

**170-Acre Hunting Property minutes from Kentucky
Lake**
0 Bear Creek Road
Waverly, TN 37185

\$649,000
170± Acres
Humphreys County



170-Acre Hunting Property minutes from Kentucky Lake Waverly, TN / Humphreys County

SUMMARY

Address

0 Bear Creek Road

City, State Zip

Waverly, TN 37185

County

Humphreys County

Type

Hunting Land, Undeveloped Land, Recreational Land, Timberland

Latitude / Longitude

36.123125 / -87.857231

Acreage

170

Price

\$649,000

Property Website

<https://www.mossoakproperties.com/property/170-acre-hunting-property-minutes-from-kentucky-lake-humphreys-tennessee/86327/>



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PROPERTY DESCRIPTION

170-Acre Hunting & Recreational Paradise – Humphreys County, Tennessee

Welcome to 170 acres of prime hunting and recreational land located in the heart of Humphreys County, Tennessee. This exceptional tract offers a rare opportunity for the avid outdoorsman, with abundant wildlife, natural water features, and convenient access to modern amenities.

Perfectly suited for **Whitetail deer** and **Eastern wild turkey** hunting, the property's terrain and layout make it especially ideal for **archery hunting**. Mature hardwoods, thick bedding areas, and a mix of open and brushy cover create a diverse habitat that holds game year-round. The property also features several **natural springs**, enhancing the land's appeal to wildlife and offering a natural water source for future development.

With **multiple potential building sites**, this property is well-suited for a hunting cabin, weekend retreat, or full-time residence. An **oil and gas easement** is in place, offering additional access trails and clearing potential without interfering with recreational use.

Situated just minutes from **Kentucky Lake**, the property offers easy access to some of the best **fishing and water recreation** in the region. Whether it's bass fishing, boating, kayaking, or swimming, Kentucky Lake is renowned for its scenic beauty and recreational opportunities.

Located near **Waverly, Tennessee**, and only a short drive from **Interstate 40, Nashville**, and other surrounding communities, this property combines privacy with convenience. Shopping, dining, and other amenities are readily available in nearby Waverly, while larger city attractions are within reach in Nashville.

Don't miss this opportunity to own a versatile recreational tract in one of Middle Tennessee's most desirable outdoor regions. Whether you're a hunter, nature enthusiast, or someone looking to build in a peaceful setting close to major lakes and cities, this property has it all.

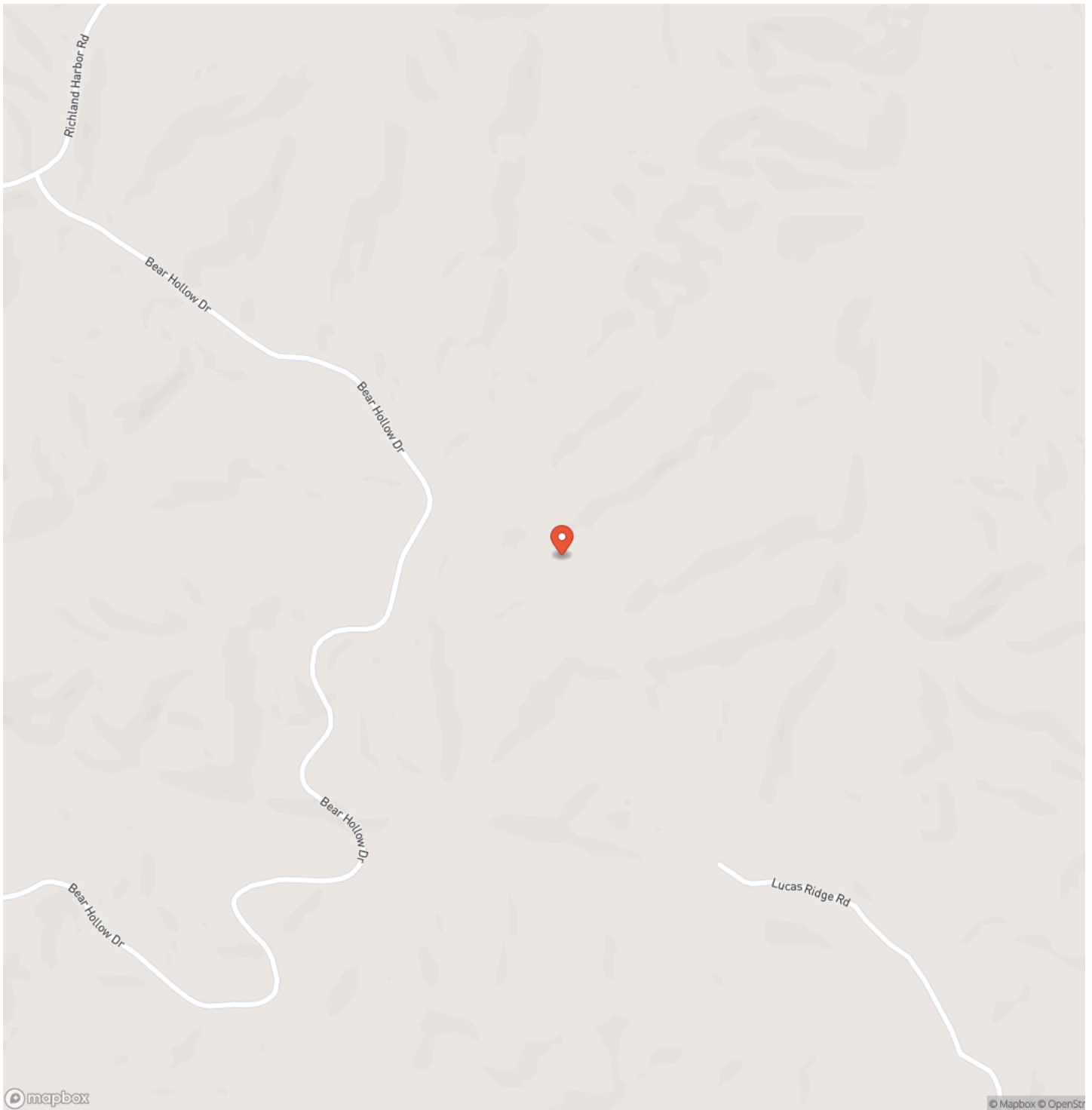
For more information contact Agent Chris Dowdy [615-506-0776](tel:615-506-0776) : cdowdy@mossyoakproperties.com



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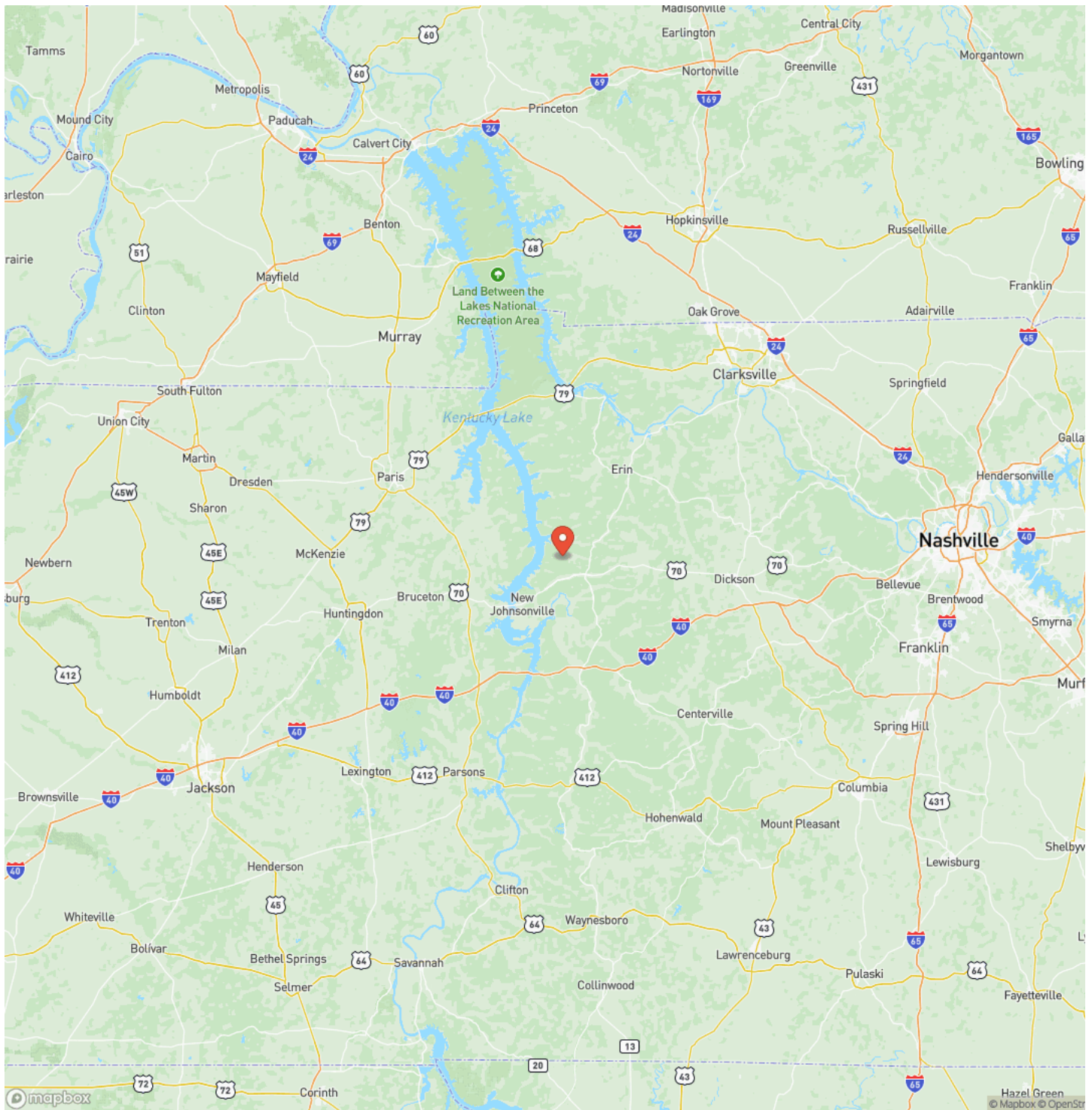


Locator Map

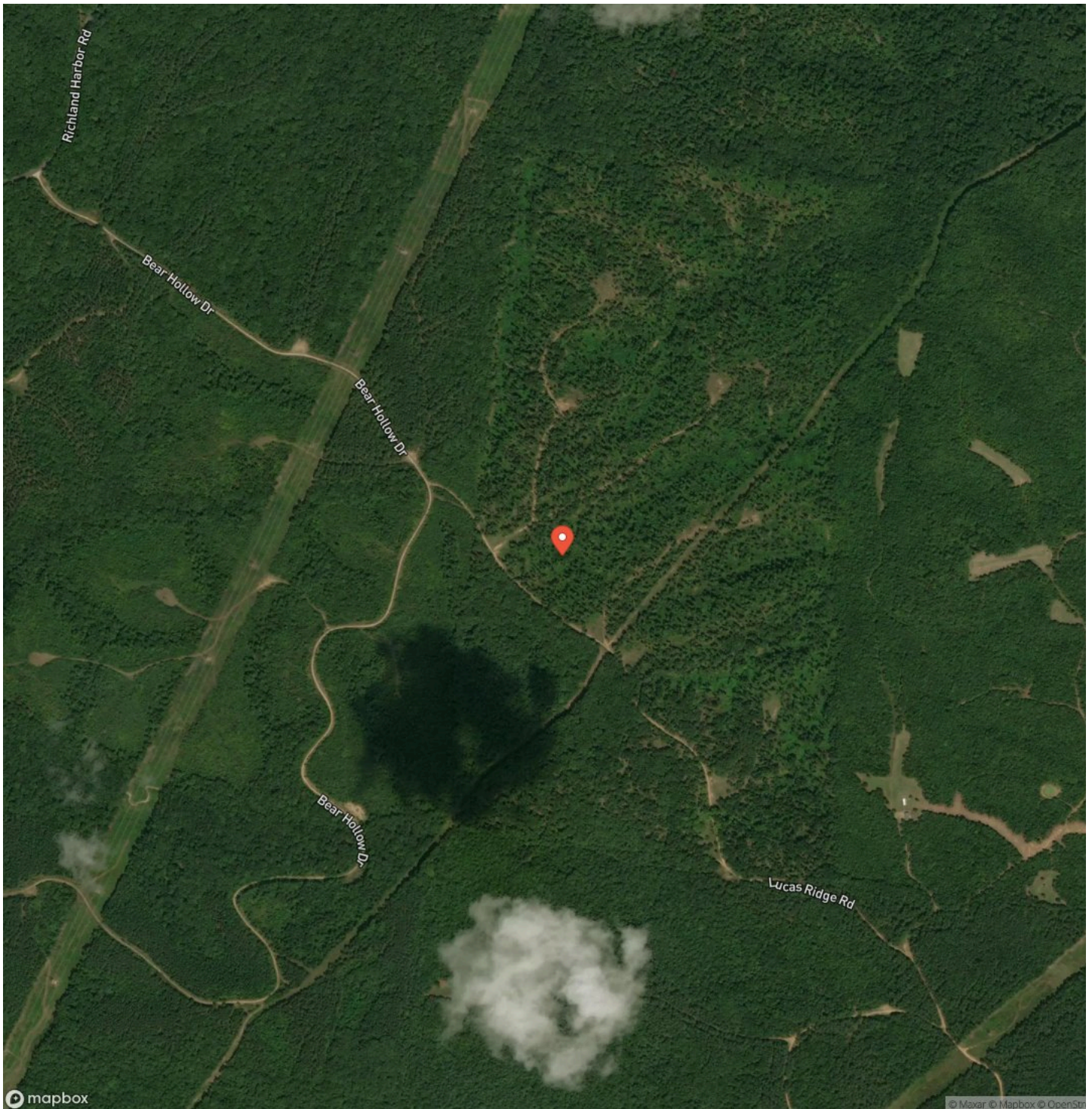


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Locator Map



Satellite Map



170-Acre Hunting Property minutes from Kentucky Lake Waverly, TN / Humphreys County

LISTING REPRESENTATIVE

For more information contact:



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NOTES

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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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