

Chickasaw Bluff
0 Hwy 59
Drummonds, TN 38023

\$490,000
318± Acres
Tipton County



Chickasaw Bluff Drummonds, TN / Tipton County

SUMMARY

Address

0 Hwy 59

City, State Zip

Drummonds, TN 38023

County

Tipton County

Type

Undeveloped Land, Hunting Land, Farms

Latitude / Longitude

35.5077 / -89.906204

Acreage

318

Price

\$490,000

Property Website

<https://www.mossyoakproperties.com/property/chickasaw-bluff-tipton-tennessee/33801/>



PROPERTY DESCRIPTION

Absolutely Stunning Mississippi River View from YOUR land!! 318 acres of prime hunting and farmland right on a beautiful bluff high above the Mighty Mississippi River. Good mixture of tillable crop land and dense forests. Plenty of opportunities for hunting whitetail, turkey, duck and small game. Crop land leased and in soybeans currently. Lease can be assumed or decide to farm for yourself. NOTE: Property comes with Conservation Easement that will prohibit any subdividing, residential or commercial development. HOWEVER, you can build a personal residence (and barn) for yourself within the bounds of the easement. Build a house with a one-in-a-million view and offset your costs by leasing the crop land!

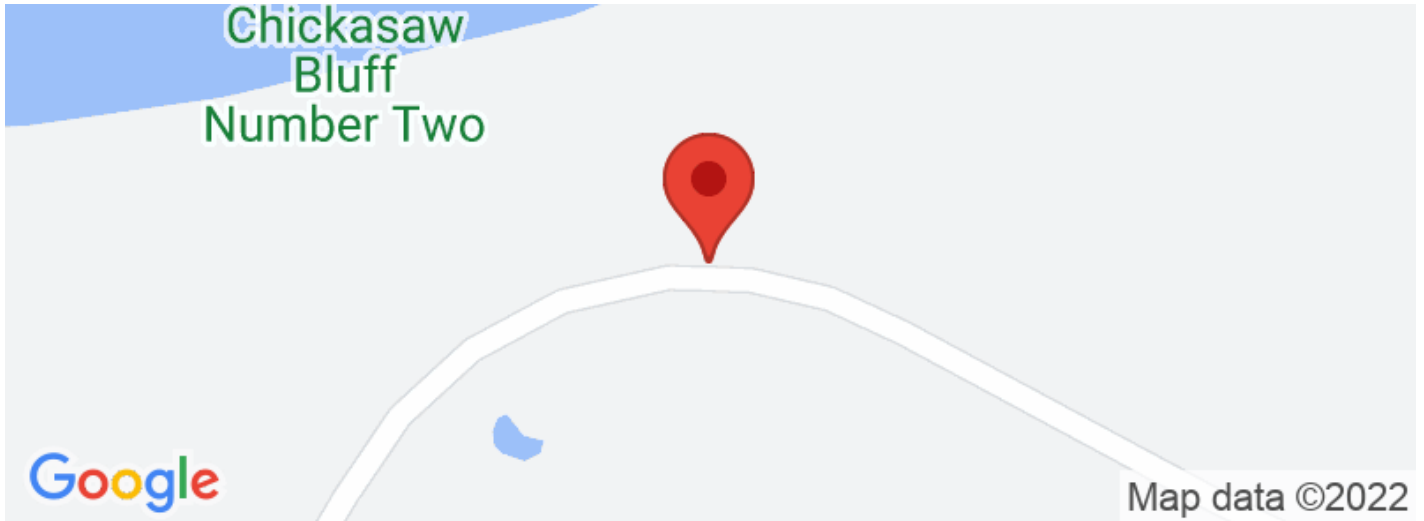


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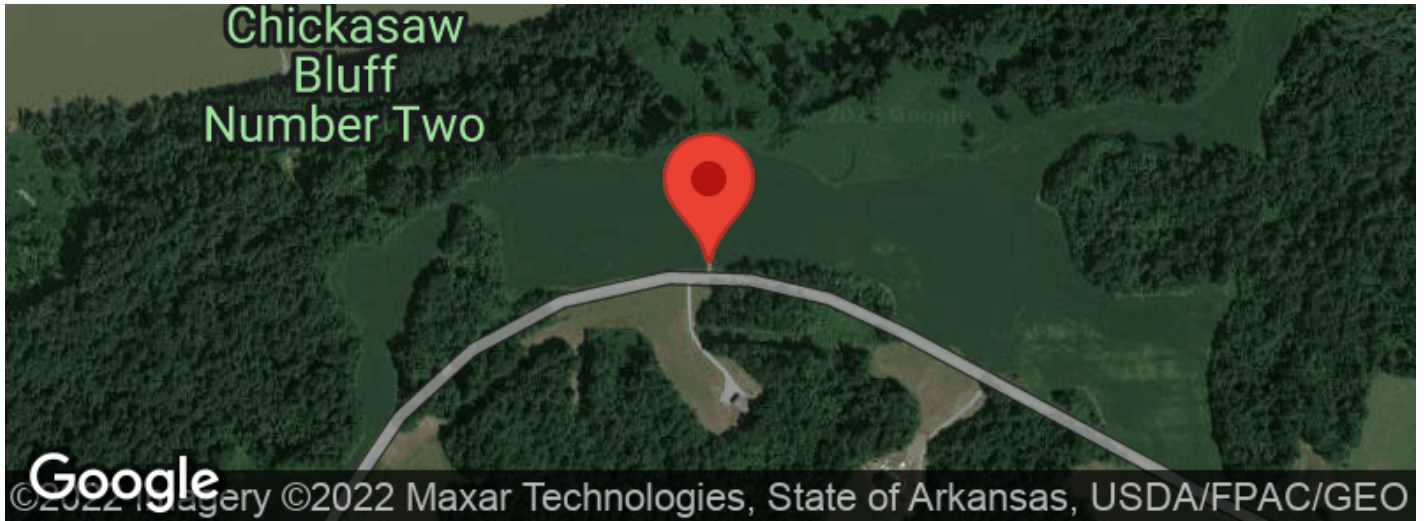




Locator Maps



Aerial Maps



Chickasaw Bluff
Drummonds, TN / Tipton County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Franklin, TN 37204

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DISCLAIMERS

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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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