

Absolute Auction - 25 acres in Centerville
0 Wells St
Centerville, TN 37033

25.170± Acres
Hickman County



Absolute Auction - 25 acres in Centerville
Centerville, TN / Hickman County

SUMMARY

Address

0 Wells St

City, State Zip

Centerville, TN 37033

County

Hickman County

Type

Lot

Latitude / Longitude

35.767576 / -87.459397

Acreage

25.170

Property Website

<https://mcewengroup.com/property/absolute-auction-25-acres-in-centerville-hickman-tennessee/81889/>



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PROPERTY DESCRIPTION

Absolute Auction: Prime 25.17+/- acres in Centerville. Guaranteed to sell.

NO RESERVE! Property SELLS to highest bidder May 22, 2025 regardless of price! Wells St, Centerville, TN 37033

DEVELOPER'S DREAM: Rare opportunity to acquire substantial in-town acreage with development-ready infrastructure. Three combined residential-zoned tracts at end of quiet cul-de-sac.

KEY ADVANTAGES:

- FULL UTILITIES: Public water & sewer ready
- PREMIUM LOCATION: Within city limits, 2mi from downtown
- IDEAL TERRAIN: Gently rolling, wooded for privacy
- MAXIMUM FLEXIBILITY: Build estate, subdivide for homes
- IMMEDIATE ACCESSIBILITY: Paved road frontage
- MINIMAL CARRYING COSTS: Exceptionally low property taxes

Last large tract available inside Centerville! Just minutes from hospital, schools, shopping.

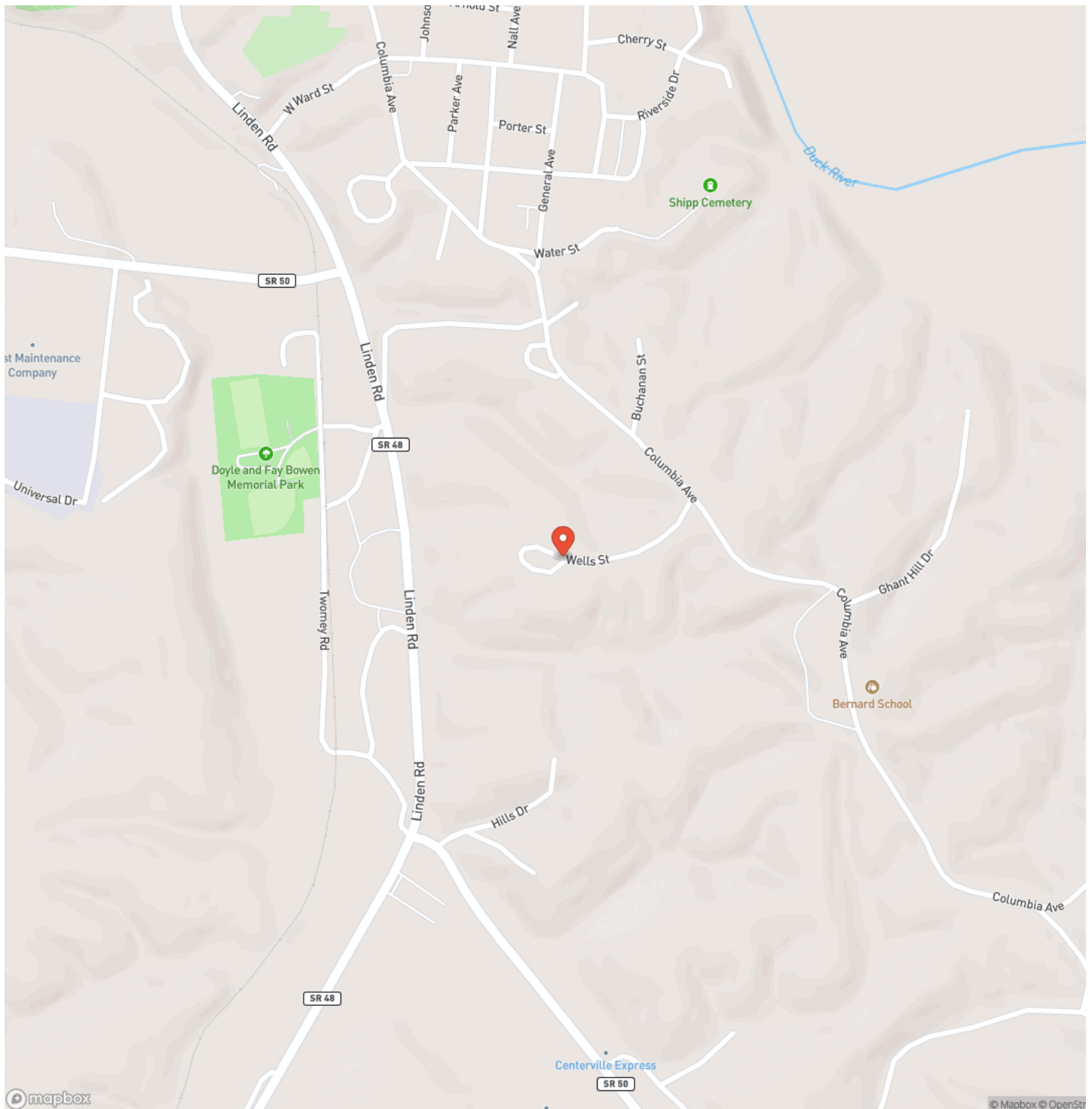
TERMS: No buyer's premium. 10% deposit day of auction. 30-day close.

PRE-AUCTION TOURS: By appointment only - schedule immediately!

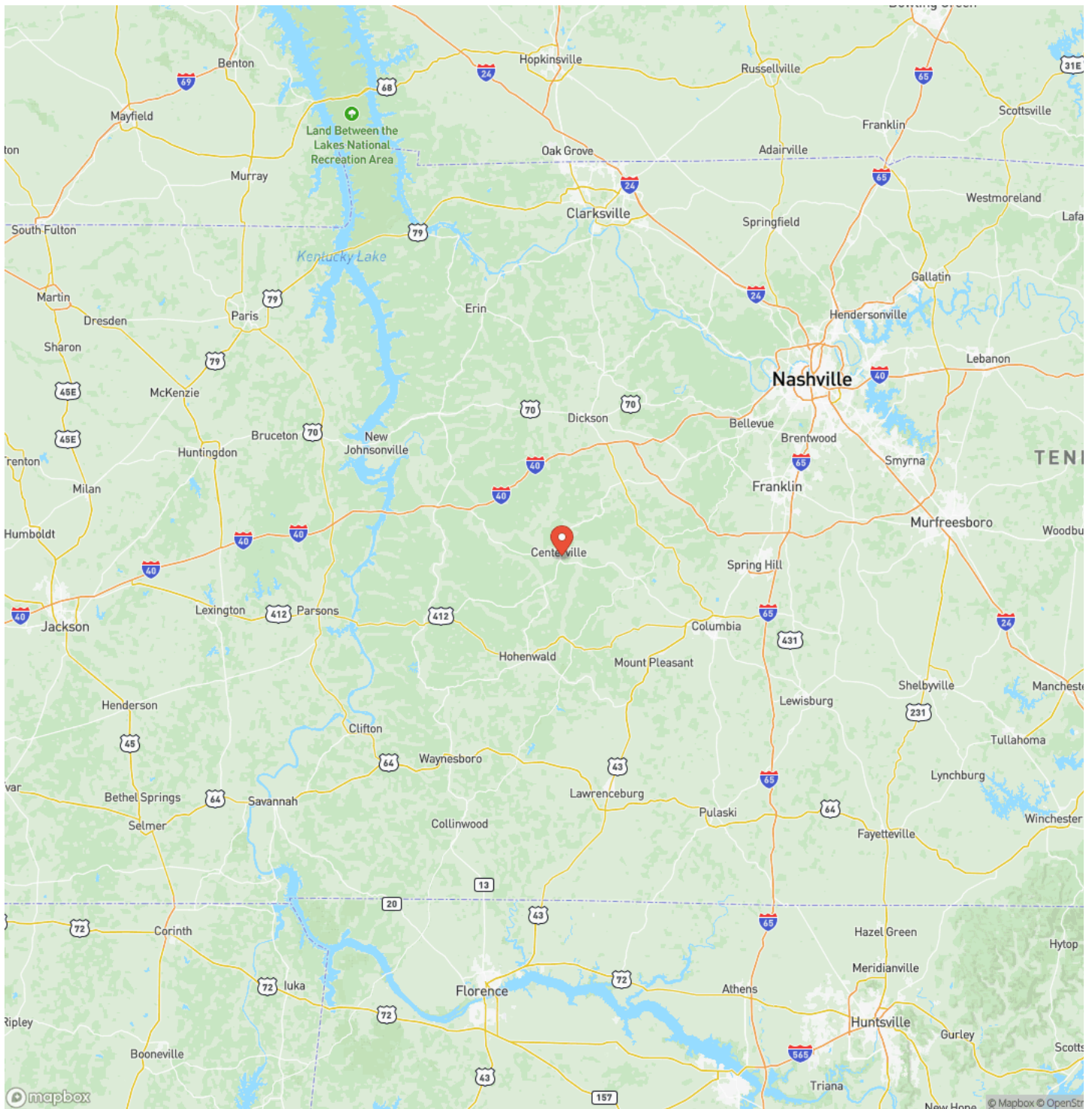
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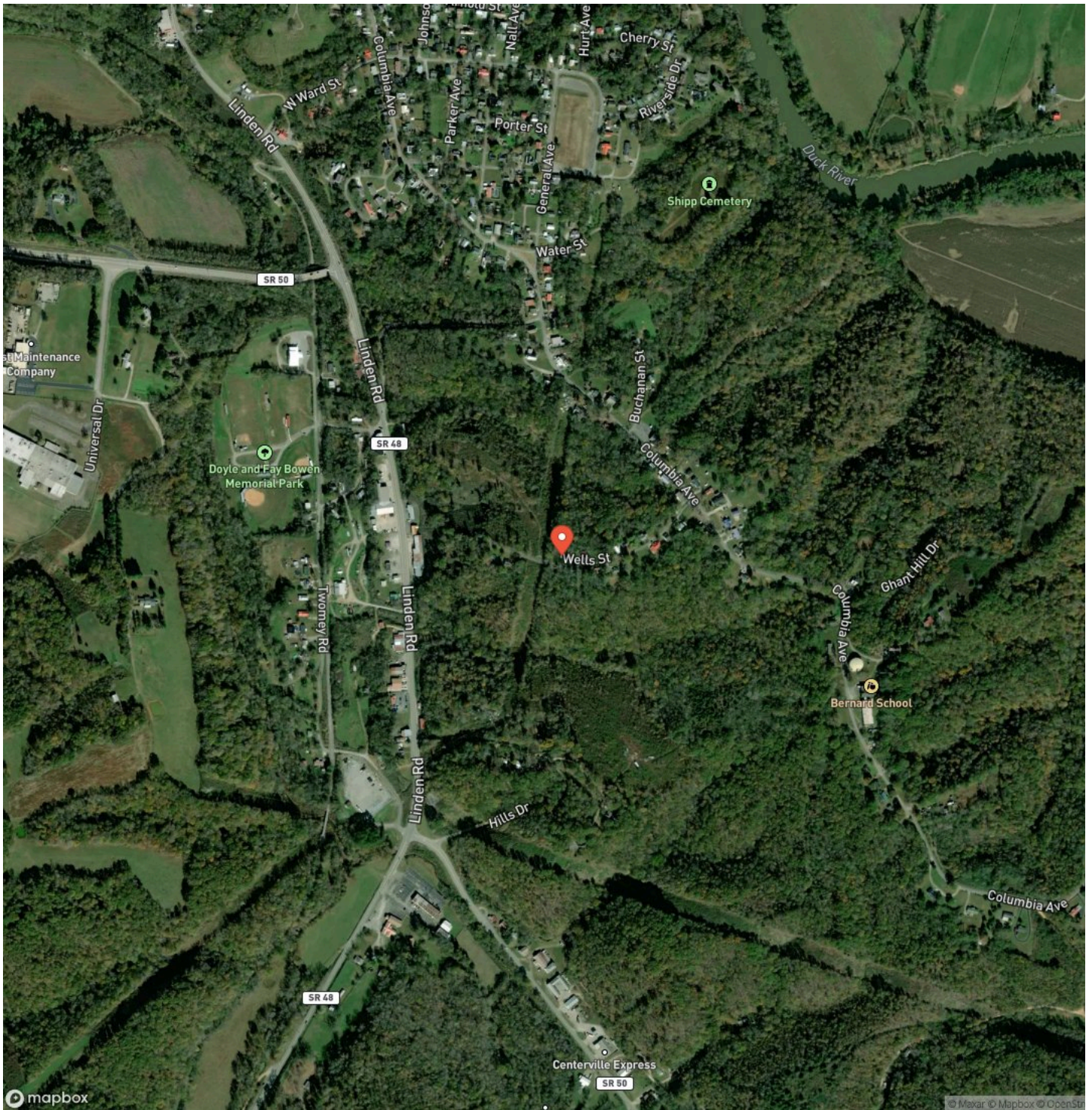
Locator Map



Locator Map



Satellite Map



MCEWEN GROUP

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Absolute Auction - 25 acres in Centerville Centerville, TN / Hickman County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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This image shows a single 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.

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