

**AUCTION - 25 acres on Dog Creek Rd**  
**8740 Dog Creek Rd**  
**Primm Springs, TN 38476**

**25± Acres**  
**Hickman County**



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Primm Springs, TN / Hickman County**

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**SUMMARY**

**Address**

8740 Dog Creek Rd

**City, State Zip**

Primm Springs, TN 38476

**County**

Hickman County

**Type**

Farms, Recreational Land, Residential Property

**Latitude / Longitude**

35.8126917 / -87.2428094

**Taxes (Annually)**

1257

**Dwelling Square Feet**

2553

**Bedrooms / Bathrooms**

5 / 2

**Acreage**

25



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### **PROPERTY DESCRIPTION**

Auction begins Friday, October 7th at 8:00 am and ends on Friday, October 28th at 12:00 pm CT.

Retreat to this 25-acre property with a great blend of open field and wooded hillside. Enjoy the creek and spring water, plus a home, shop, and tobacco barn.

The 2,553 sq ft home on the property is older and needs work. The main level has 3 bedrooms, 2 bathrooms, original hardwood floors. Upstairs there's a bonus room and two additional rooms. Interior pictures coming soon. Wooden built-in shelves in the shop plus 2 garage bays with high lift garage doors.

(Please note the correct auction dates above which differ from the dates in Farmer's Exchange advertisement.)

Survey is currently being completed.

10% buyers premium

Please contact auctioneer Kyle Thomas at [kyle@mcewengroup.com](mailto:kyle@mcewengroup.com) for copies of survey, title report, and inspection report.

[8740 Dog Creek Inspection Report](#)

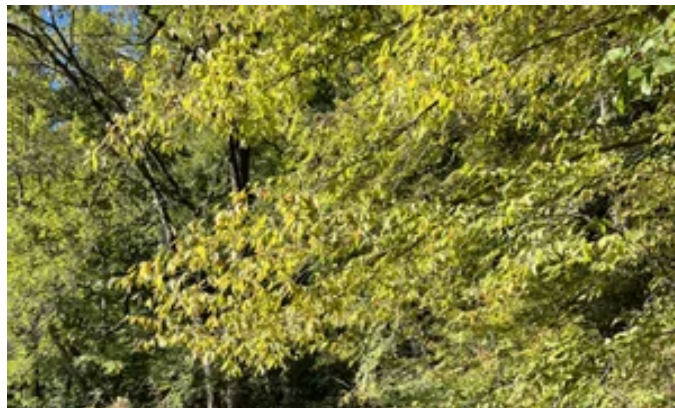
[CLICK HERE TO REGISTER AND BEGIN BIDDING](#) or use [mcewengroup.hibid.com](http://mcewengroup.hibid.com)



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MC EWEN GROUP

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FARMS | RECREATIONAL PROPERTIES | ESTATES

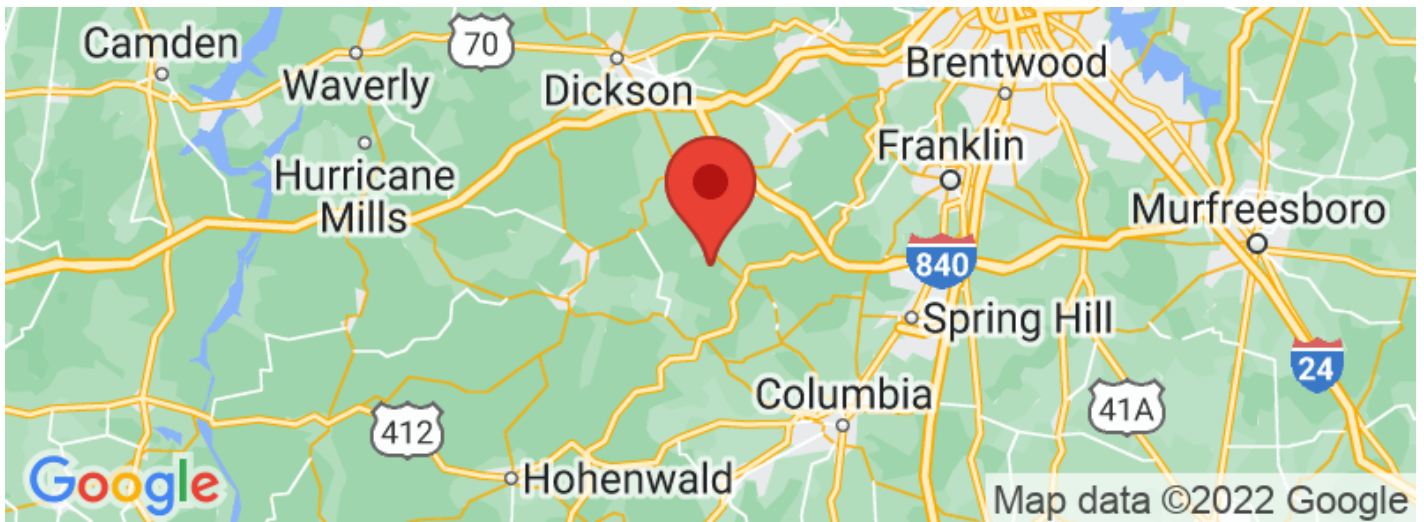
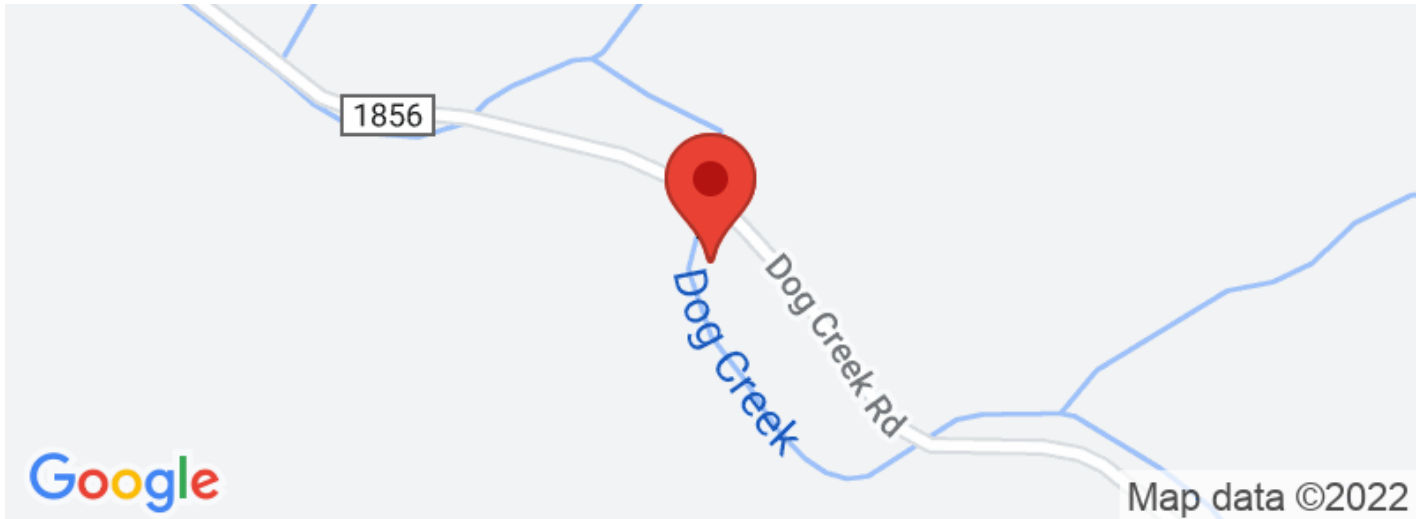
**MORE INFO ONLINE:**

**[www.mcewengroup.com](http://www.mcewengroup.com)**

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## Locator Maps

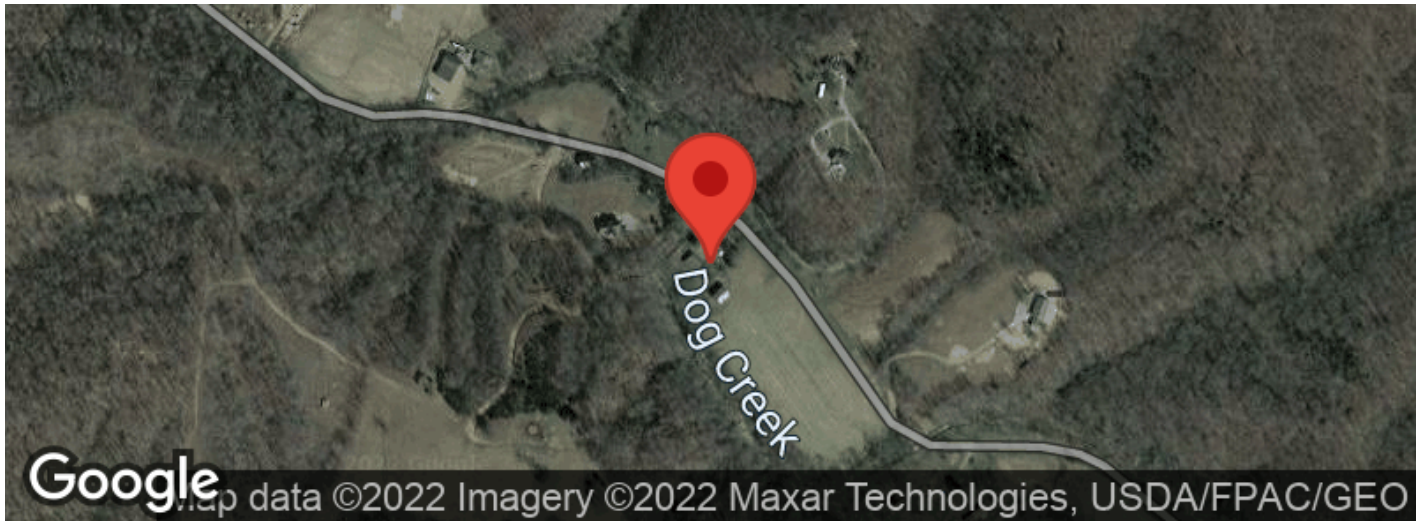




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## Aerial Maps



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**LISTING REPRESENTATIVE**

**For more information contact:**



**Representative**  
Kyle Thomas - Auctioneer License #5016

**Mobile**  
(931) 698-8338

**Office**  
(931) 381-1808

**Email**  
kyle@mcewengroup.com

**Address**  
17A Public Square

**City / State / Zip**  
Columbia, TN 38401

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**NOTES**

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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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**McEwen Group, LLC**  
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