

Williamson County - 15.7 acres and house
6448 Nathan Smith Rd
College Grove, TN 37046

\$1,200,000
15.700± Acres
Williamson County



Williamson County - 15.7 acres and house
College Grove, TN / Williamson County

SUMMARY

Address

6448 Nathan Smith Rd

City, State Zip

College Grove, TN 37046

County

Williamson County

Type

Residential Property, Recreational Land

Latitude / Longitude

35.824744 / -86.750743

Dwelling Square Feet

2185

Bedrooms / Bathrooms

3 / 2

Acreage

15.700

Price

\$1,200,000

Property Website

<https://www.mossyoakproperties.com/property/williamson-county-15-7-acres-and-house-williamson-tennessee/106845/>



Williamson County - 15.7 acres and house College Grove, TN / Williamson County

PROPERTY DESCRIPTION

Escape to 15 acres in the heart of College Grove where self-sufficiency meets convenience. Potential additional build site at the back of the property. This solar-powered 3 bedroom, 2 bath home is supported by a septic system perked for five bedrooms-only three are currently in use-offering room to expand. A private well and pond provide natural resources, while a barn conveys with the property for added flexibility. Whether you're envisioning a mini-farm, multi-generational living, or a private retreat, this land delivers space to create your vision. The property also qualifies for Greenbelt tax status, keeping ownership efficient and affordable. Tucked away yet easily accessible, you'll be just minutes to I-840, Berry Farms, Cool Springs, and Murfreesboro-giving you both privacy and proximity. Rarely does a property combine off-grid independence, tax advantages, and future growth potential in one offering.

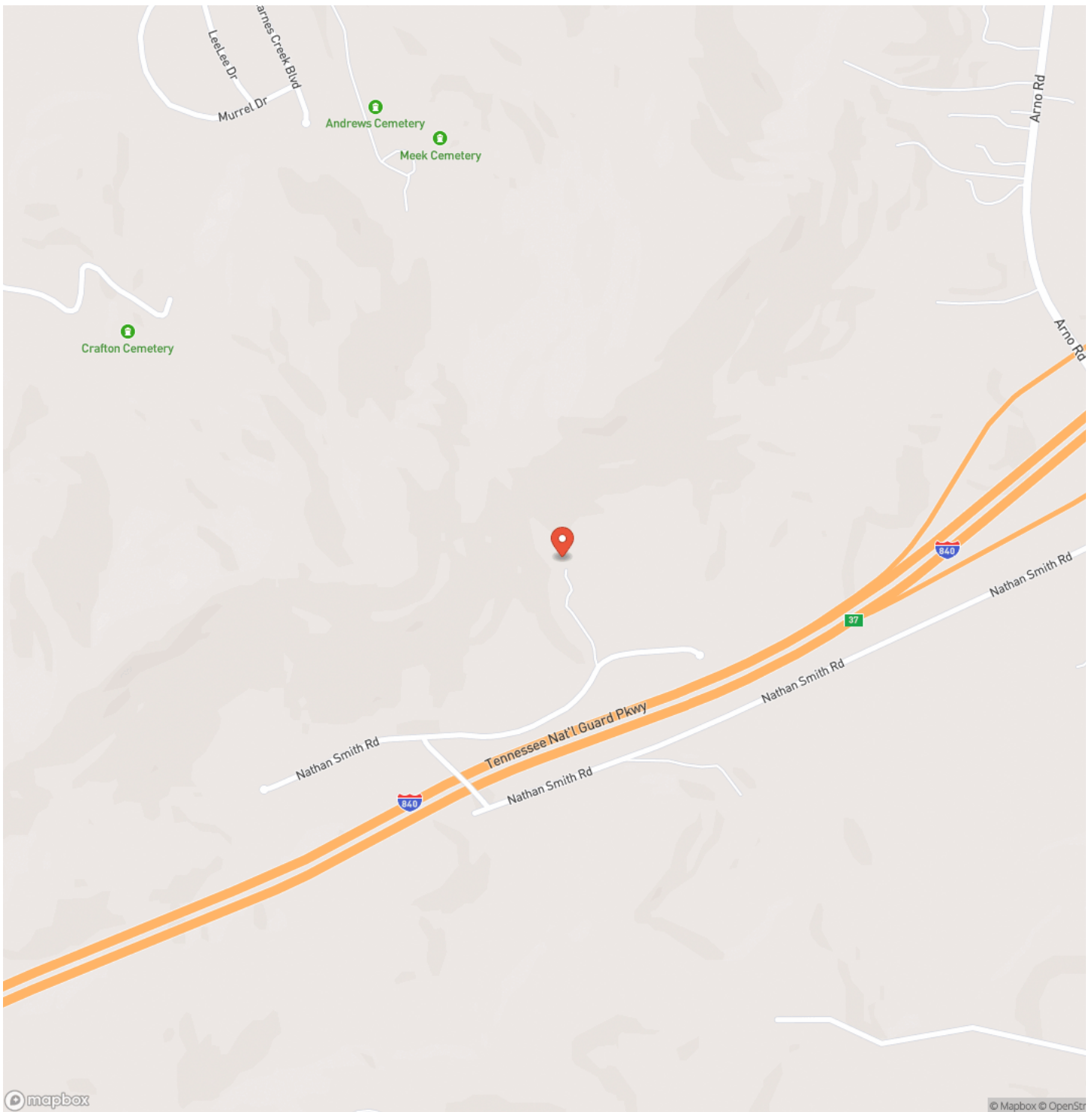
For more information, please contact Davis Fleming at [615-830-0817](tel:615-830-0817) or dfleming@mossyoakproperties.com



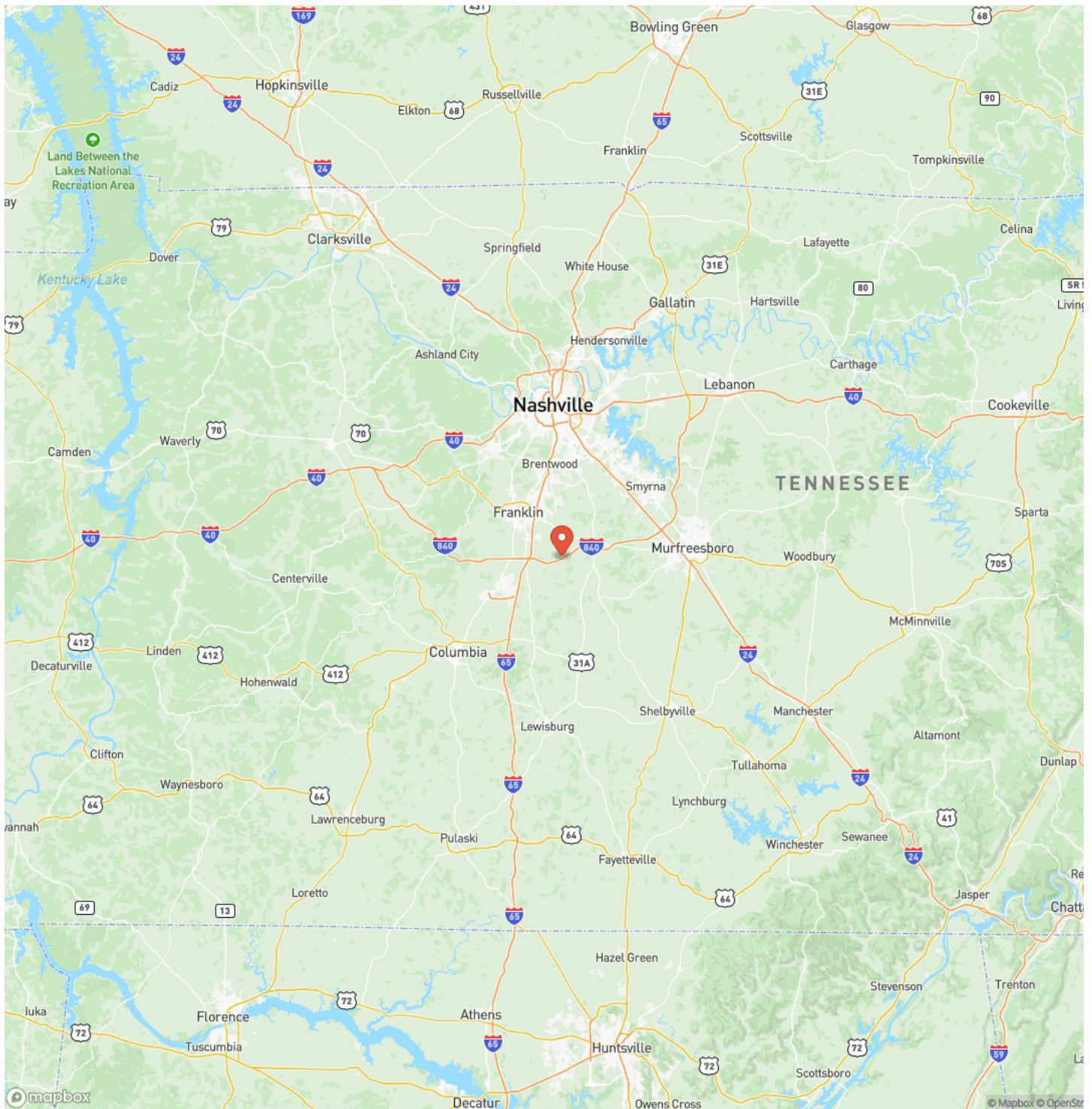
Williamson County - 15.7 acres and house
College Grove, TN / Williamson County



Locator Map



Locator Map



Satellite Map



Williamson County - 15.7 acres and house
College Grove, TN / Williamson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Davis Fleming

Mobile

(615) 830-0817

Office

(615) 879-8282

Email

dfleming@mossyoakproperties.com

Address

1276 Lewisburg Pike

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue 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.



<https://www.mossyoakproperties.com/>

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/>

