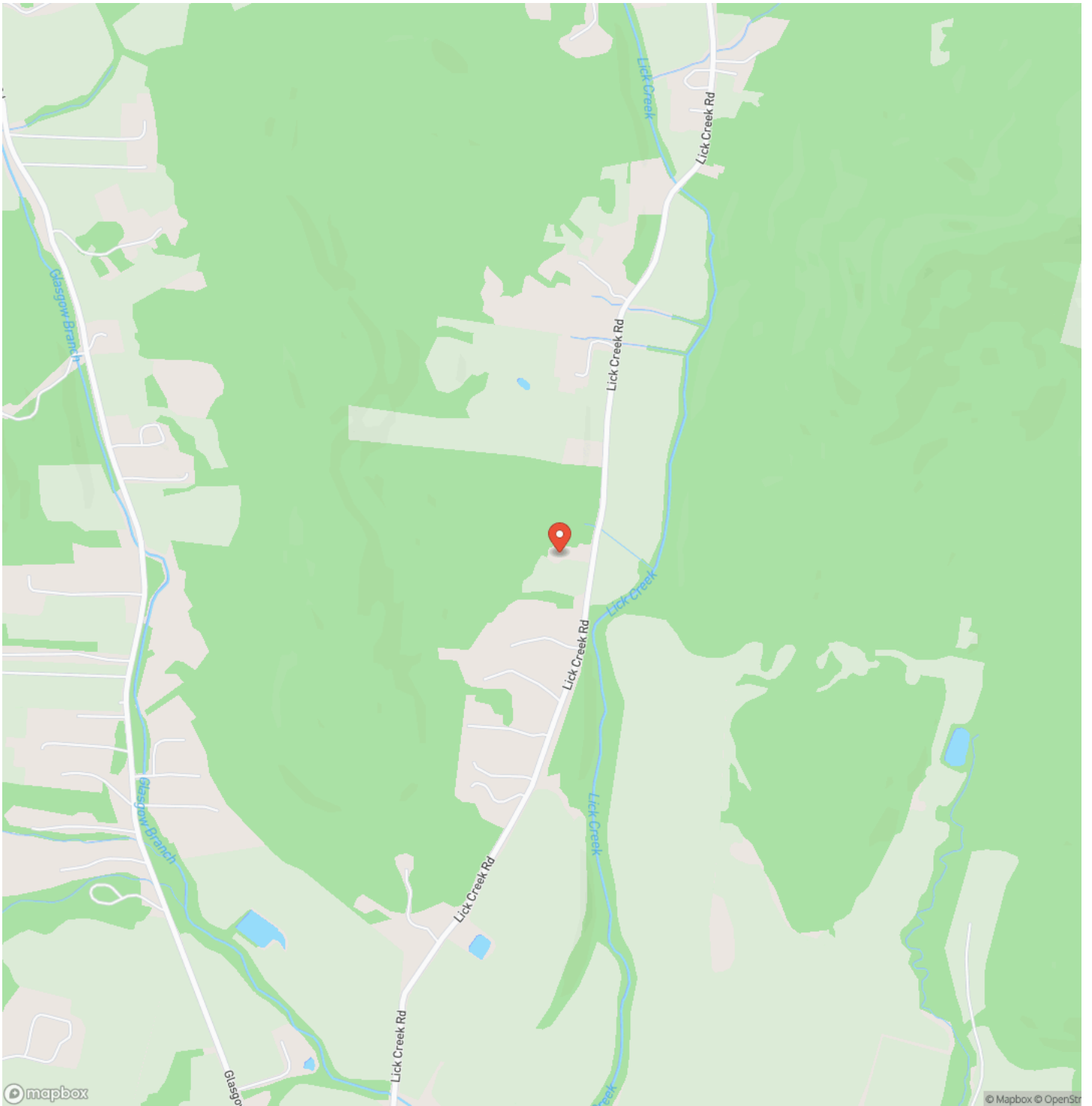
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Locator Map





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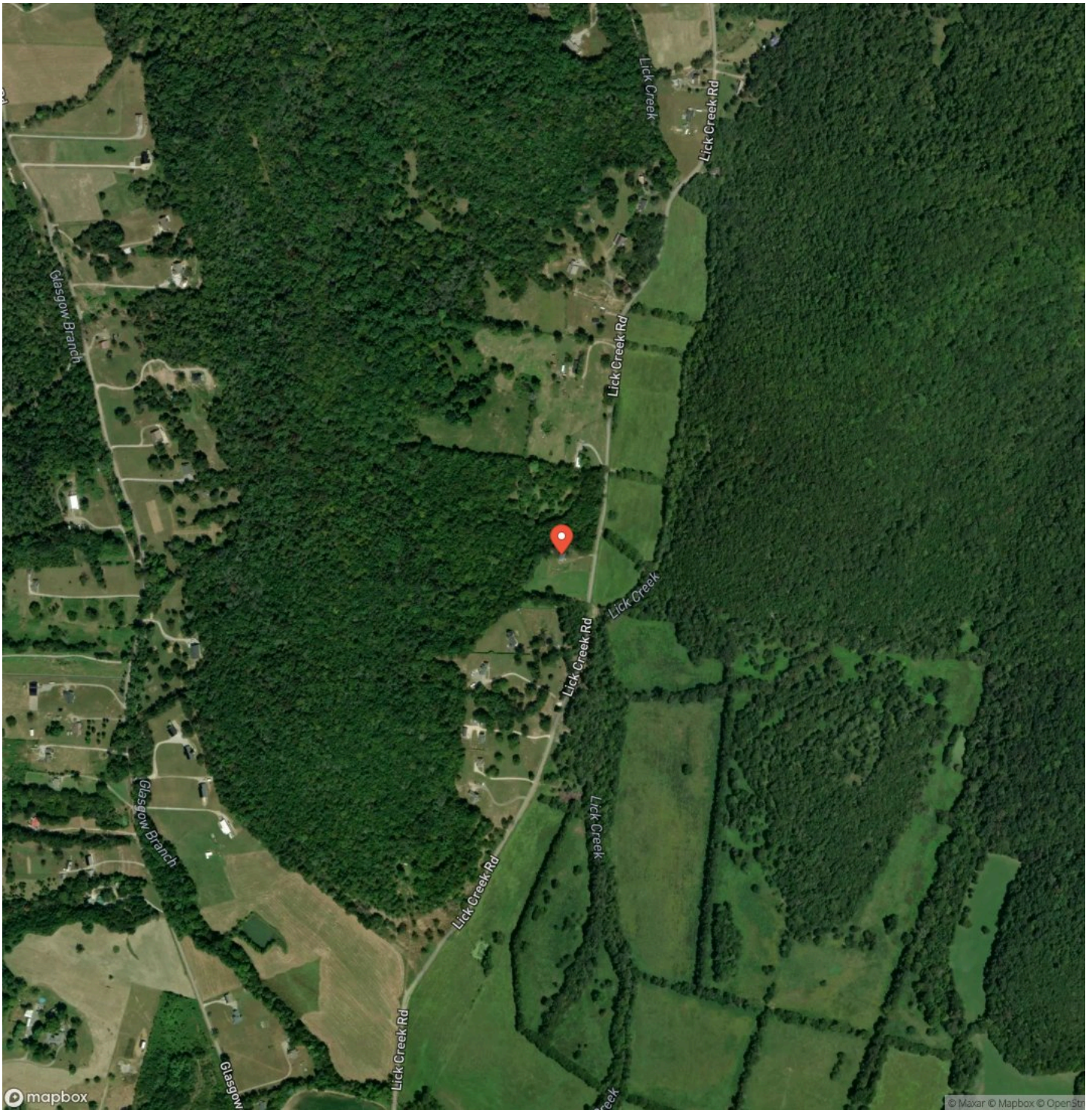
Locator Map



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Satellite Map





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