

**301 Acre Property with home like cabin  
located in Wayne County, Tennessee!**  
2308 Doll Conway Road  
Clifton, TN 38450

**\$895,000**  
301 +/- acres  
Wayne County





## 301 Acre Property with home like cabin located in Wayne County, Tennessee! Clifton, TN / Wayne County

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### **SUMMARY**

**Address**

2308 Doll Conway Road

**City, State Zip**

Clifton, TN 38450

**County**

Wayne County

**Type**

Farms, Recreational Land, Residential Property

**Latitude / Longitude**

35.4170 / -87.9422

**Dwelling Square Feet**

1700

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

301

**Price**

\$895,000

**Property Website**

<https://www.mossyoakproperties.com/property/301-acre-property-with-home-like-cabin-located-in-wayne-county-tennessee-wayne-tennessee/18667/>



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### **PROPERTY DESCRIPTION**

301 Acres with custom home located in Clifton, TN. The rustic remains of an old homestead sits among the managed fields of the property. Complete with a like new furnished cabin. This tract of land has diligently been managed for Trophy Whitetail and Easter Wild Turkey hunting for several years. Located a mile from "The Bear" golf course at Ross Creek Landing, the golf course was deigned by the legendary Jack Nicklaus. In addition, the property is only minutes from the Tennessee River. Fields, food plots, feeders, box blinds and hardwood timber located throughout the property. Ridges, a fertile valley and beautiful year round creek complete this property.

The property has been managed extensively in the 7 years since its original purchase. The results have been a vastly improved deer heard with higher quality genetics. The fresh flowing creek water throughout the property, strategically placed food plots, fertile valley soil and various types of whitetail habitat, make the this property idea to grow large deer. The property also includes a fully furnished cabin, 4 large box blinds, two of them are shadow hunter blinds, ladder stands and several feeders. The term "hunters paradise" is greatly over used in featured hunting properties, but you will be hard pressed to find a better turn key property than this one.

For more information contact:

Chris Dowdy

Affiliate Broker

615-506-0776

[Email listed above]





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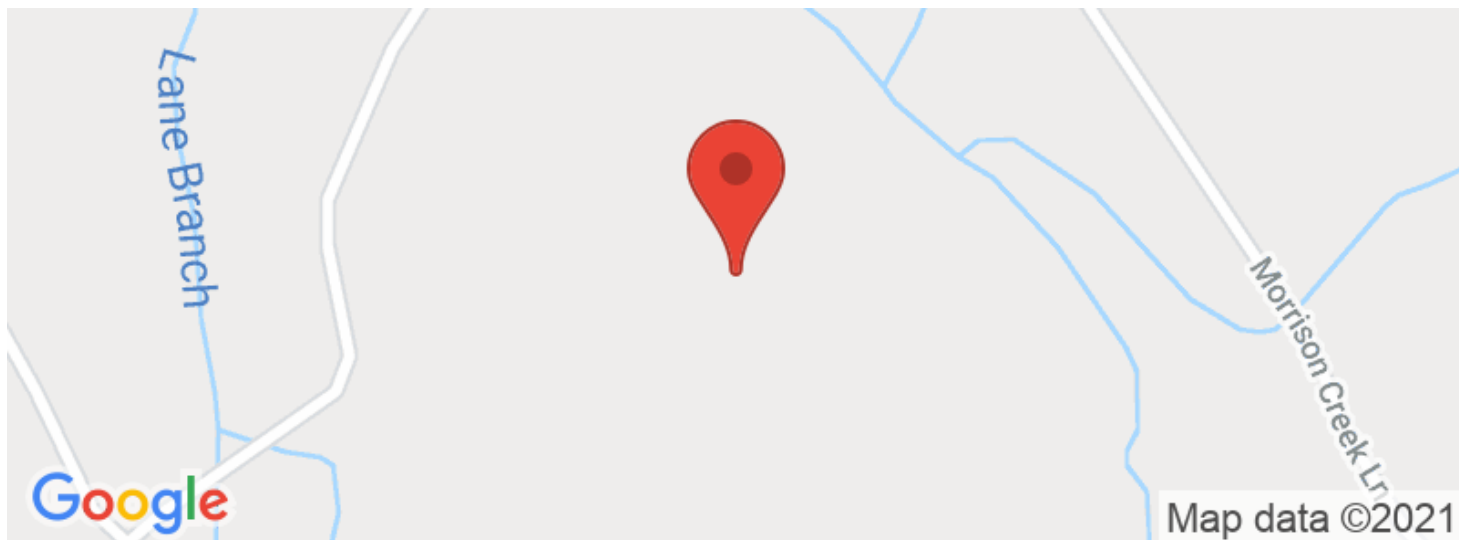
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## Locator Maps

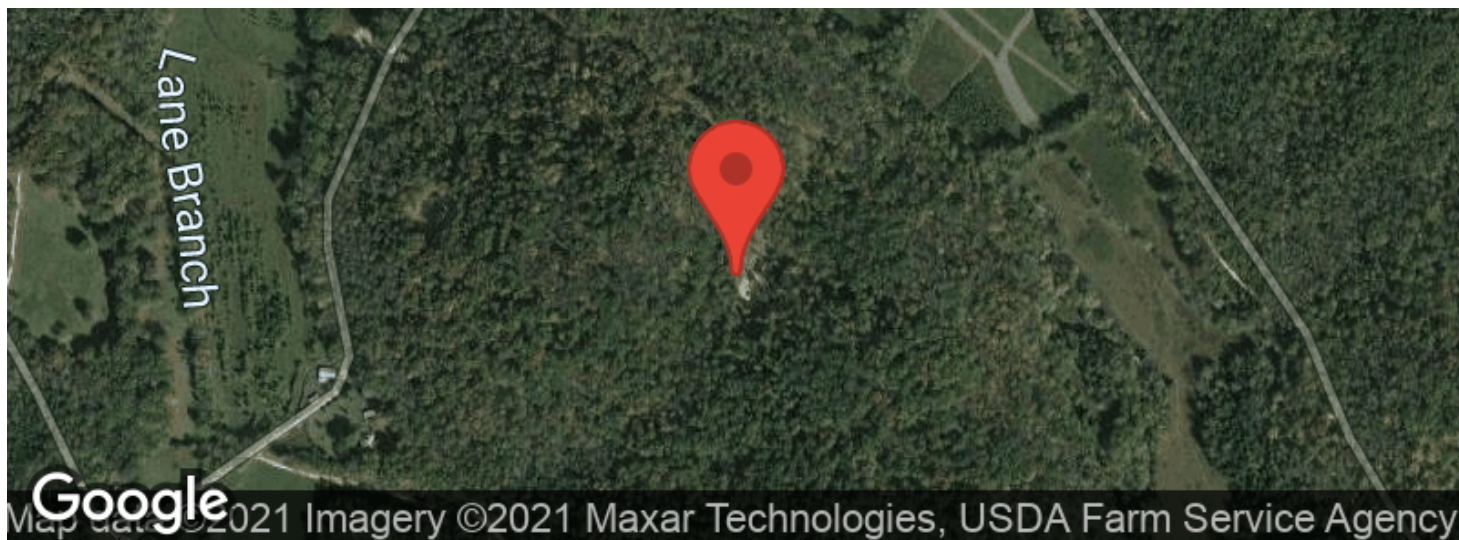




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## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Chris Dowdy

**Mobile**

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**Address**

714 'A" Donelson Pkwy

**City / State / Zip**

Dover, TN 37058

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**NOTES**

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## **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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