

**258 acres Recreational Land in Coffee  
County**  
0 Lusk Cove Road  
Hillsboro, TN 37342

**\$290,000**  
258 +/- acres  
Coffee County





## 258 acres Recreational Land in Coffee County Hillsboro, TN / Coffee County

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### **SUMMARY**

**Address**

0 Lusk Cove Road

**City, State Zip**

Hillsboro, TN 37342

**County**

Coffee County

**Type**

Recreational Land, Hunting Land, Undeveloped Land

**Latitude / Longitude**

35.4138 / -85.9152

**Acreage**

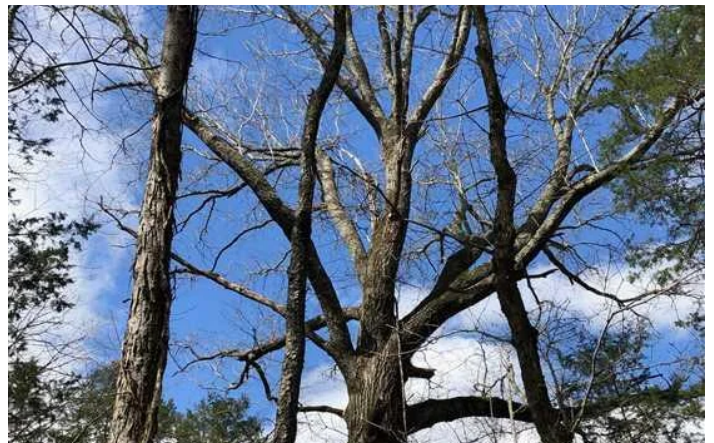
258

**Price**

\$290,000

**Property Website**

<https://www.mossyoakproperties.com/property/258-acres-recreational-land-in-coffee-county-coffee-tennessee/14216/>



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### **PROPERTY DESCRIPTION**

PRICE REDUCTION!! - 258 surveyed acres of rugged land perfect for getting away from it all for hunting and recreation. Small spring fed creek runs through the North portion of the property, while the upper reaches toward the South have beautiful views of the surrounding farmlands and forests. There is a conservation easement that will prohibit building, as well the current owner will ask buyer to re-enroll the land in TN Greenbelt program.

Note: Soil Scientist has surveyed and no perc sites identified. Owner is marketing specifically as a recreation lot only. There is a Conservation Easement to convey as well.





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# Locator Maps





## Aerial Maps





258 acres Recreational Land in Coffee County  
Hillsboro, TN / Coffee County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Richard Bess

**Mobile**

(615) 394-6746

**Email**

rbess@mossyoakproperties.com

**Address**

706 Columbia Avenue

**City / State / Zip**

Franklin, TN 37204

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**NOTES**

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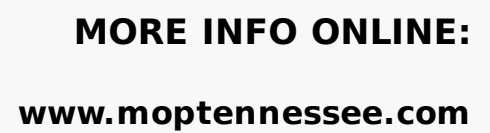
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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **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**  
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