

**Auction - 47-acre Hunting Retreat on
Coble to Only Rd
0 Coble to Only Rd
Only, TN 37140**

**47± Acres
Hickman County**



Auction - 47-acre Hunting Retreat on Coble to Only Rd Only, TN / Hickman County

SUMMARY

Address

0 Coble to Only Rd

City, State Zip

Only, TN 37140

County

Hickman County

Type

Farms, Hunting Land, Recreational Land,
Undeveloped Land, Timberland

Latitude / Longitude

35.8329238 / -87.6474443

Taxes (Annually)

123

Acreage

47



Auction - 47-acre Hunting Retreat on Coble to Only Rd Only, TN / Hickman County

PROPERTY DESCRIPTION

This 47-acre retreat is an ideal hunting camp just 1 hour west of Nashville and 4 miles from an exit on I-40.

It's bordered by Happy Hollow Wildlife Management Area on two sides, allowing the owner of this property exclusive points of access onto 1,700 acres publicly managed by TWRA.

It features an off-grid, one-room cabin situated privately on an open ridge top surrounded by approximately 4 open acres, involving great views across the Duck River Valley and the surrounding forested uplands.

Included in the auction of this property is a covered camper-trailer with a kitchen, bathroom and additional sleeping space.

This is a turnkey opportunity that would be a great place for target shooting, wildlife watching and hunting.

Auction to begin Friday July 22nd at 8:00 am CT and ends on Friday, August 12th at 12:00 pm CT.

Open house to be held Sunday, August 7th 2:00-4:00 pm CT.

10% buyer's premium

Property is currently enrolled in greenbelt status. With purchase, buyer will maintain greenbelt status.

Please contact auctioneer, Kyle Thomas, for a copy of the title report.

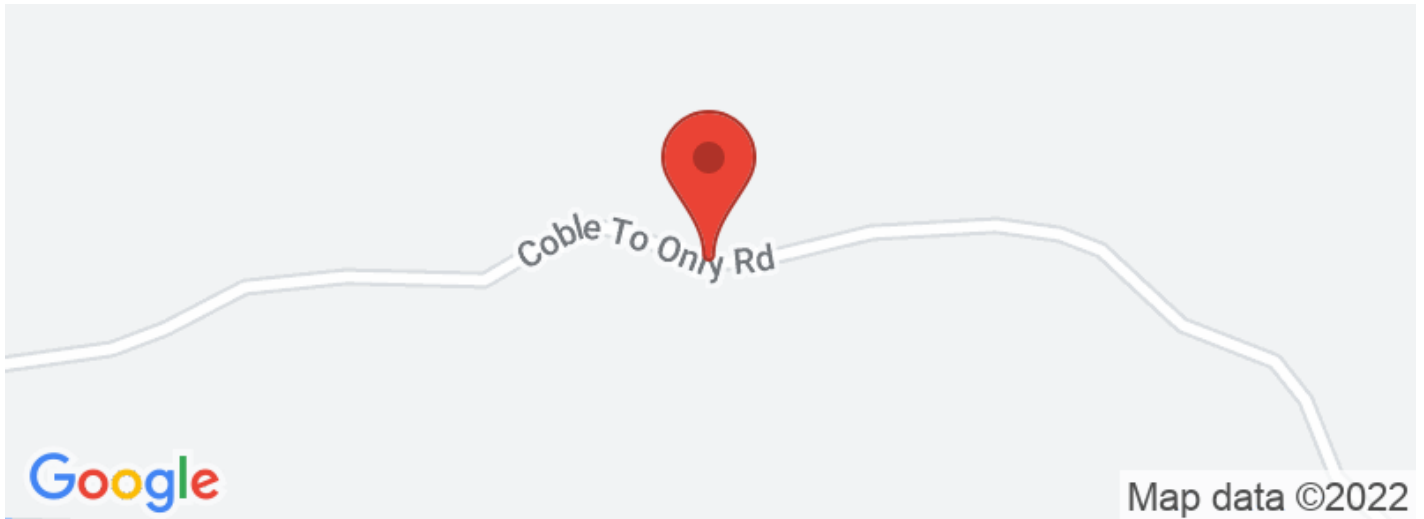
[CLICK HERE TO REGISTER AND BEGIN BIDDING](#)

**Auction - 47-acre Hunting Retreat on Coble to Only Rd
Only, TN / Hickman County**



**Auction - 47-acre Hunting Retreat on Coble to Only Rd
Only, TN / Hickman County**

Locator Maps



**Auction - 47-acre Hunting Retreat on Coble to Only Rd
Only, TN / Hickman County**

Aerial Maps



**Auction - 47-acre Hunting Retreat on Coble to Only Rd
Only, TN / Hickman County**

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

NOTES

NOTES

This image shows a full page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper used for writing. There is no handwriting or other markings present.

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.

McEwen Group, LLC
17A Public Sq
Columbia, TN 38401
(931) 381-1808
www.mcewengroup.com
