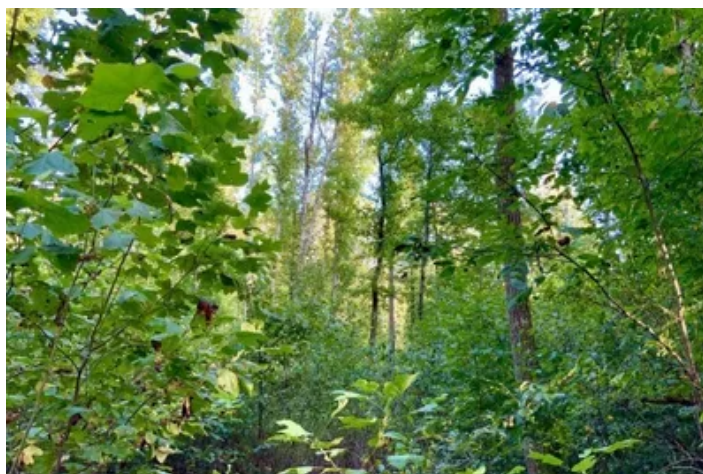
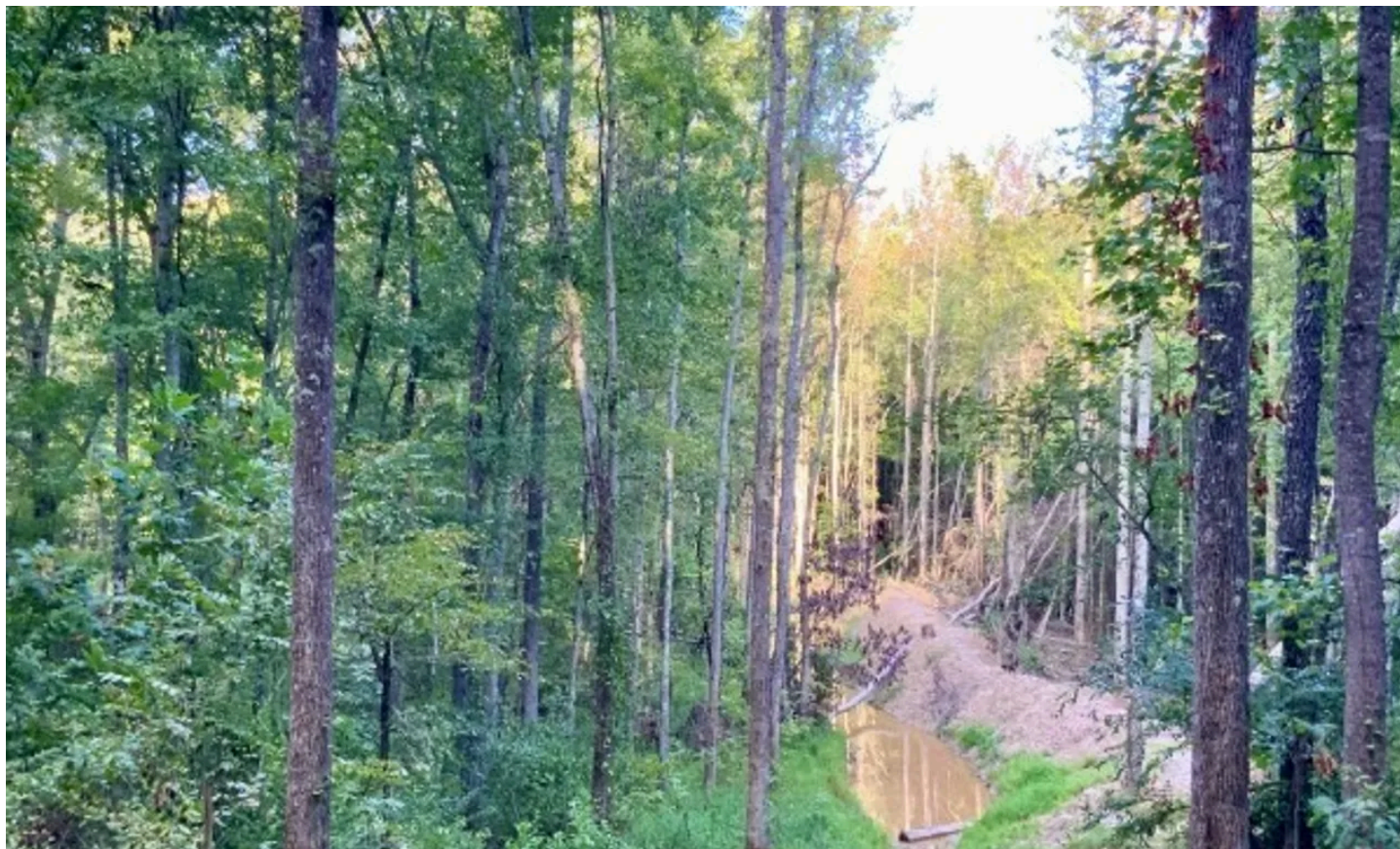


Duck Property Potential going Gin Creek WMA Henry
County, TN
0 Copper Spring Road
Springville, TN 38256

\$295,000
48.31± Acres
Henry County



Duck Property Potential going Gin Creek WMA Henry County, TN Springville, TN / Henry County

SUMMARY

Address

0 Copper Spring Road

City, State Zip

Springville, TN 38256

County

Henry County

Type

Hunting Land, Timberland, Undeveloped Land, Recreational Land

Latitude / Longitude

36.21876 / -88.141801

Acreage

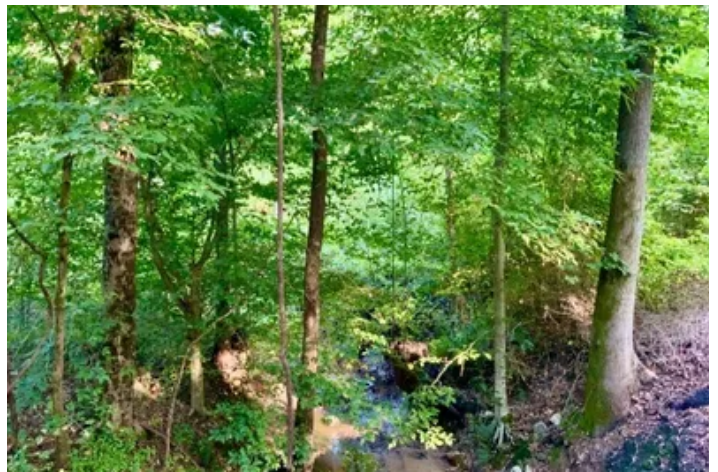
48.31

Price

\$295,000

Property Website

<https://www.mossyoakproperties.com/property/duck-property-potential-going-gin-creek-wma-henry-county-tn/henry/tennessee/89239/>



Duck Property Potential going Gin Creek WMA Henry County, TN Springville, TN / Henry County

PROPERTY DESCRIPTION

48.31 acres of prime recreational land in the heart of West Tennessee. This versatile property offers a mix of opportunity for hunting, recreation, and potential development. With over **4 acres of open pasture** and the remainder in timber and natural cover, it is ideally suited for outdoor enthusiasts.

Bordering the **Gin Creek Wildlife Management Area**, the property provides direct access to abundant wildlife, making it an outstanding location for **duck, deer, and turkey hunting**. With its natural setting and location, the land could also be developed into a premier **duck hunting property** for exclusive use.

Convenience meets seclusion with **power and high-speed fiber optic internet available at the road**, giving you the ability to enjoy modern amenities while maintaining the peace and privacy of a country retreat.

Situated just minutes from **Kentucky Lake** and the outdoor recreation it provides, this property is also close to **Camden** and **Paris** for shopping, dining, and supplies, while still being within driving distance of **Nashville, Tennessee**.

Whether you're looking for a private hunting retreat, a recreational getaway, or an investment in land with endless potential, this property checks all the boxes.

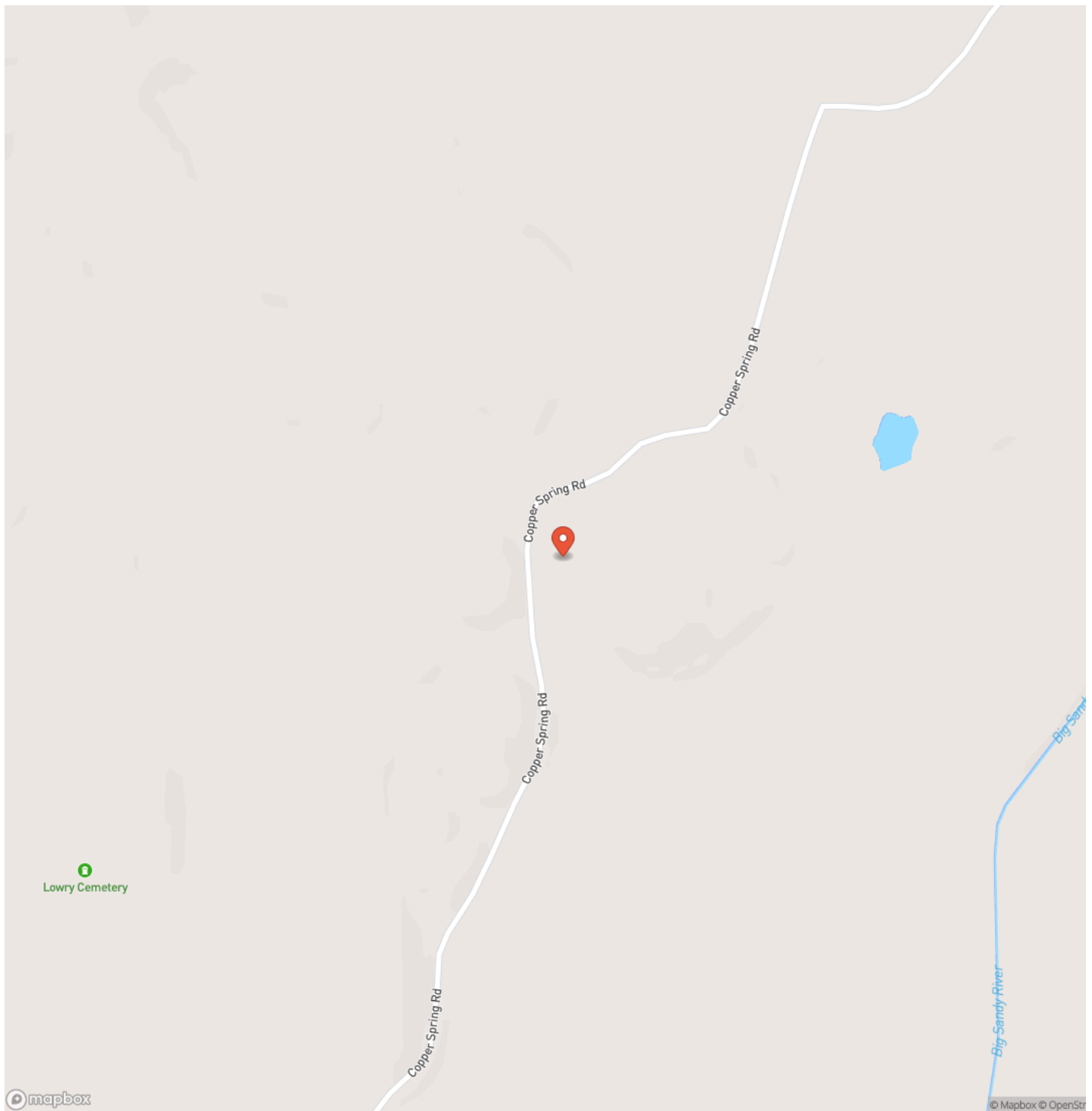
For more information contact Affiliate Broker Chris Dowdy at [\(615\) 506-0776](tel:6155060776).



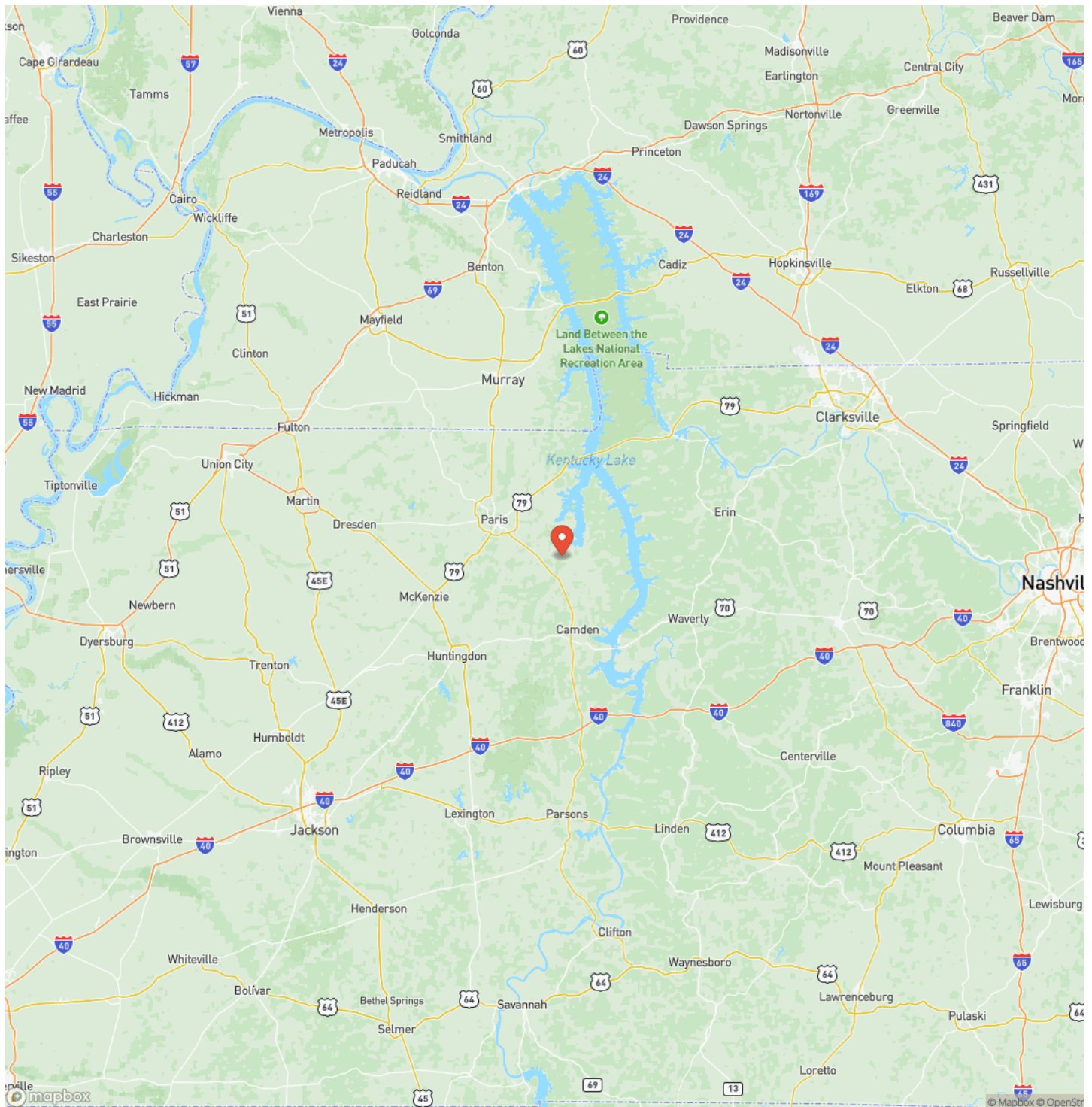
Duck Property Potential going Gin Creek WMA Henry County, TN
Springville, TN / Henry County



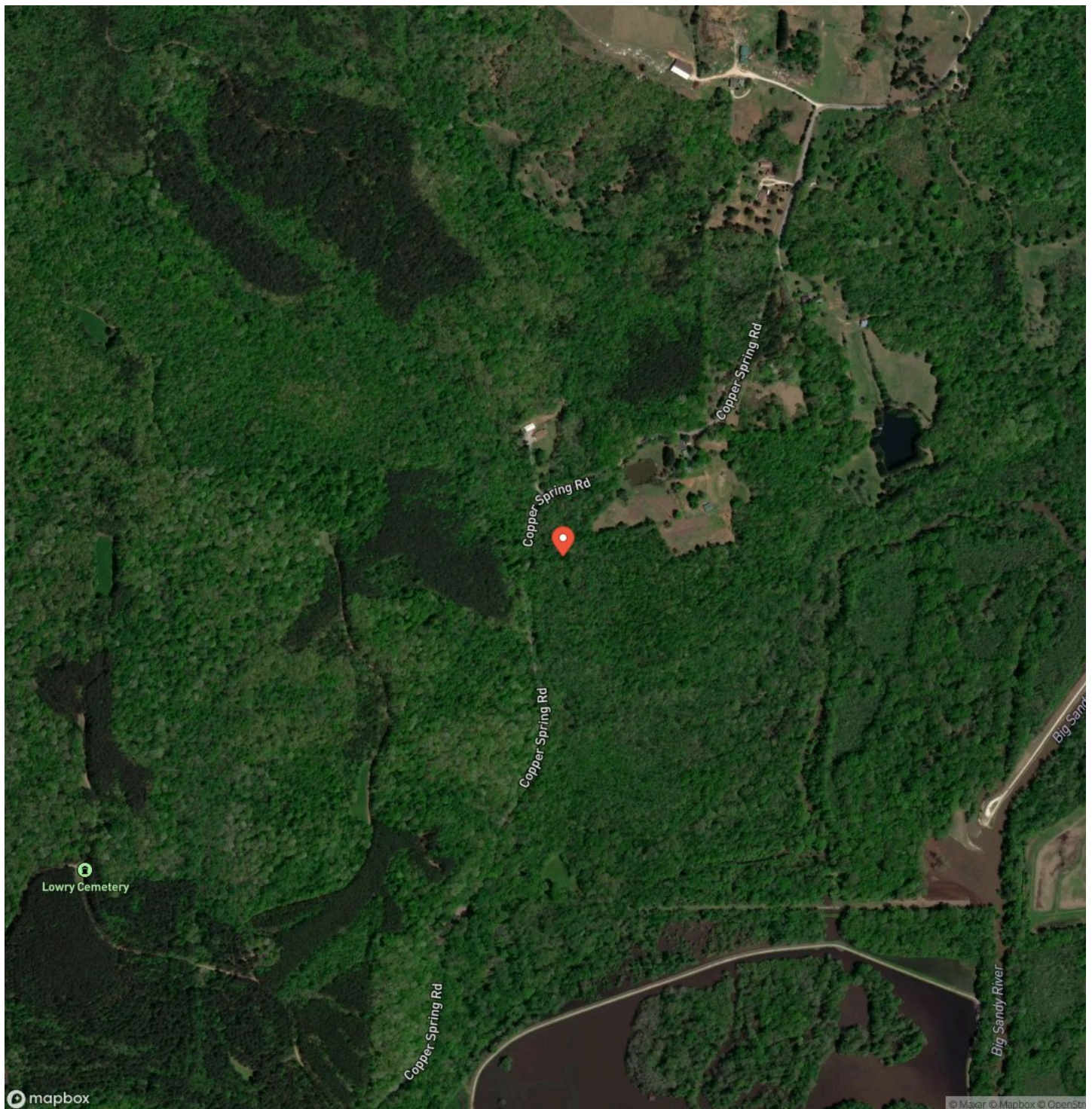
Locator Map



Locator Map



Satellite Map



Duck Property Potential going Gin Creek WMA Henry County, TN Springville, TN / Henry County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Dowdy

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(615) 879-8282

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Address

714 "A" Donelson Pkwy

City / State / Zip

Dover, TN 37058

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.

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



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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