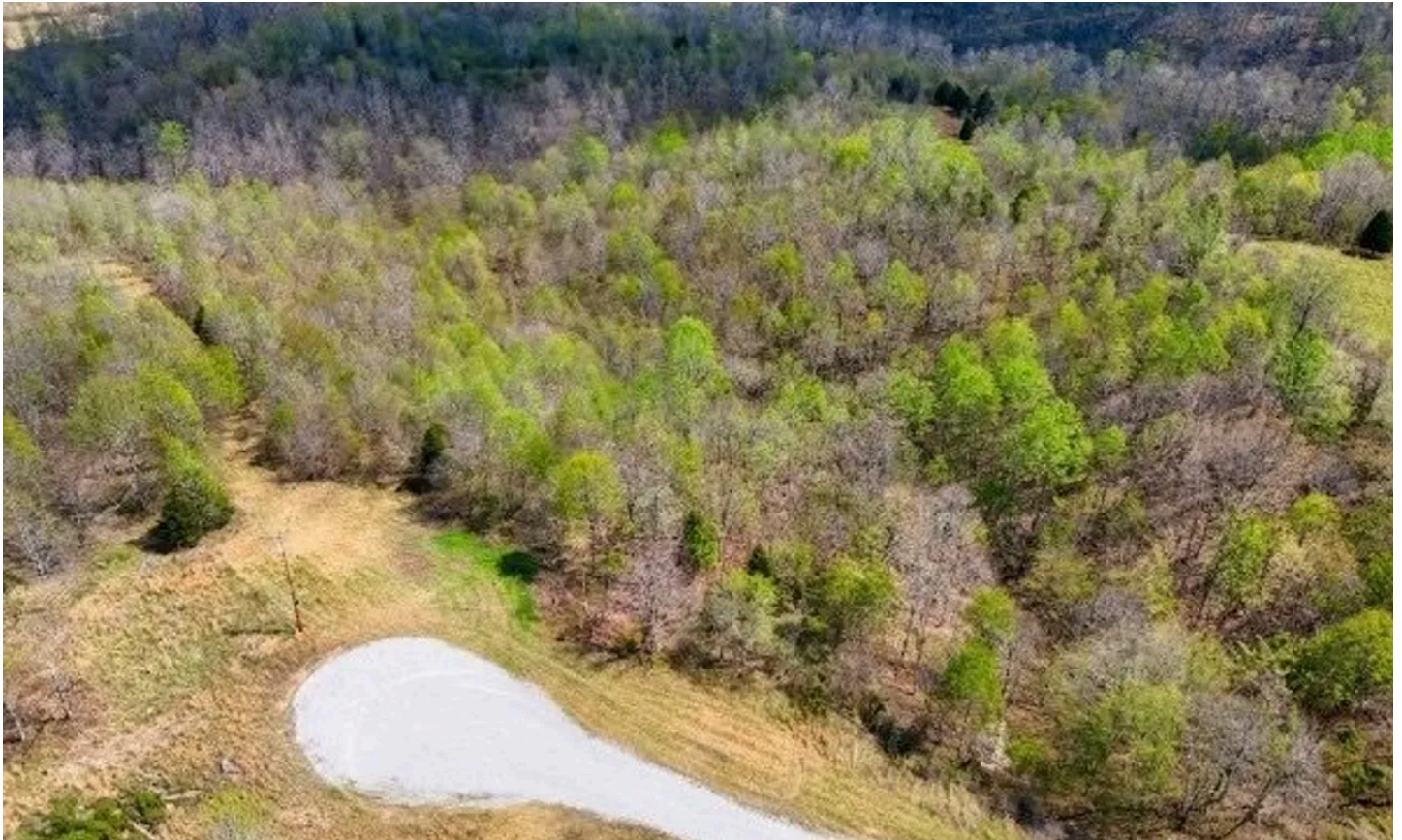


12.67 Acre Lot near Lake Barkley & Cross Creek
National Wildlife Refuge
0 Topside Drive
Dover, TN 37058

\$108,000
12.67± Acres
Stewart County



**12.67 Acre Lot near Lake Barkley & Cross Creek National Wildlife Refuge
Dover, TN / Stewart County**

SUMMARY

Address

0 Topside Drive

City, State Zip

Dover, TN 37058

County

Stewart County

Type

Lot

Latitude / Longitude

36.4525634558675 / -87.7665600714429

Acreage

12.67

Price

\$108,000

Property Website

<https://www.mossoakproperties.com/property/12-67-acre-lot-near-lake-barkley-cross-creek-national-wildlife-refuge/stewart/tennessee/100525/>



12.67 Acre Lot near Lake Barkley & Cross Creek National Wildlife Refuge Dover, TN / Stewart County

PROPERTY DESCRIPTION

Discover the perfect place to build your dream home in the desirable Hickory Ridge Subdivision in Dover, Tennessee. Lot 23 offers a peaceful neighborhood setting surrounded by the natural beauty that makes Stewart County one of Middle Tennessee's hidden gems. With light restrictions and a welcoming community atmosphere, Hickory Ridge provides the ideal blend of privacy and convenience. Families will appreciate access to local Stewart County schools, including Dover Elementary, Stewart County Middle School, and Stewart County High School-serving the area with a strong community focus and small-town support.

Outdoor recreation is where this location truly shines. Just minutes away, Land Between the Lakes National Recreation Area offers over 170,000 acres of public land for hunting, hiking, camping, horseback riding, and ATV trails. Spend your weekends fishing and boating on Lake Barkley or Kentucky Lake, both renowned for trophy bass fishing and endless water recreation.

Nature lovers will enjoy exploring Cross Creeks National Wildlife Refuge, known for waterfowl, deer, turkey, and scenic wetlands. History enthusiasts are just minutes from Fort Donelson National Battlefield, a beautifully preserved Civil War landmark overlooking the Cumberland River.

Conveniently located, Lot 23 is approximately 35-40 minutes to Clarksville, TN and about 1 hour 20 minutes to Nashville, TN, offering easy access to employment, shopping, dining, and entertainment while maintaining the peace and quiet of country living.

If you're looking for a homesite that combines community, recreation, and accessibility, Lot 23 on Topside Drive is ready for your vision.

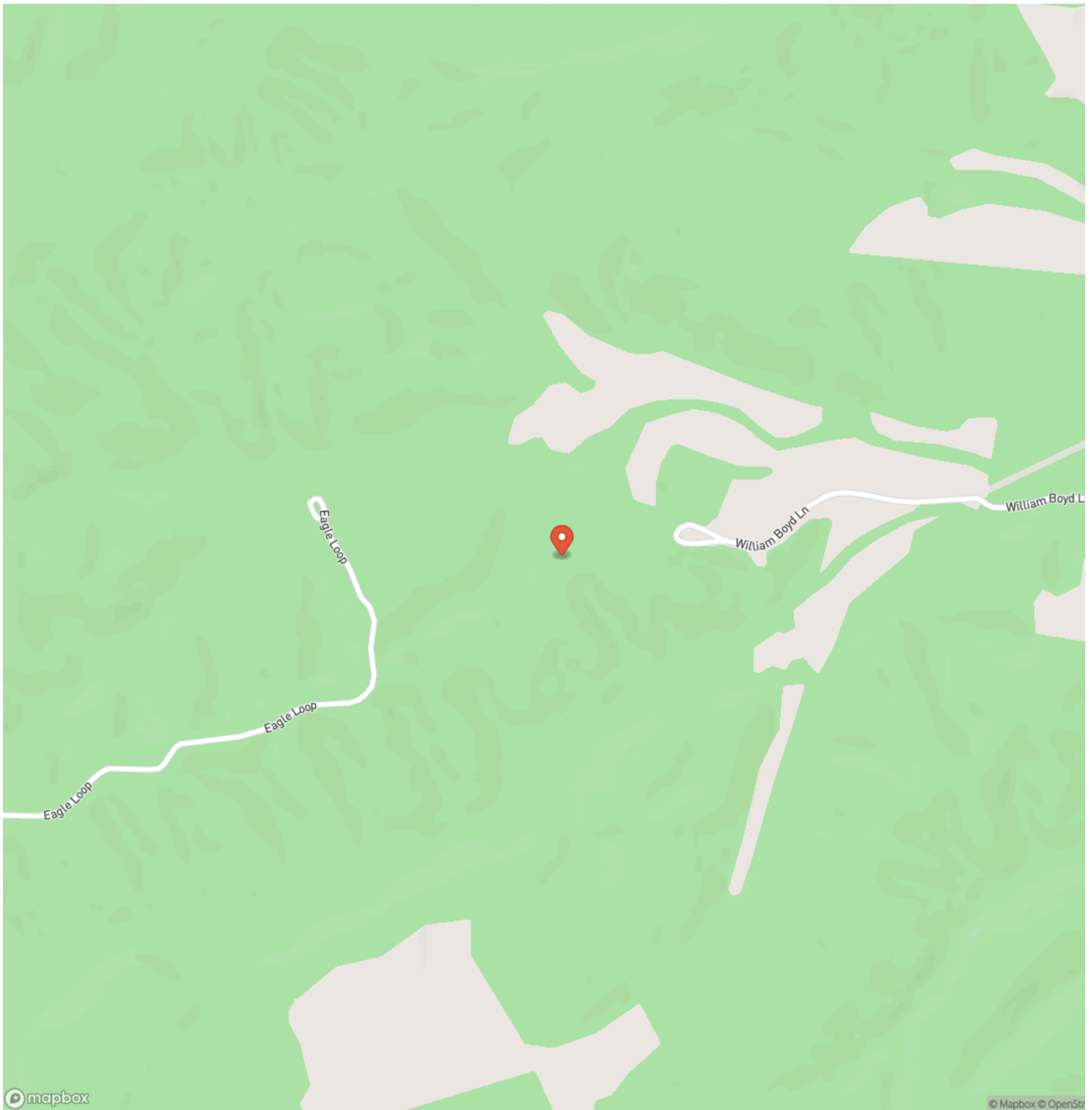
Contact Chris Dowdy for more information: [615-506-0776](tel:615-506-0776) . cdowdy@mossyoakproperties.com



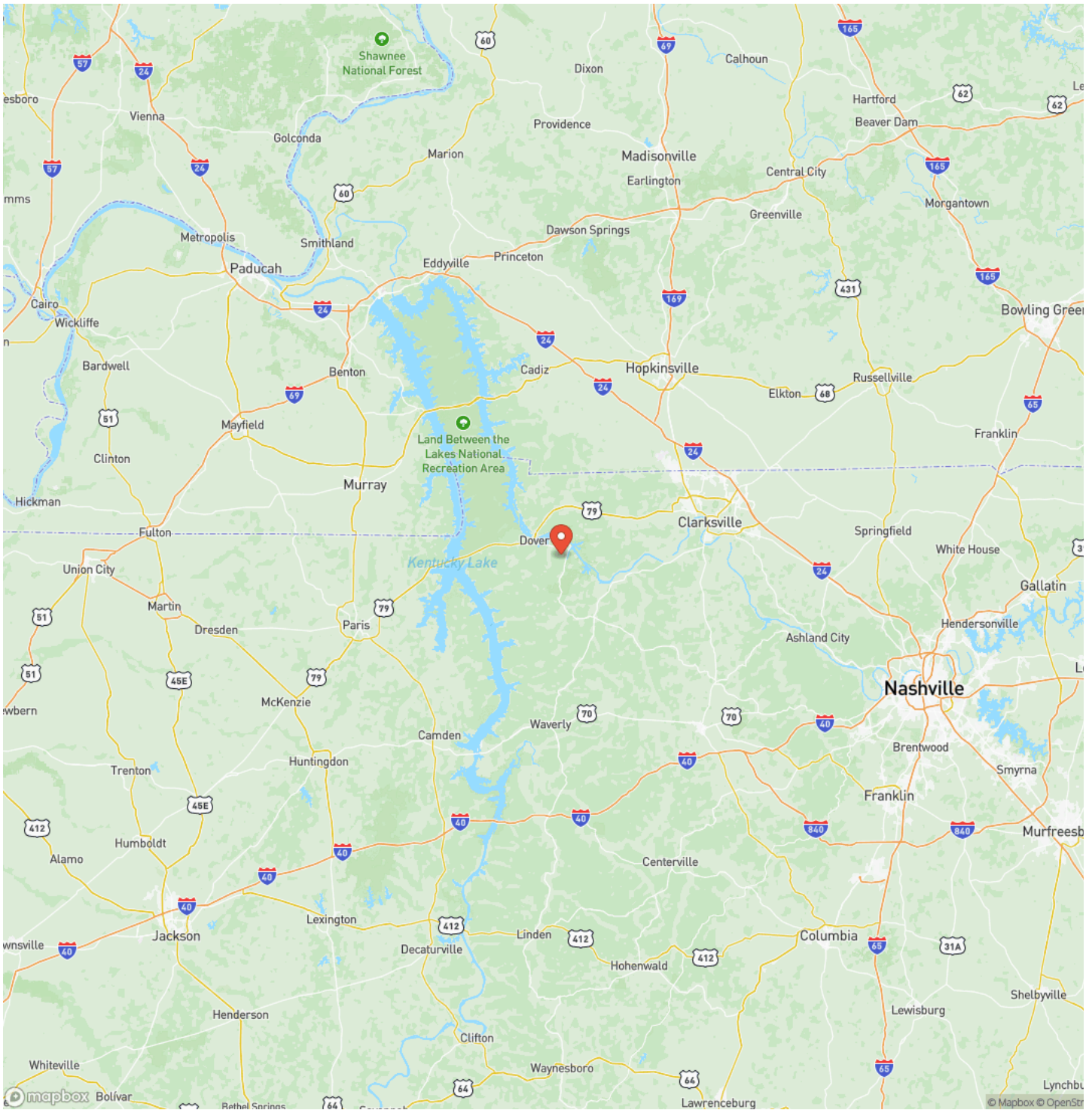
12.67 Acre Lot near Lake Barkley & Cross Creek National Wildlife Refuge
Dover, TN / Stewart County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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