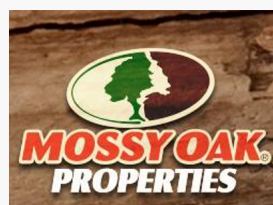


**Beautiful 2.78 Acre Shaded Building Site,  
just minutes from Kentucky Lake!**

**248 Minnow Road  
Waverly, TN 37185**

**\$32,000**

**2.780 +/- acres  
Humphreys County**



# Beautiful 2.78 Acre Shaded Building Site, just minutes from Kentucky Lake! Waverly, TN / Humphreys County

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## **SUMMARY**

### **Address**

248 Minnow Road

### **City, State Zip**

Waverly, TN 37185

### **County**

Humphreys County

### **Type**

Recreational Land, Residential Property, Lot

### **Latitude / Longitude**

36.1921 / -87.9043

### **Acreage**

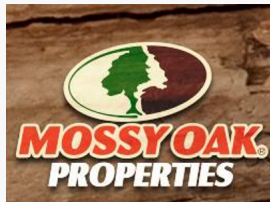
2.780

### **Price**

\$32,000

### **Property Website**

<https://mossyoakproperties.com/property/beautiful-2-78-acre-shaded-building-site-just-minutes-from-kentucky-lake-humphreys-tennessee/18689/>



**Beautiful 2.78 Acre Shaded Building Site, just minutes from Kentucky Lake!**  
**Waverly, TN / Humphreys County**

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**PROPERTY DESCRIPTION**

Beautiful, level lot located in the Lakewood Ranches development. Level to gentle sloping ground, Partially wooded, with a beautiful open area thats perfect for a cabin, several mature trees shade the lot. The property is just a few minutes frive to Kentucky Lake and Eagle Bay Marina. Lakewood Ranches also has a 100 plus acre common area with a pavillion. HOA dues are \$500 annually.

For information contact:

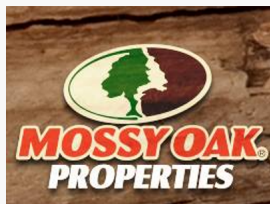
Chris Dowdy

Affilate Broker

615-506-0776

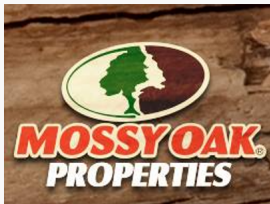
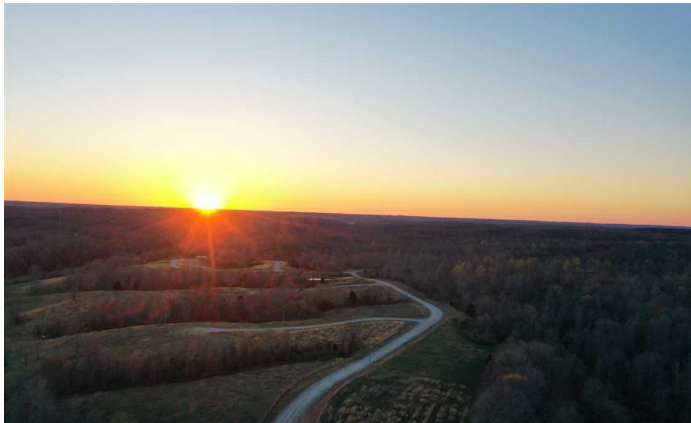
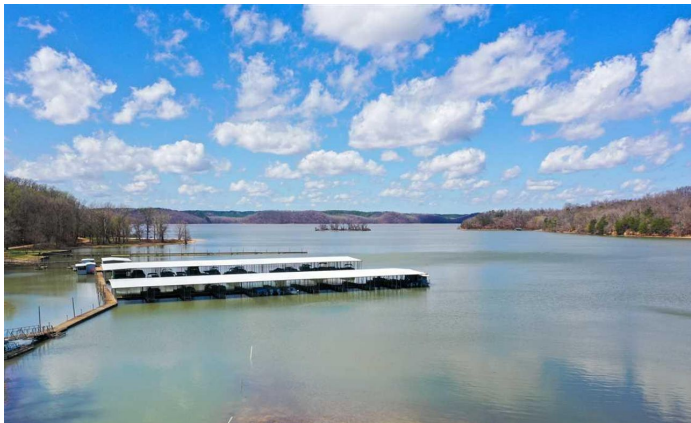
[Email listed above]

Waverly, TN 37185Humphreys County



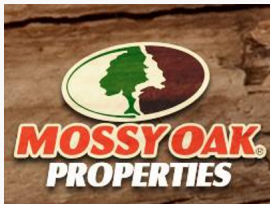
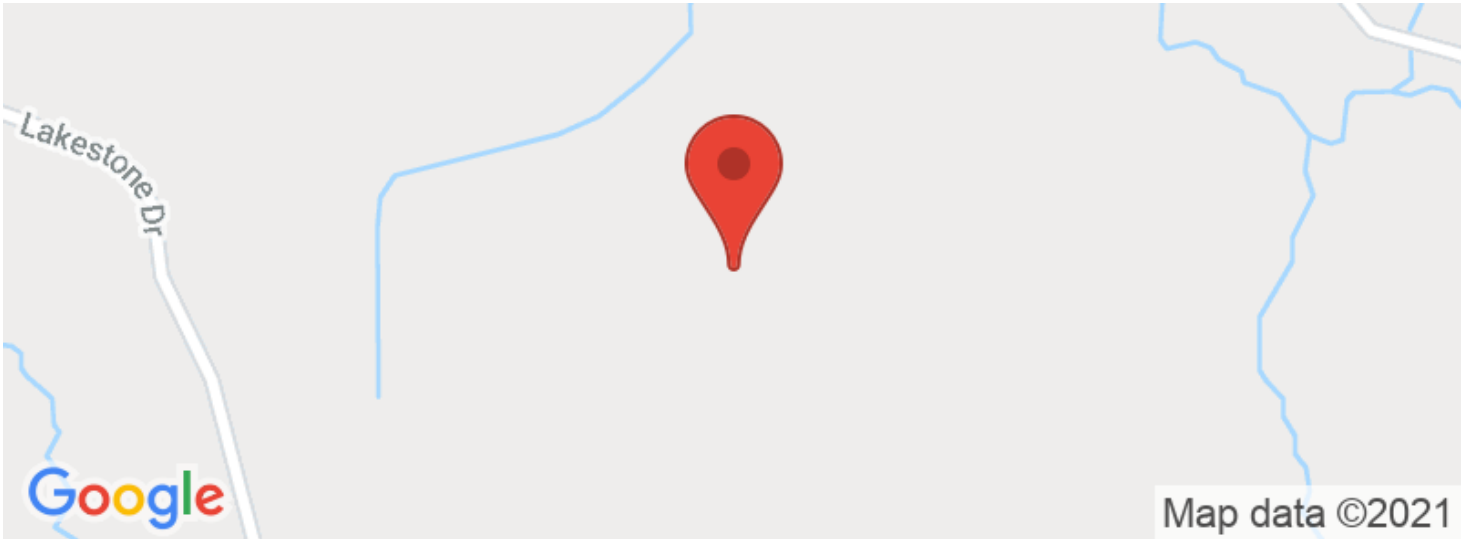
Beautiful 2.78 Acre Shaded Building Site, just minutes from Kentucky Lake!  
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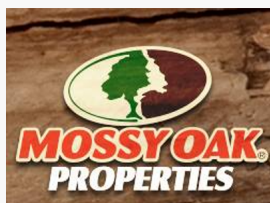
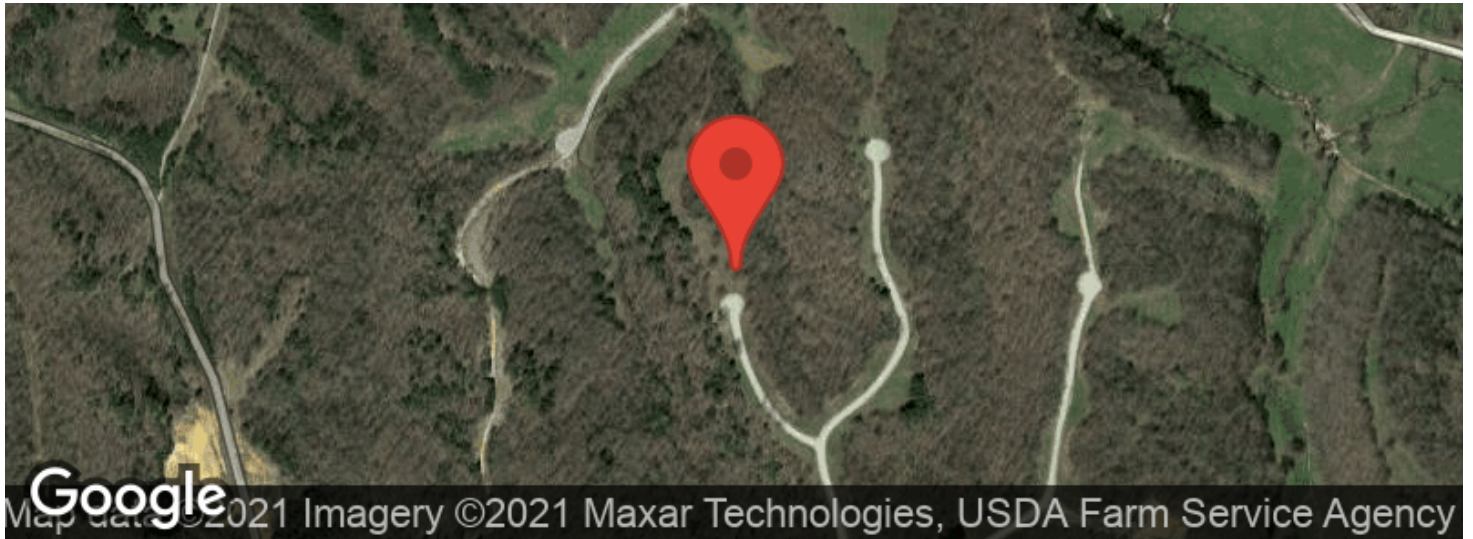
## Locator Maps



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## Aerial Maps



Beautiful 2.78 Acre Shaded Building Site, just minutes from Kentucky Lake!  
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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Chris Dowdy

**Mobile**

(615) 506-0776

**Email**

cdowdy@mossyoakproperties.com

**Address**

714 'A' Donelson Pkwy

**City / State / Zip**

Dover, TN, 37058

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**NOTES**

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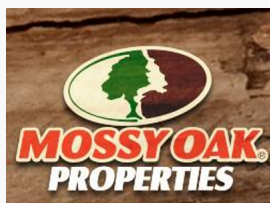


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## **DISCLAIMERS**

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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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**Mossy Oak Properties Tennessee Land & Farm**  
706 Columbia Avenue  
Franklin, TN 37204  
(615) 879-8282  
[www.moptennessee.com](http://www.moptennessee.com)

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