

266.03 Acres in Williamson County Tennessee  
0 Sugar Ridge Rd  
Spring Hill, TN 37174

**\$4,673,500**  
266.03± Acres  
Maury County



**266.03 Acres in Williamson County Tennessee  
Spring Hill, TN / Maury County**

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**SUMMARY**

**Address**

0 Sugar Ridge Rd

**City, State Zip**

Spring Hill, TN 37174

**County**

Maury County

**Type**

Hunting Land, Recreational Land, Residential Property, Timberland

**Latitude / Longitude**

35.77327 / -86.954426

**Taxes (Annually)**

\$1,578

**Dwelling Square Feet**

840

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

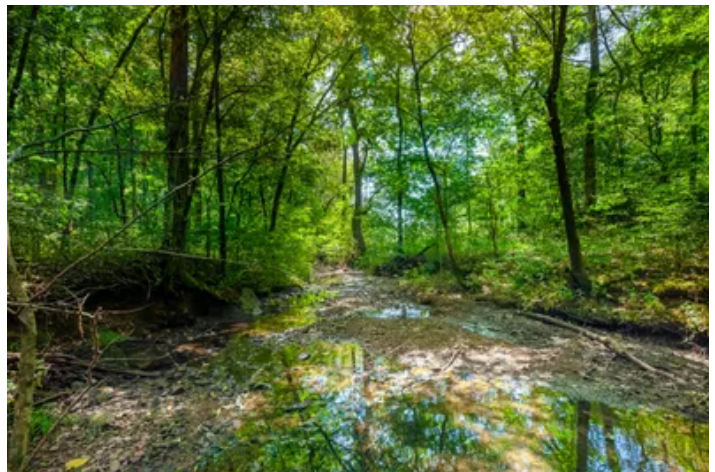
266.03

**Price**

\$4,673,500

**Property Website**

<https://www.mossyoakproperties.com/property/266-03-acres-in-williamson-county-tennessee/maury/tennessee/77154/>



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### PROPERTY DESCRIPTION

#### Sugar Ridge Retreat | 266± Acres | Williamson & Maury Counties, Tennessee

##### Overview

Discover the perfect blend of **serenity, opportunity, and adventure** in the heart of Tennessee. Spanning approximately **266 acres across Williamson and Maury Counties**, this remarkable property offers limitless potential — whether you envision **building your dream home, investing in valuable timber, or creating your own private recreational retreat.**

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##### Property Highlights

- **Total Acreage:** 266± acres (3 parcels)
  - **Counties:** Williamson & Maury
  - **Access:** 50' deeded easement/right-of-way fronting **Sugar Ridge Road**
  - **Topography:** Varied with rolling hills, timberland, and multiple potential building sites
  - **Water Features:** Two scenic creeks meander through the property and converge into a larger stream
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##### Williamson County Parcels

- **Parcel IDs:** 152 056.00 000 & 152 057.00 000
  - **Approx. Acreage:** 265± acres
  - **Features:**
    - Mature, **marketable timber** offering **strong investment potential**
    - **Newly cleared trail system** for easy access via foot, UTV, or ATV
    - **Historic old homestead** site — a timeless foundation rich with character
    - **Borders a land conservation easement**, ensuring enduring privacy and preservation of surrounding natural beauty
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##### Maury County Parcel

- **Parcel ID:** 012 010.01
  - **Approx. Acreage:** Part of total 266± acres
  - **Frontage:** 166± feet on Sugar Ridge Road
  - **Improvements:**
    - **840 sq. ft. tenant-occupied home** providing rental income or a cozy residence
    - **Potential for future building or expansion**
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##### Lifestyle & Recreation



- **Abundant wildlife** including deer and turkey — a hunter's paradise
  - Ideal for **outdoor recreation, horseback riding, hiking, and nature exploration**
  - **Multiple prime building sites** with panoramic views
  - **Peaceful seclusion** while remaining convenient to **Spring Hill** and surrounding amenities
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#### Investment & Opportunity

- **Timber Value:** Mature hardwoods offer immediate and future returns
  - **Development Potential:** Suitable for a **family estate, recreational retreat, or long-term investment**
  - **As-Is, Where-Is Sale:** Exceptional opportunity for the **savvy buyer** to create something truly special
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#### Location

- **Address:** Sugar Ridge Rd, Williamson & Maury Counties, TN
  - **Proximity:** Minutes from **Spring Hill**, convenient to **Franklin, Columbia, and Nashville**
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#### Offered As-Is | A Rare Piece of Tennessee Countryside

Escape the ordinary and embrace the possibilities of **Sugar Ridge Retreat** — where natural beauty, privacy, and potential converge into one extraordinary Tennessee property.

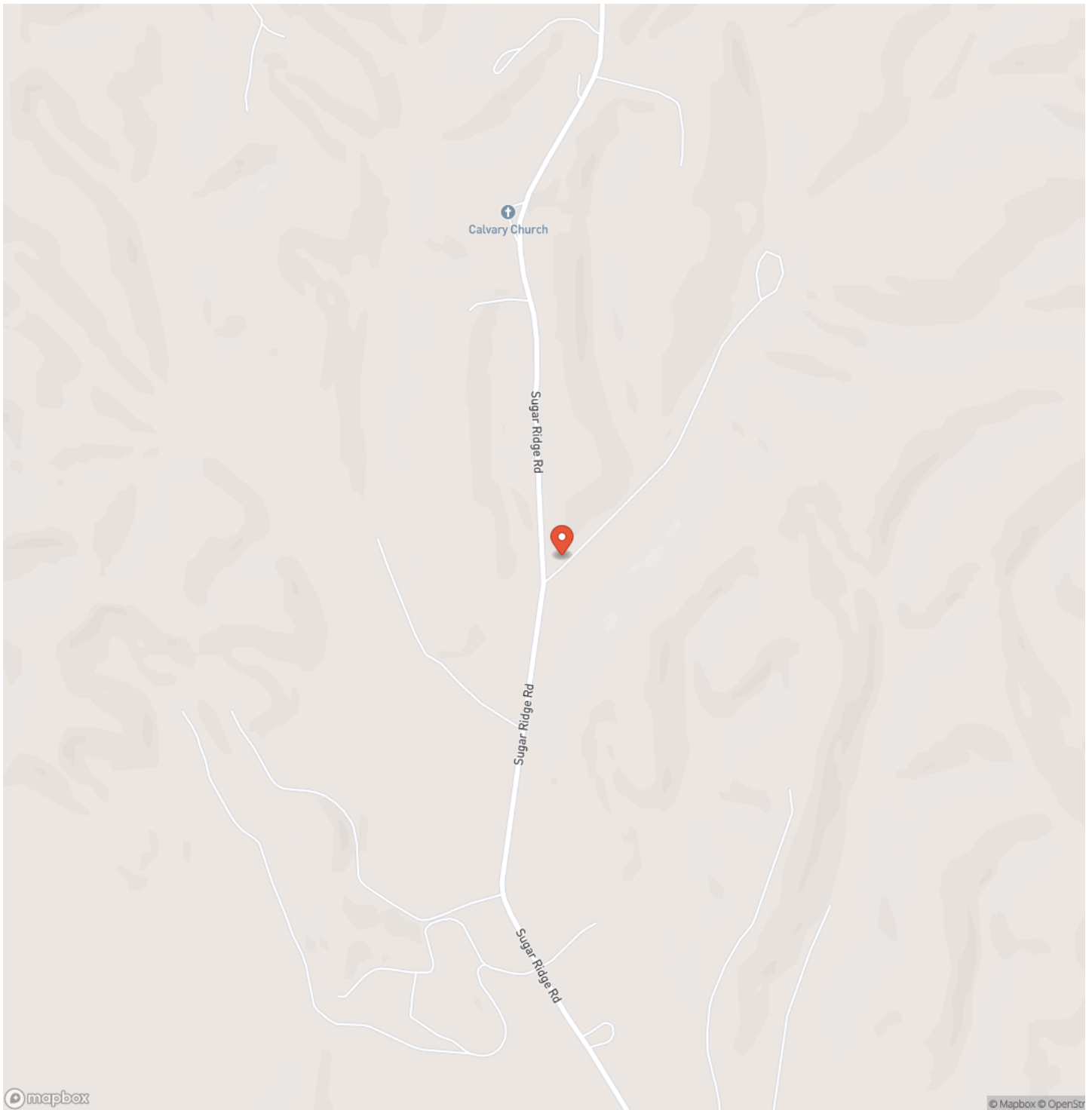
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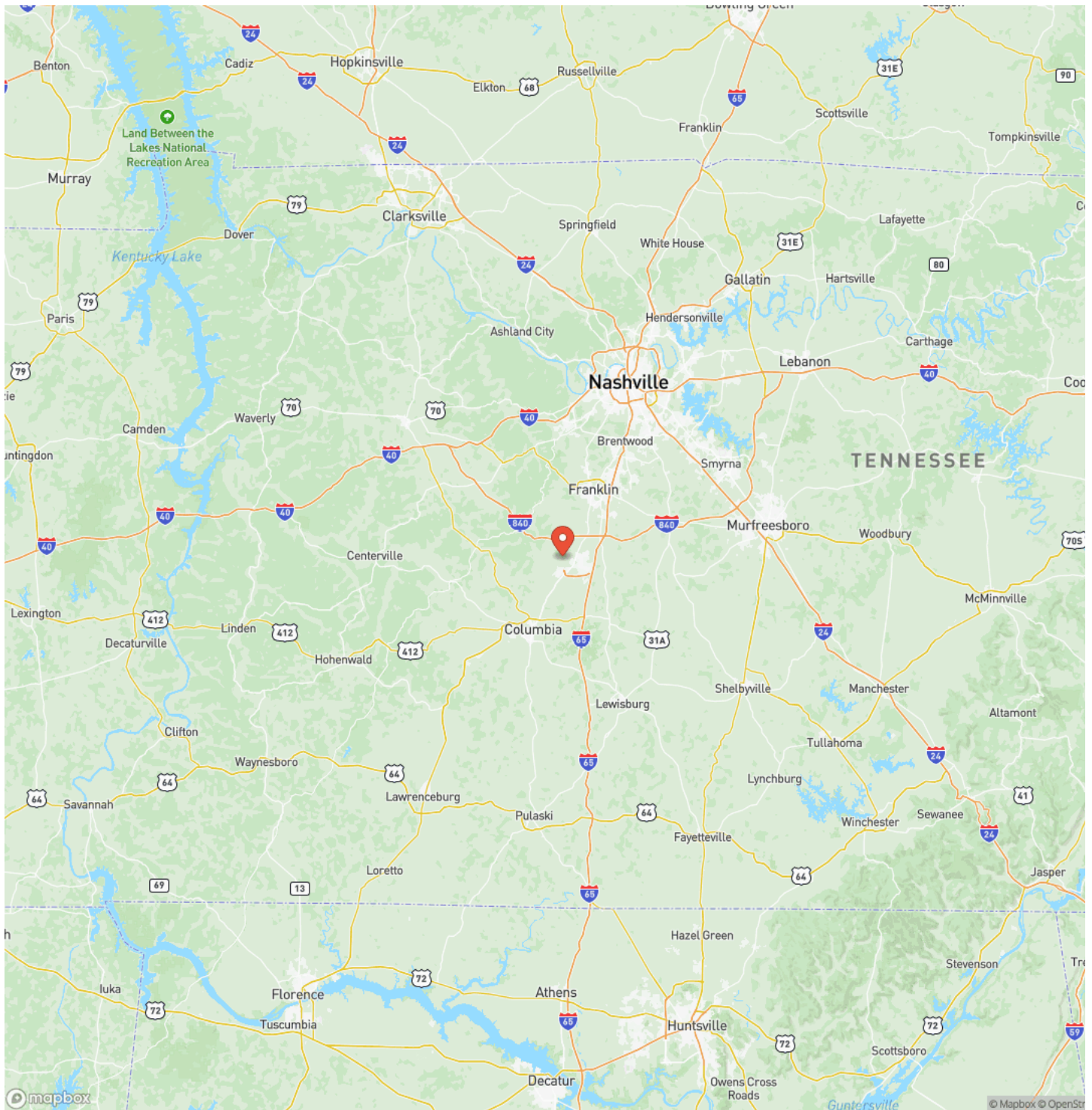
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

Land and small house are beng sold "As Is, Where Is". All listing information is believed to be correct but buyer and buyer's agent to verify and confirm any and all information.



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