44 Acre Dream Property minutes from Paris, Tennessee
0 Hwy 69 S
Paris, TN 38242

$365,000
44.34± Acres
Henry County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
0 Hwy 69 S

City, State Zip
Paris, TN 38242

County
Henry County

Type
Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude
36.279719 / -88.250534

Acreage
44.34

Price
$365,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

44 Acres - Bethesda Road, Henry County, TN
Pasture - Pond - Timber - Homesites - Near Kentucky Lake

Discover the perfect blend of function, beauty, and heritage on this 44-acre property located on the quiet and scenic Bethesda Road in Henry County, Tennessee. This land has a rich agricultural history, having been used for decades for cattle grazing and hay production. It's ready for your farming plans, recreational use, or private retreat.

As you arrive, you'll be welcomed by a **custom metal entrance gate** featuring striking whitetail deer artwork - a fitting symbol for a property where nature, wildlife, and open land meet in harmony. The land rolls gently across a mix of **open pasture**, **mature hardwood timber**, and a **spring-fed pond**, offering a serene and highly usable landscape.

Several **potential homesites** are scattered across the property, giving buyers flexibility to build a dream home, hunting cabin, or family compound. With **power available at the road** and plenty of natural beauty, it's ideal for rural living or a weekend escape.

The property is **eligible for Tennessee's Greenbelt Program**, which can provide significant savings on property taxes by designating the land for agricultural, forest, or open-space use.

Natural Features & Land Use:

- Fenced pasture formerly used for **cattle and hay production**
- **Mature hardwoods** providing shade, habitat, and privacy
- **Pond** for livestock, fishing, or wildlife attraction
- **Custom deer-themed metal gate** for secure and scenic access
- **Eligible for Greenbelt tax savings program**

Location & Surroundings:

- Located just a short drive from **Kentucky Lake**, a regional destination known for **boating, fishing, and water recreation**. The lake offers thousands of acres of public shoreline, boat ramps, campgrounds, and some of the best **crappie and bass fishing** in the country.
- **Minutes from the city of Paris**, the charming county seat of Henry County, known for its historic downtown square, locally owned shops, and the **World's Biggest Fish Fry** - an annual celebration that brings together thousands of visitors.
- Less than 2 hours from **Nashville**, making it a convenient weekend getaway location or full-time residence with access to urban amenities.

Schools & Community:

Henry County is known for its supportive rural community, low crime rates, and strong school system. The property is located in the **Henry County School District**, which includes:

- **Harrelson School (K-8)** - A highly-rated local school
- **Henry County High School** - Known for its academic and athletic programs

About Henry County & Paris, TN:

Founded in 1821, **Henry County** is steeped in agricultural and cultural history. The region played an important role in Tennessee's development and is still one of the top counties in the state for cattle and row crop farming. The county is also home to abundant wildlife and public lands, including parts of the **Tennessee National Wildlife Refuge**, offering hunting, birdwatching, and recreational opportunities.

Paris, TN, the county seat, boasts a blend of small-town hospitality and historic charm. With its restored **historic courthouse**, art galleries, and community events, Paris is a hub for residents and visitors alike. The town's Eiffel Tower replica stands as a fun nod to its namesake anc embodies the community's spirit.

This 44-acre Bethesda Road property offers the opportunity to own a piece of West Tennessee's natural beauty and agricultural heritage, with modern potential for homesteading, recreation, or investment. Don't miss your chance to build your future in one of Tennessee's most welcoming and scenic rural communities.

Contact Listing Agent, Chris Dowdy for info or showings: cdowdy@mossyoakproperties.com or 615-506-0776





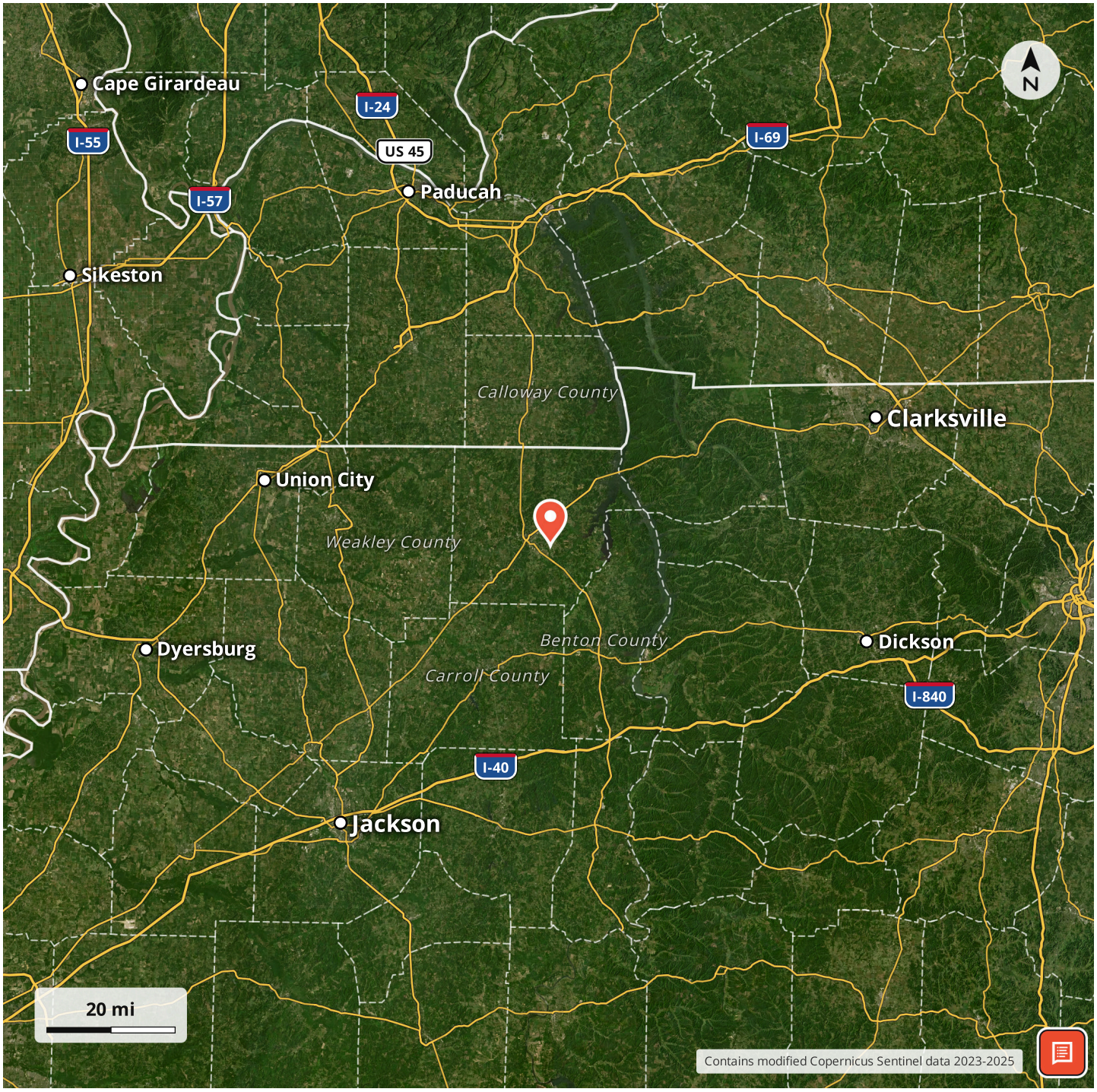




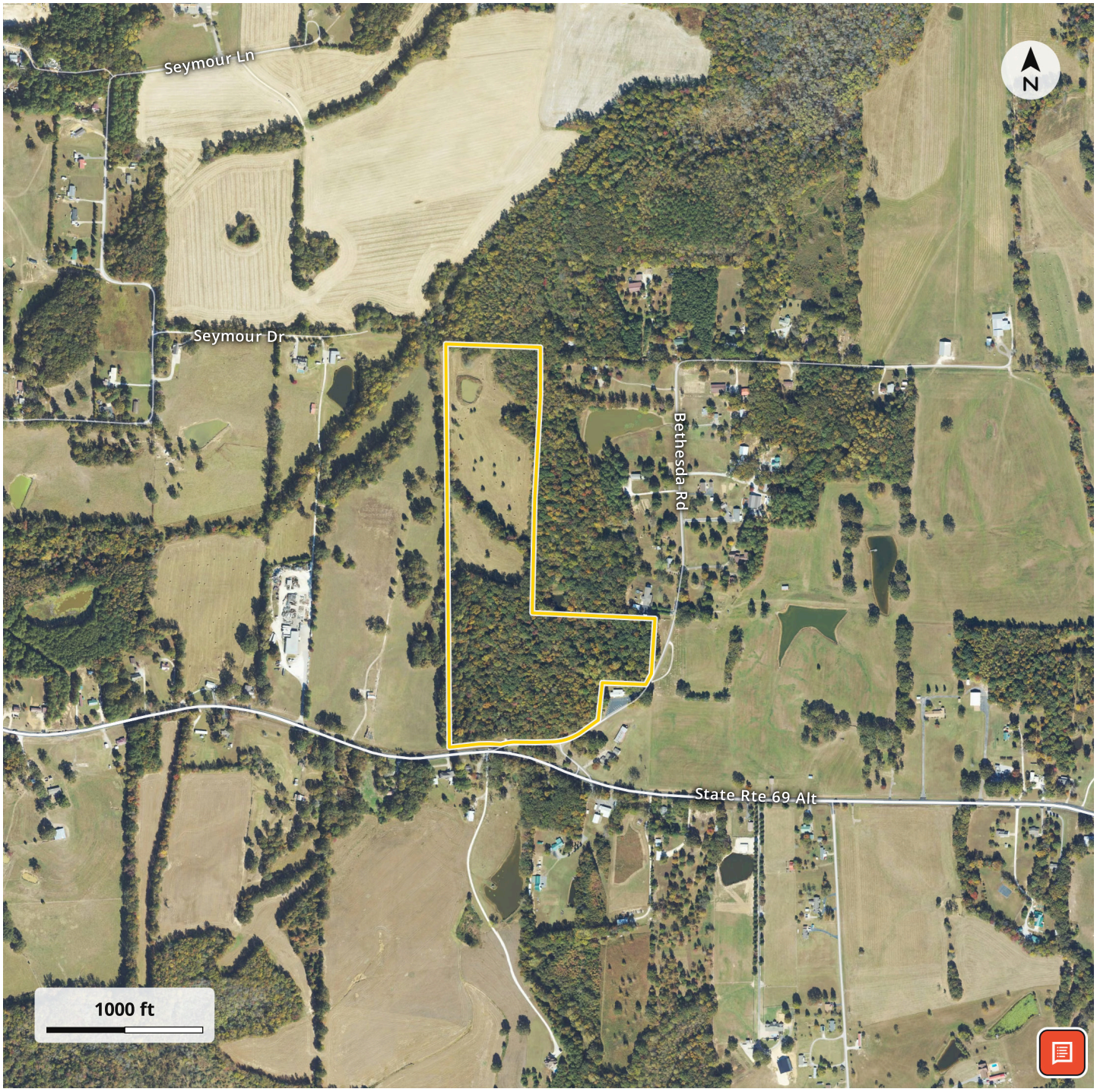




Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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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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