

**70.36 Acres in near Lake Barkley in Stewart County
Tennessee
0 Wildlife Lane
Dover, TN 37058**

\$422,160
70.360± Acres
Stewart County



70.36 Acres in near Lake Barkley in Stewart County Tennessee
Dover, TN / Stewart County

SUMMARY

Address

0 Wildlife Lane

City, State Zip

Dover, TN 37058

County

Stewart County

Type

Hunting Land, Timberland, Undeveloped Land, Lot

Latitude / Longitude

36.482011 / -87.793878

Acreage

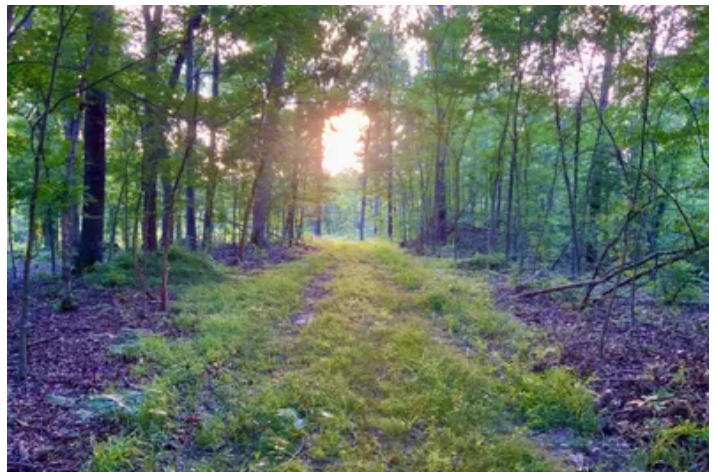
70.360

Price

\$422,160

Property Website

<https://www.mossyoakproperties.com/property/70-36-acres-in-near-lake-barkley-in-stewart-county-tennessee-stewart-tennessee/86328/>



70.36 Acres in near Lake Barkley in Stewart County Tennessee Dover, TN / Stewart County

PROPERTY DESCRIPTION

70 Acres - Wildlife Road, Dover, TN

Private, Wildlife-Rich Property Near Lake Barkley & Kentucky Lake

Located just off Wildlife Road in historic Dover, Tennessee, this beautiful 70-acre tract offers a rare opportunity for outdoor enthusiasts, homebuilders, and investors alike. With rolling terrain, fresh new growth from a selective timber cut two years ago, and abundant wildlife, this property delivers privacy, beauty, and potential.

Multiple potential homesites are scattered throughout the property, offering scenic views and quiet seclusion. The land is teeming with Whitetail deer and eastern wild turkey, making it a hunter's dream. Bald eagles are frequently seen soaring above the area, drawn by the nearby waterways and forested landscape.

Minutes from Lake Barkley & Close to Kentucky Lake

Just minutes from *Lake Barkley* and its public boat ramps and recreation areas, this property is perfectly situated for boating, fishing, and lake adventures. *Kentucky Lake*-renowned for its world-class bass and crappie fishing-is only 15 minutes away, giving you access to two of the most iconic water bodies in the region.

Proximity to Land Between the Lakes

The nearby *Land Between the Lakes National Recreation Area (LBL)*-a 170,000-acre nature preserve between Lake Barkley and Kentucky Lake. LBL offers hiking, camping, horseback riding, and wildlife viewing, including its well-known elk and bison range.

About Dover, Tennessee

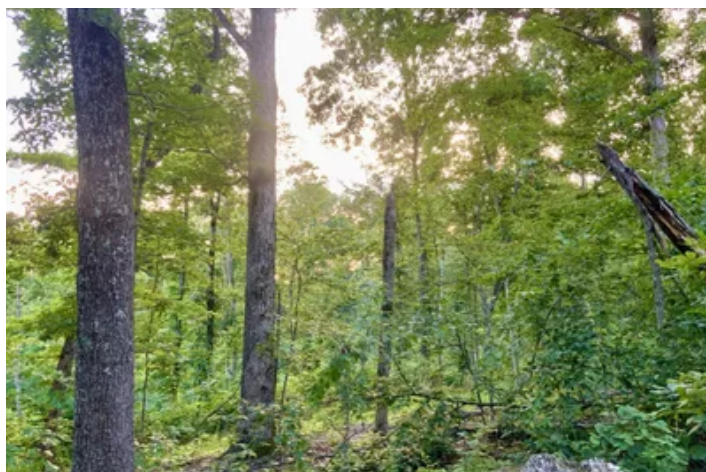
Dover is the charming county seat of Stewart County, known for its rich Civil War history and welcoming small-town atmosphere. The town is home to *Fort Donelson National Battlefield*, a significant Civil War site along the Cumberland River. Dover provides essential services, schools, and shopping, while remaining within comfortable driving distance of *Clarksville* and *Nashville*, making it both a retreat and a gateway.

Whether you're looking to build your forever home, develop a recreational getaway, or invest in Tennessee land with unmatched access to lakes and nature, this 70-acre property offers the best of both worlds-seclusion and convenience, recreation and relaxation.

Contact agent Chris Dowdy [615-506-0776](tel:615-506-0776) , cdowdy@mossyoakproperties.com



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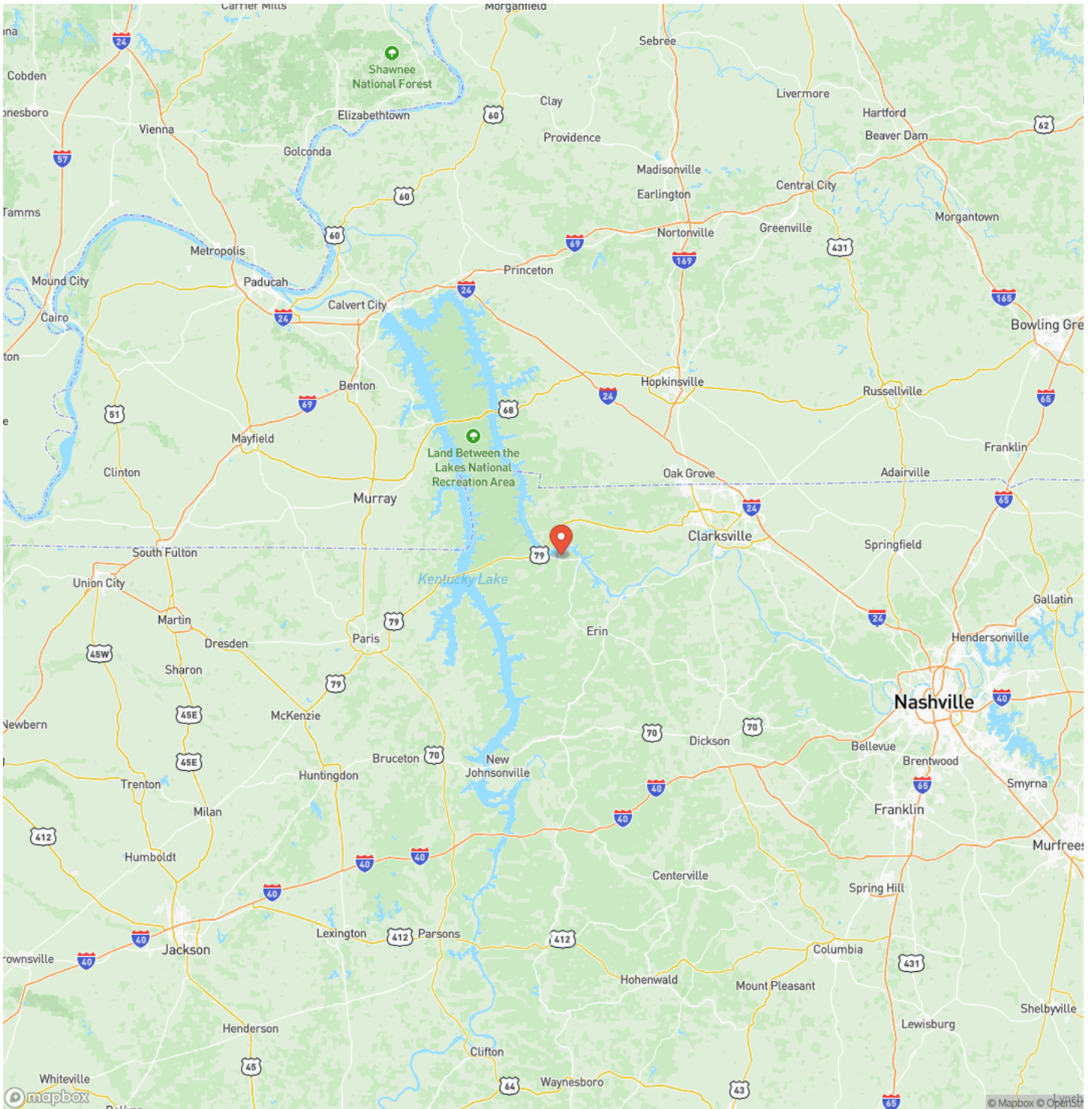


Locator Map



Dover, TN / Stewart County

Locator Map



70.36 Acres in near Lake Barkley in Stewart County Tennessee
Dover, TN / Stewart County

Satellite Map



**70.36 Acres in near Lake Barkley in Stewart County Tennessee
Dover, TN / Stewart County**

LISTING REPRESENTATIVE

For more information contact:



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Address

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City / State / Zip

NOTES

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This image shows a single 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.



www.mossyoakproperties.com

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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