

**28.6 Acres in Gated Richland Harbor in Humphreys  
County, TN OWNER FINANCING AVAILABLE!!!**  
0 Bear Hollow Drive  
Waverly, TN 37185

**\$305,000**  
28.600± Acres  
Humphreys County





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**Waverly, TN / Humphreys County**

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**SUMMARY**

**Address**

0 Bear Hollow Drive

**City, State Zip**

Waverly, TN 37185

**County**

Humphreys County

**Type**

Hunting Land, Timberland, Lot

**Latitude / Longitude**

36.116071 / -87.864144

**Acreage**

28.600

**Price**

\$305,000

**Property Website**

<https://www.mossoakproperties.com/property/28-6-acres-in-gated-richland-harbor-in-humphreys-county-tn-owner-financing-available-humphreys-tennessee/84810/>



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#### **PROPERTY DESCRIPTION**

28.6 Acres of Opportunity – Bear Hollow Dr, Waverly, TN 37185 OWNER FINANCING AVAIAABLE!!! Unlock the full potential of Tennessee country living with this rare offering: two adjoining parcels totaling 28.6 wooded acres in the peaceful hills of Waverly. Whether you're looking to build your dream home, create a private retreat, or invest in versatile land with excellent infrastructure, this property has it all. Situated on scenic Bear Hollow Drive, these parcels offer privacy, natural beauty, and easy access to modern conveniences. With power and high-speed fiber internet available at the road, you can stay connected while enjoying the serenity of nature. The 15-acre parcel comes approved for a 5-bedroom septic system, ideal for a large family home or future homestead. The adjoining 13.6-acre tract offers additional privacy, expansion potential, or the perfect spot for a guest house, workshop, or second home. Both feature gently rolling terrain, mature hardwoods, and multiple potential building sites. Property Features: Owner financing available. 28.6 total acres across two connected parcels 15-acre parcel approved for 5-bedroom septic 13.6-acre parcel with multiple build site options Power and fiber internet at the road Mature woods, wildlife, and scenic views Quiet, rural location with quick access to Waverly, TN Minutes from Kentucky Lake and outdoor recreation This is your chance to secure a substantial piece of land with incredible flexibility—build now, split later, or enjoy the entire space as your private escape.

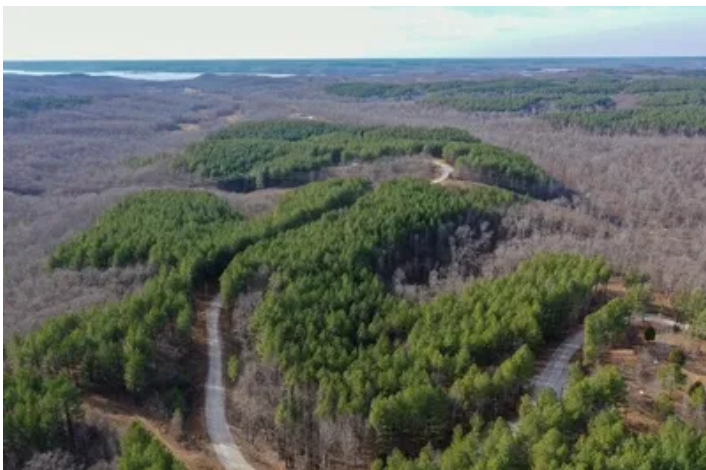
Contact Listing Agent, Chris Dowdy for info or showings: [cdowdy@mossyoakproperties.com](mailto:cdowdy@mossyoakproperties.com) or [615-506-0776](tel:615-506-0776)





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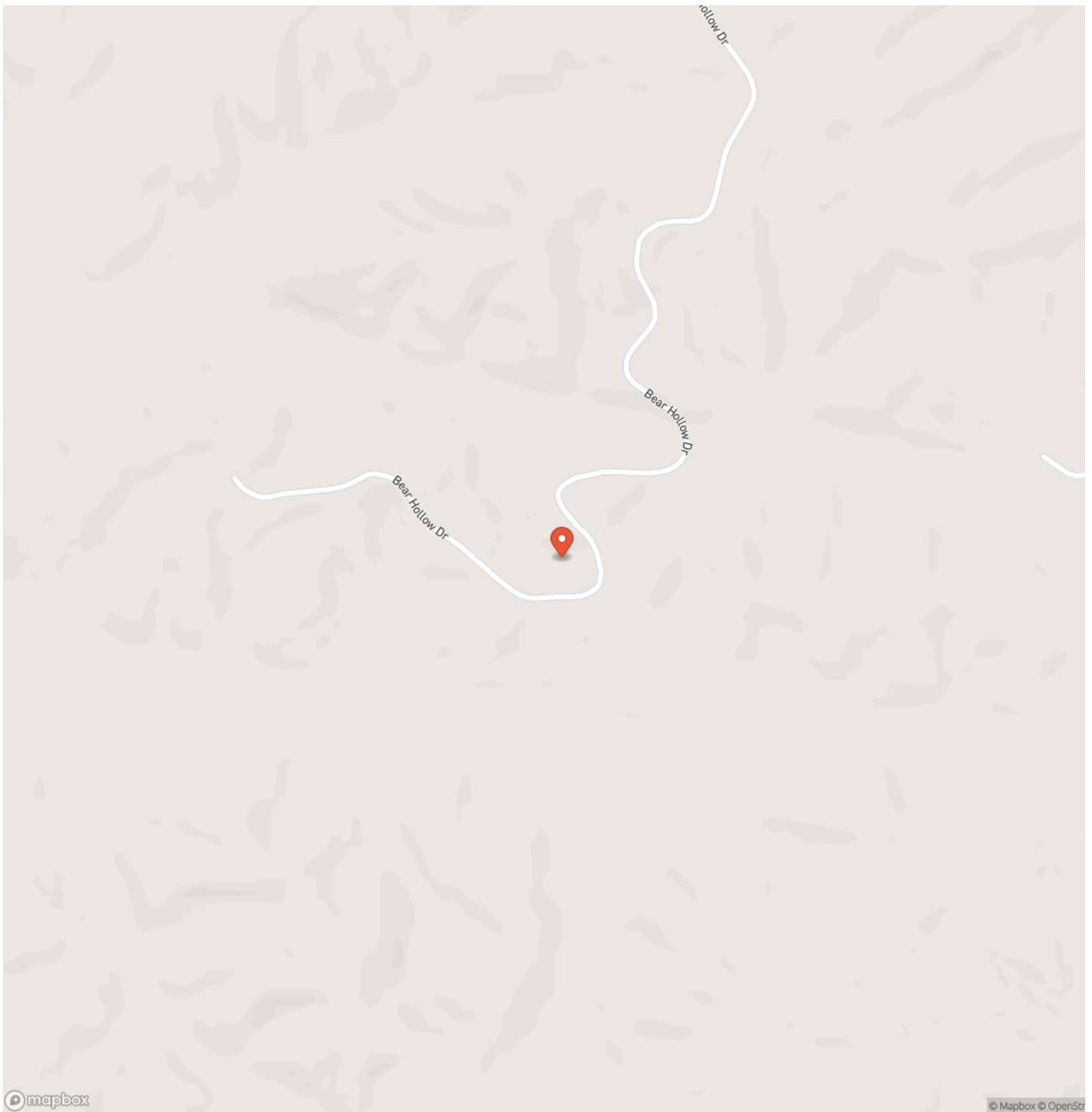
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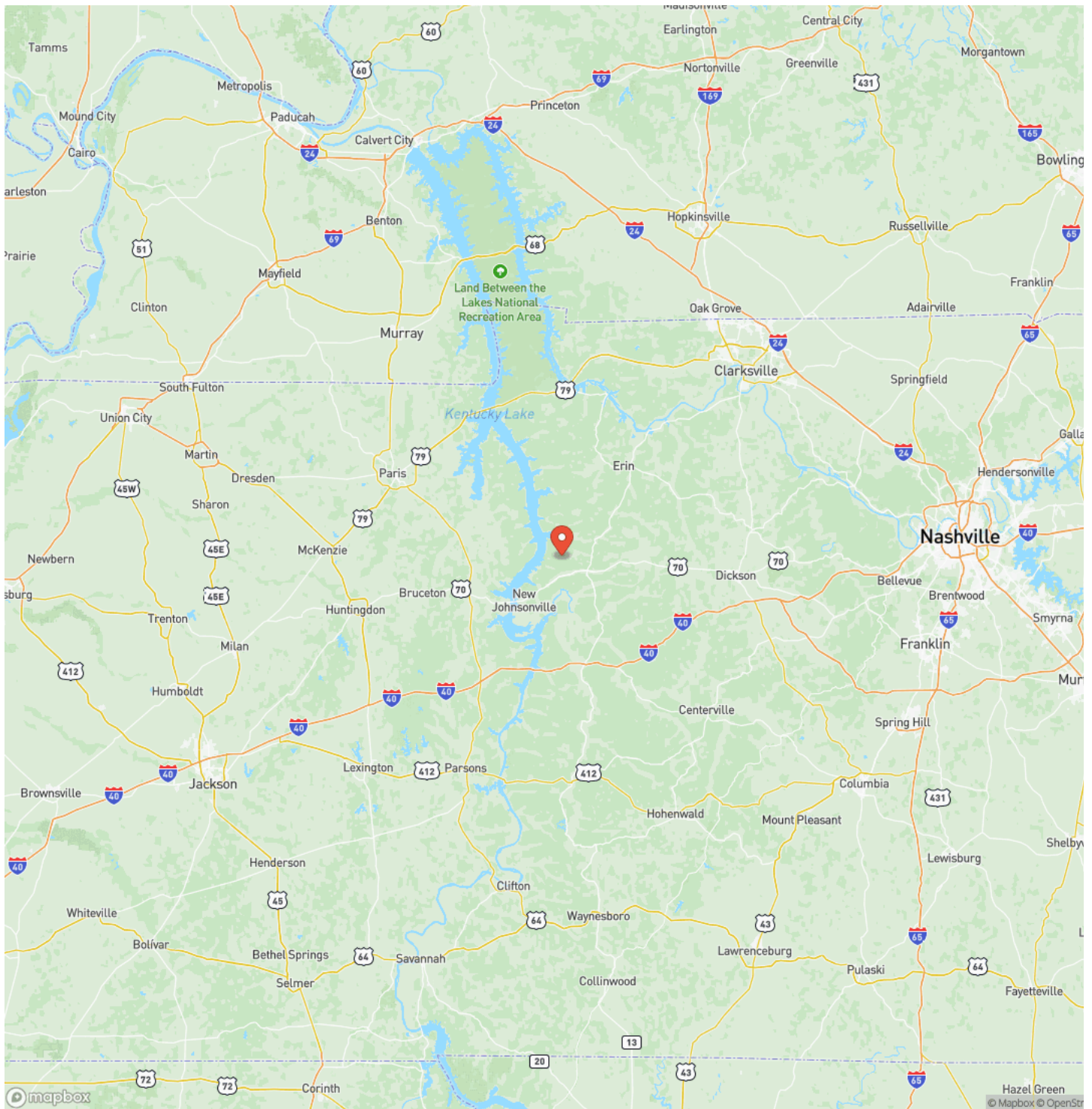
## Locator Map





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## Locator Map





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## Satellite Map



**28.6 Acres in Gated Richland Harbor in Humphreys County, TN OWNER FINANCING AVAILABLE!!!**  
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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

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## Address

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## City / State / Zip

## NOTES

[illegible]



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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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