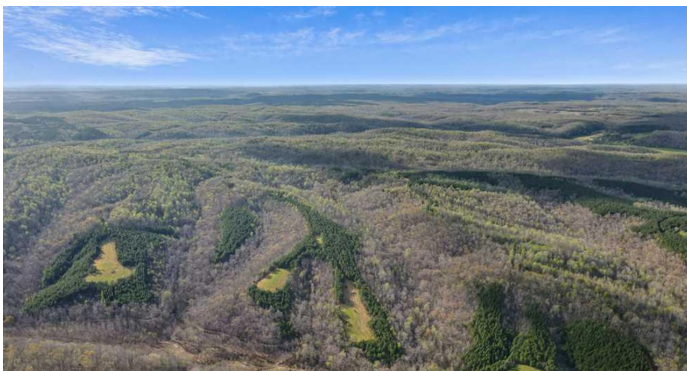


Humphreys Co, TN - 123.65 Acres /
Beautiful Hunting Land
0 Sawdust Rd
Duck River, TN 38454

\$241,117
123.650 +/- acres
Humphreys County



Humphreys Co, TN - 123.65 Acres / Beautiful Hunting Land Duck River, TN / Humphreys County

SUMMARY

Address

0 Sawdust Rd

City, State Zip

Duck River, TN 38454

County

Humphreys County

Type

Recreational Land, Timberland

Latitude / Longitude

35.8552 / -87.7267

Acreage

123.650

Price

\$241,117

Property Website

<https://www.mossyoakproperties.com/property/humphreys-co-tn-123-65-acres-beautiful-hunting-land-humphreys-tennessee/18684/>



Humphreys Co, TN - 123.65 Acres / Beautiful Hunting Land

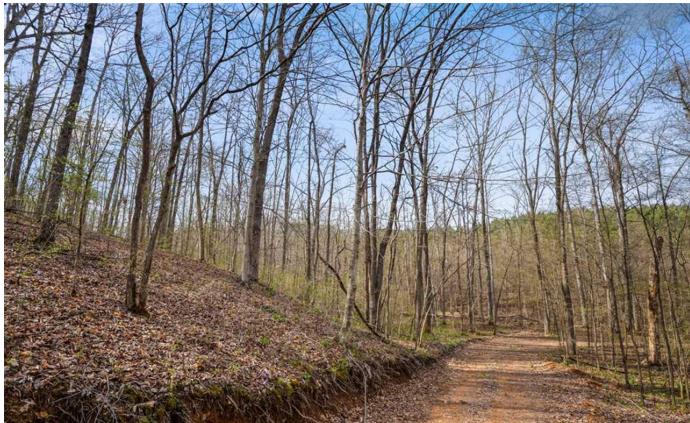
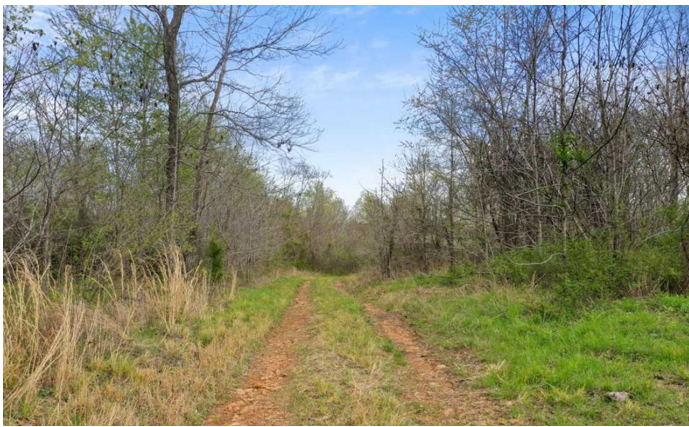
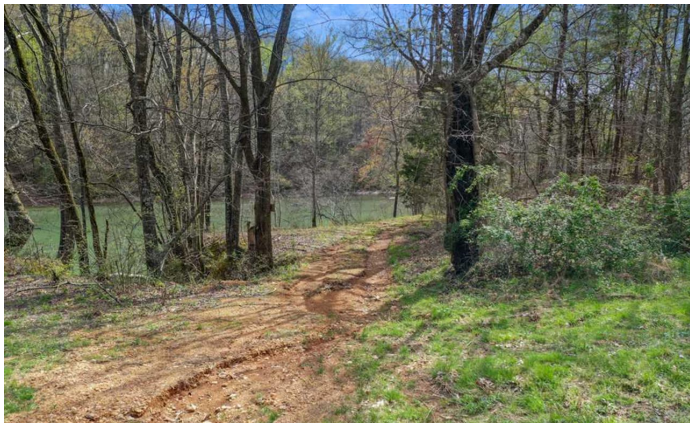
Duck River, TN / Humphreys County

PROPERTY DESCRIPTION

123.65 acres located just under an hour from most of Nashville and Franklin - I-40W / Exit 148 then 3 miles on gravel roads to this unique piece of property. Remote and secluded - yet easily accessed from I-40W. This is a great piece for purely hunting and recreation. This land has historic roots with the old wagon trails from the 1800's that bisect the property. The ridge tops are planted pines at 15 years of age. All the hollows are filled with beautiful mixed hardwoods - with many stands of large oaks. There are several nice camping areas - one of which is next to the neighbors pond (which does not include any fishing rights - but is possible for good neighbors !!) The whole area is a cooperative of landowners that share the private road accessing these lands. The single gate access is shared by all 6 owners - thus 6 locks intertwined on the chained gate. I have a list of the adjoining landowners to share. This is a really good group of people - one takes care of the driveway with his dozier while another hires out his bushhog and tractor services. This is a unique blend of remoteness as well as ease of access. There is no power - the utilities end at the gate where the private road begins. There is no water - yet the Eastern boundary is a flowing creek that runs heavy year-round. Big bucks and turkeys are the primary focus behind the gate. The wildlife abounds in the Duck River valley to which this land is adjacent. Bald Eagles are a regular sight here. There is good birding and trail riding - when not hunting or working the 5 food plots on the ridge tops among the planted pines. For info on this listing please contact Scott Summers at 615-815-9366 or by email [Email listed above]



Humphreys Co, TN - 123.65 Acres / Beautiful Hunting Land
Duck River, TN / Humphreys County



Locator Maps



Aerial Maps



Humphreys Co, TN - 123.65 Acres / Beautiful Hunting Land
Duck River, TN / Humphreys County

LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Summers

Mobile

(615) 815-9366

Email

ssummers@mossyoakproperties.com

Address

714 Donelson Pkwy

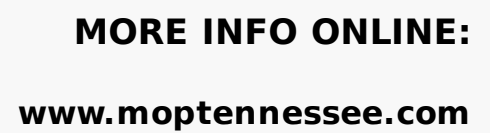
City / State / Zip

Dover, TN 37058

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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.



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

