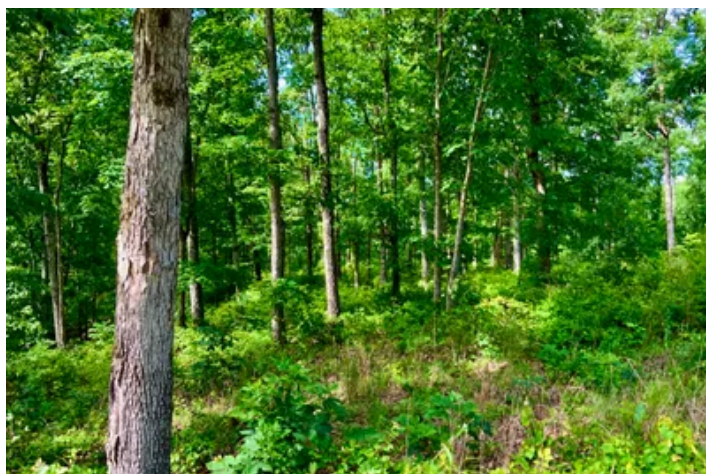
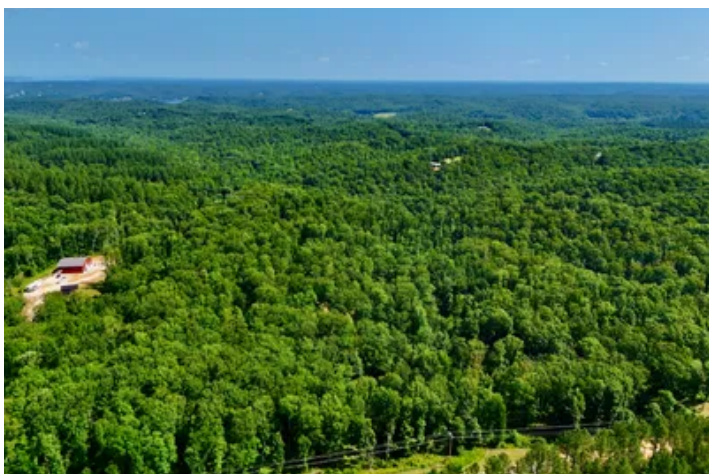


**41 Timber Cover Acres Near Kentucky Lake in  
Humphreys County!**  
0 Bear Creek Road  
Waverly, TN 37185

**\$292,500**  
41± Acres  
Humphreys County





## 41 Timber Cover Acres Near Kentucky Lake in Humphreys County! Waverly, TN / Humphreys County

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### SUMMARY

#### **Address**

0 Bear Creek Road Waverly

#### **City, State Zip**

Waverly, TN 37185

#### **County**

Humphreys County

#### **Type**

Hunting Land, Timberland, Undeveloped Land

#### **Latitude / Longitude**

36.132703 / -87.890343

#### **Acreage**

41

#### **Price**

\$292,500

#### **Property Website**

<https://www.mossyoakproperties.com/property/41-timber-cover-acres-near-kentucky-lake-in-humphreys-county-humphreys-tennessee/82201/>



## 41 Timber Cover Acres Near Kentucky Lake in Humphreys County!

Waverly, TN / Humphreys County

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### **PROPERTY DESCRIPTION**

#### **Property Overview: 0 Bear Creek Road, Humphreys County, TN**

Nestled in the scenic landscapes of Humphreys County, this 41-acre wooded tract on Bear Creek Road offers a harmonious blend of natural beauty and accessibility. The land features gently rolling to slightly hilly terrain, predominantly adorned with mature hardwoods, making it an ideal setting for a secluded homesite, recreational retreat, or hunting haven. With power and high speed internet available at the road frontage, the property is primed for development or off-grid living aspirations. This property adjoins a level 6-acre tract that is for sale by a different owner.

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#### **Outdoor Recreation & Wildlife**

Situated approximately 10 minutes from Kentucky Lake, the property provides easy access to a plethora of water-based activities. Kentucky Lake, spanning over 160,000 acres with more than 2,000 miles of shoreline, is the largest artificial lake by surface area in the U.S. east of the Mississippi River. It's renowned for its excellent fishing opportunities, including bass, crappie, and catfish.

The surrounding area is also a hunter's paradise, with abundant populations of deer and turkey. The property's mature hardwoods and natural cover create an optimal environment for wildlife, enhancing its appeal for hunting enthusiasts.

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### **Community & Location**

#### **Waverly, TN**

Just a short drive away, Waverly serves as the county seat of Humphreys County and offers a welcoming small-town atmosphere. With a population of around 4,300, the city provides essential amenities, local shops, and community events, all set against the backdrop of Tennessee's picturesque landscapes.

#### **Humphreys County**

Humphreys County is characterized by its rich history, natural beauty, and recreational opportunities. The county's proximity to major highways ensures convenient travel to neighboring cities and attractions.

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### **Education**

The Humphreys County School District, headquartered in Waverly, serves approximately 2,693 students across six schools. The district boasts a commendable student-teacher ratio of 14:1 and a high graduation rate of 97%.

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### **Accessibility**

- **Distance to Nashville, TN:** Approximately 66 miles (1 hour and 24 minutes) via I-40, providing easy access to the state's capital and its array of cultural, dining, and entertainment options.
  - **Proximity to Interstate 40:** The property is conveniently located near I-40, facilitating straightforward travel to various destinations across Tennessee and beyond.
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### **Summary**

This 41-acre parcel on Bear Creek Road is a rare find, offering a serene natural setting with the convenience of nearby amenities and recreational opportunities. Whether you're envisioning a private residence, a hunting lodge, or a peaceful retreat, this property provides the perfect canvas to bring your dreams to life.

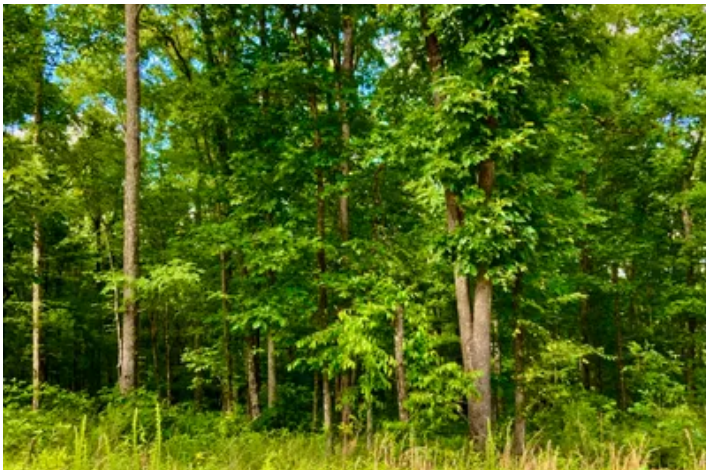
For info contact Listing Agent: Chris Dowdy [615-506-0776](tel:615-506-0776)





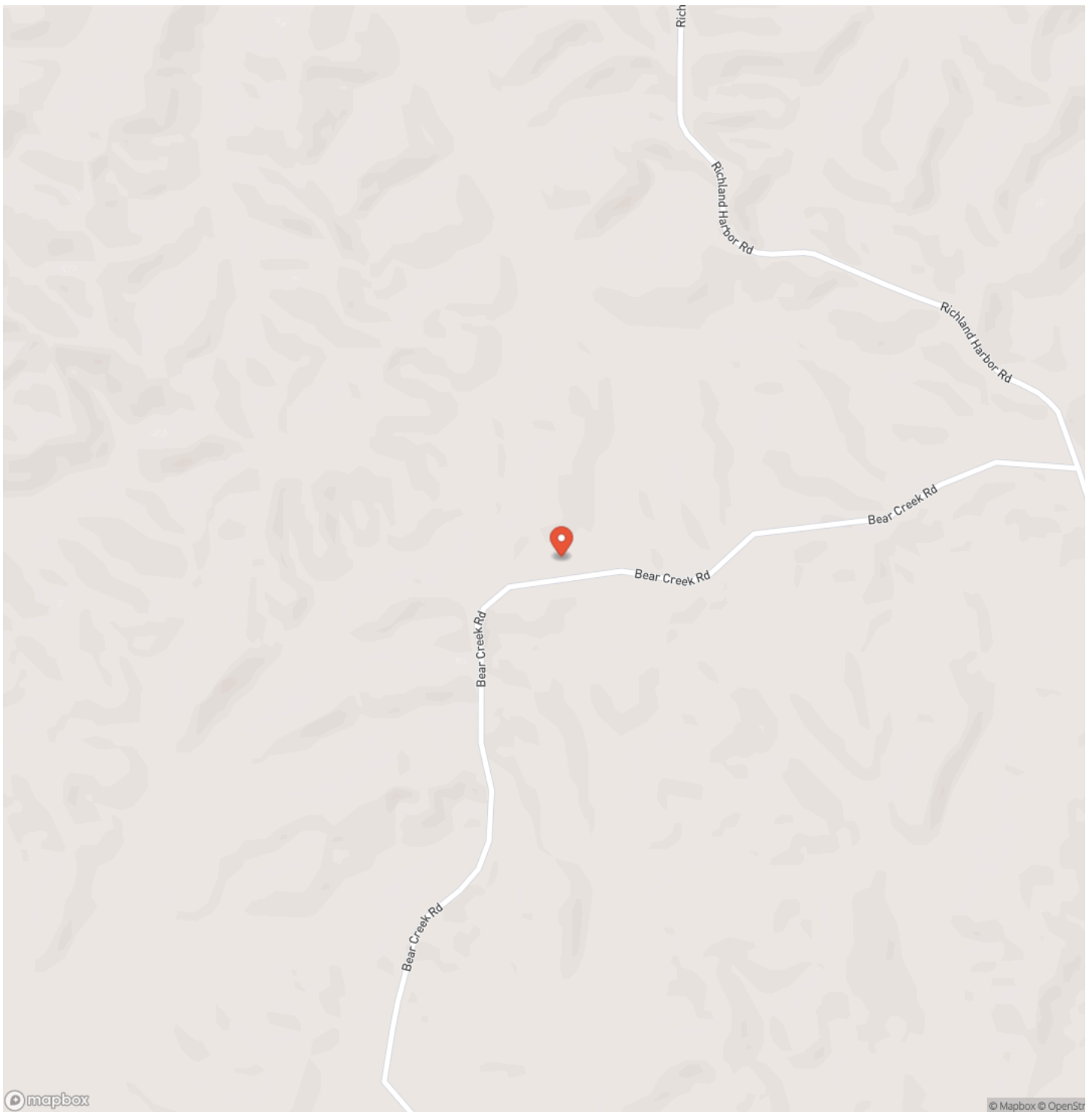
**41 Timber Cover Acres Near Kentucky Lake in Humphreys County!**  
**Waverly, TN / Humphreys County**

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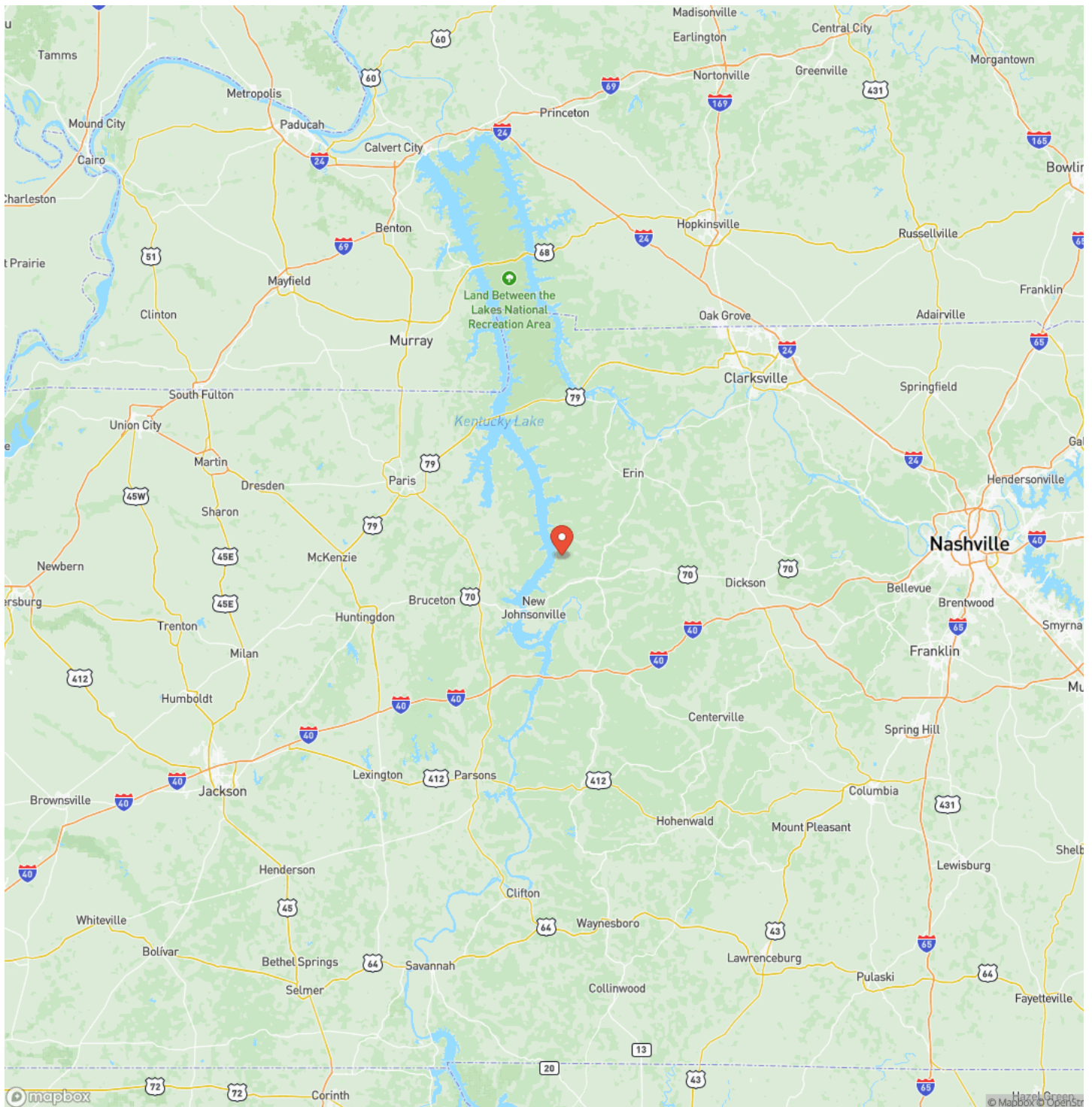


## Locator Map



**41 Timber Cover Acres Near Kentucky Lake in Humphreys County!  
Waverly, TN / Humphreys County**

## Locator Map





41 Timber Cover Acres Near Kentucky Lake in Humphreys County!  
Waverly, TN / Humphreys County

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## Satellite Map



## 41 Timber Cover Acres Near Kentucky Lake in Humphreys County! Waverly, TN / Humphreys County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Chris Dowdy

## Mobile

(615) 506-0776

## Office

(615) 879-8282

## Email

cdowdy@mossyoakproperties.com

**Address**

714 "A" Donelson Pkwy

## City / State / Zip

## NOTES

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.



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**MORE INFO ONLINE:**  
**[www.mossyoakproperties.com](http://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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**Mossy Oak Properties Tennessee Land & Farm**  
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Franklin, TN 37064  
(615) 879-8282  
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