**16 Acre Hickman County Get Away**
**0 Wades Branch Rd**
**Centerville, TN 37189**

**$199,000**
**16± Acres**
**Hickman County**









**MORE INFO ONLINE:**

**https://www.mossyoakproperties.com/**

## SUMMARY

**Address**
0 Wades Branch Rd

**City, State Zip**
Centerville, TN 37189

**County**
Hickman County

**Type**
Recreational Land, Hunting Land, Timberland

**Latitude / Longitude**
35.700127 / -87.552354

**Acreage**
16

**Price**
$199,000

**Property Website**
www.mossyoakproperties.com







## PROPERTY DESCRIPTION

Escape to your own private retreat on this beautiful 16+/- acre parcel in Hickman County, Tennessee. Mostly wooded and with mature hardwoods, this property offers the perfect setting for recreation, hunting, weekend getaways, or a future homesite. Improvements are already in place, including a private well, gravel driveway, and a spacious 40' x 96' pavilion-ideal for gatherings, equipment storage, outdoor entertaining or converting into a barndominium. A shooting range adds to the recreational appeal, while electricity is available at the road for added convenience. The property backs up to a 600+ acre timber tract, creating an incredible sense of privacy and giving the land an even larger, more secluded feel. Whether you're looking for a hunting camp, recreational escape, or peaceful country setting to build your dream home, this Hickman County property offers a rare combination of usability, privacy, and natural beauty.




ESTIMATED PROPERTY LINES

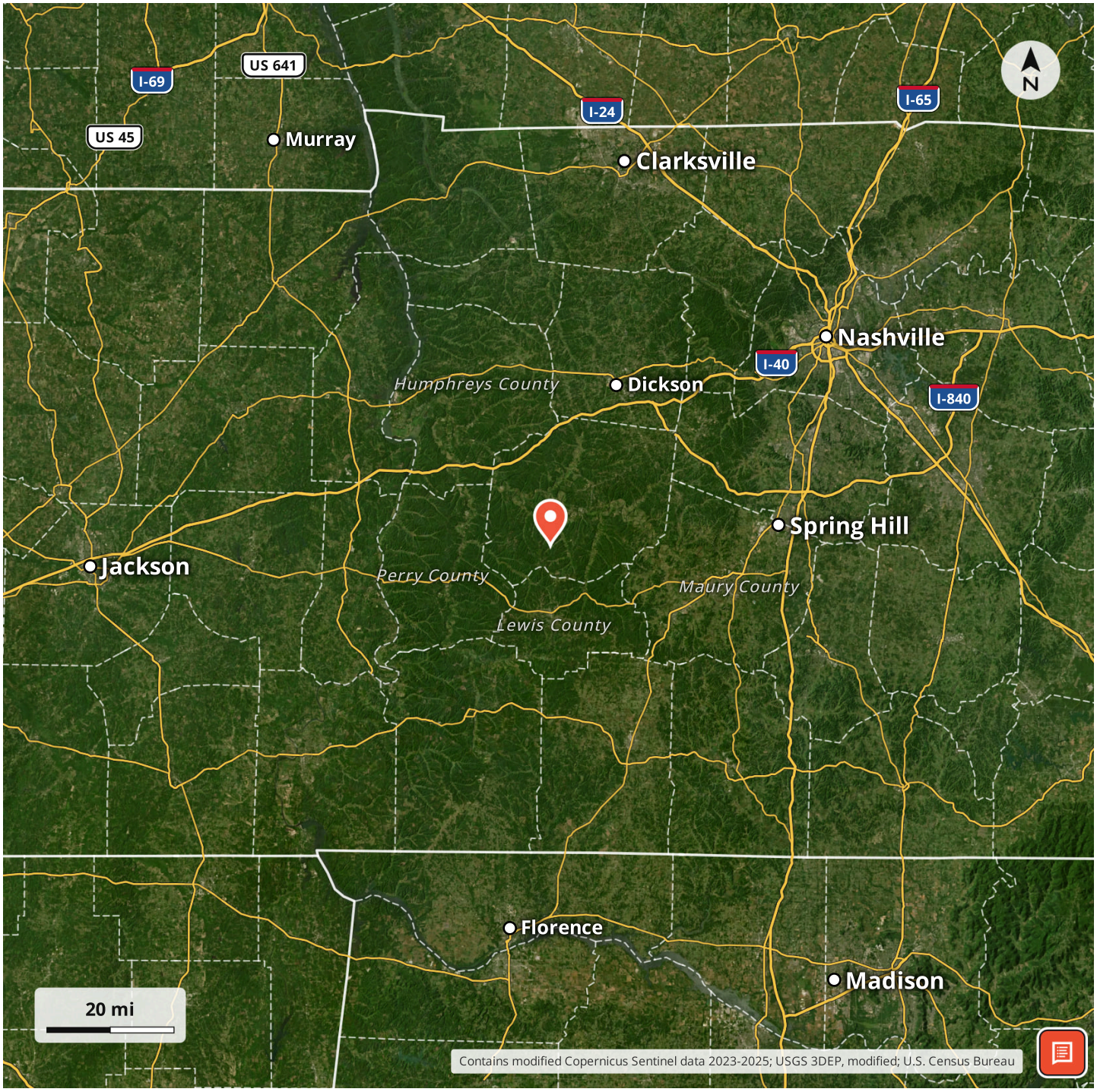








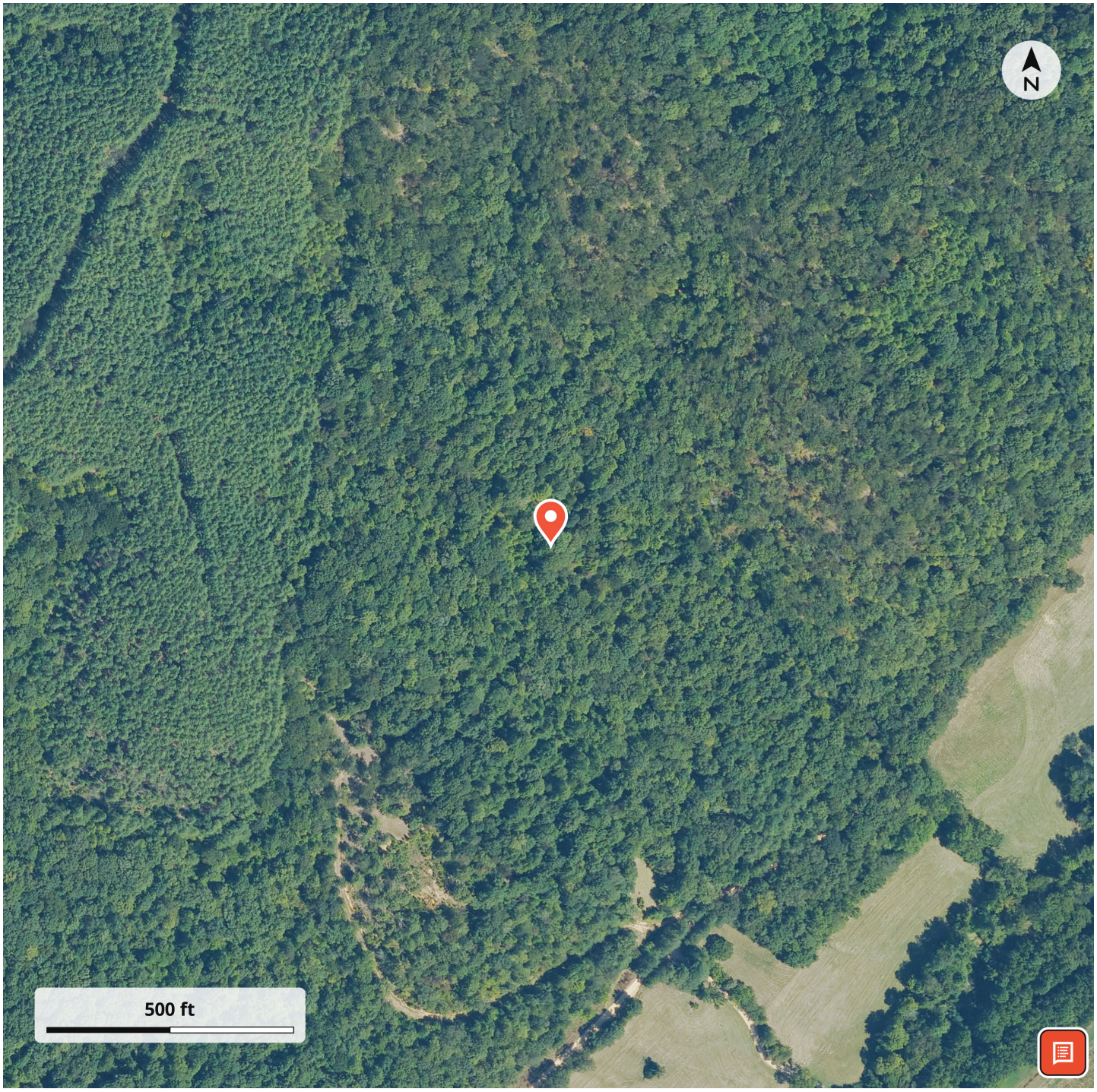
# Regional Map



# Locator Map



# Aerial Map



## LISTING REPRESENTATIVE

**For more information contact:**



**Representative**
Doug Kinser

**Mobile**
(931) 698-4439

**Office**
(615) 879-8282

**Email**
dkinser@mossyoakproperties.com

**Address**
1276 Lewisburg Pike

**City / State / Zip**
Franklin, TN 37204

## NOTES

**NOTES**

## 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**
**1276 Lewisburg Pike Ste. B**
**Franklin, TN 37064**
**(615) 879-8282**
**https://www.mossyoakproperties.com/**