

6.5 Acre homesite minutes from Kentucky lake in
Humphreys County, TN
0 Bear Creek Road
Waverly, TN 37058

\$91,000
6.500± Acres
Humphreys County



6.5 Acre homesite minutes from Kentucky lake in Humphreys County, TN
Waverly, TN / Humphreys County

SUMMARY

Address

0 Bear Creek Road

City, State Zip

Waverly, TN 37058

County

Humphreys County

Type

Hunting Land, Timberland, Recreational Land, Lot

Latitude / Longitude

36.132865 / -87.888936

Acreage

6.500

Price

\$91,000

Property Website

<https://www.mossoakproperties.com/property/6-5-acre-homesite-minutes-from-kentucky-lake-in-humphreys-county-tn-humphreys-tennessee/84807/>



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PROPERTY DESCRIPTION

MLS Listing Description – 6.5 Acres in Richland Harbor, Humphreys County, TN

Welcome to 6.5 acres of beautiful, wooded land in the desirable Richland Harbor development in Humphreys County, Tennessee. This private and peaceful property offers an excellent opportunity for building your dream home or weekend retreat, with electric and high-speed fiber optic internet available at the road.

A flat and easily accessible building site is located near the front of the property, making development simple and cost-effective. The land is primarily covered in mature hardwoods including oak, hickory, and poplar, creating a scenic natural setting with abundant wildlife and year-round beauty.

Located just minutes from the recreational haven of Kentucky Lake, this property provides quick access to boating, fishing, and water sports, while still being a short drive from the charming town of Waverly for shopping, dining, and essential services.

As an added bonus, this 6.5-acre tract adjoins a **41-acre parcel also currently listed for sale by a different seller**, presenting a unique opportunity to expand your land holdings or create a multi-family compound, hunting retreat, or investment property.

Whether you're looking for a private getaway or a place to build your forever home near the lake, this Richland Harbor property is a rare find. Schedule your private showing today!

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

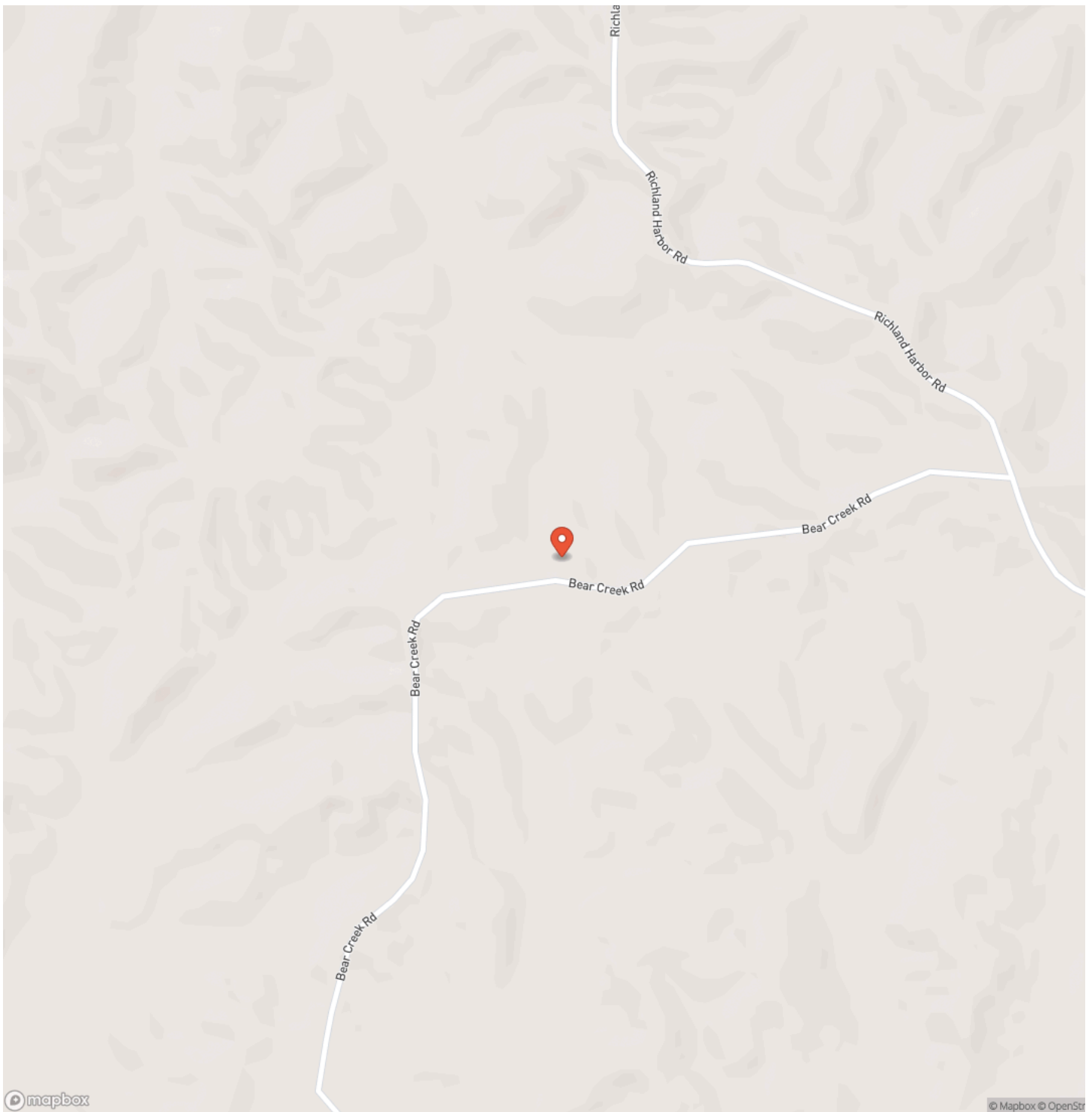


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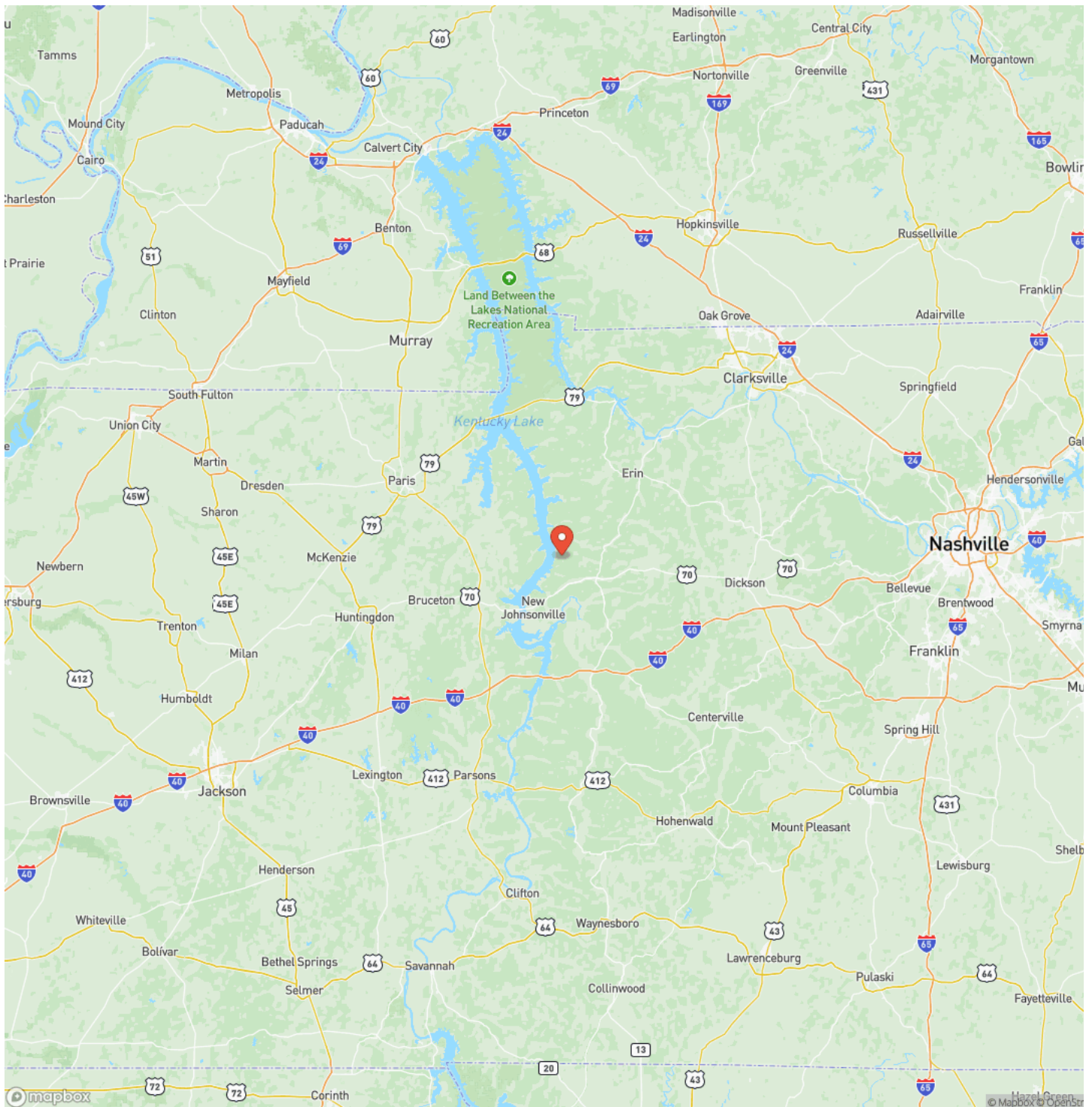
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Locator Map



Waverly, TN / Humphreys County

Locator Map



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Satellite Map



**6.5 Acre homesite minutes from Kentucky lake in Humphreys County, TN
Waverly, TN / Humphreys County**

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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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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