**445± Acre Nashville Recreational & Estate Property**
**7223 Indian Creek Rd**
**Nashville, TN 37209**

**$8,900,000**
**445± Acres**
**Davidson County**










**MORE INFO ONLINE:**

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

## SUMMARY

**Address**
7223 Indian Creek Rd

**City, State Zip**
Nashville, TN 37209

**County**
Davidson County

**Type**
Farms, Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**
36.139012 / -86.957462

**Acreage**
445

**Price**
$8,900,000

**Property Website**
www.mossyoakproperties.com







## PROPERTY DESCRIPTION

**445 Acre Nashville Recreational & Estate Property**

Approximately 10 miles from Broadway, this 445 acre property offers an exceptional combination of privacy, recreation, and proximity to downtown Nashville. Rolling hills, wooded ridges, hilltop views toward the Nashville skyline, abundant wildlife, and an extensive internal road system make this a unique opportunity for a private estate, recreational retreat, or legacy property.

### Location

- Approximately 10 miles from Broadway and downtown Nashville
- Approximately 20 miles from Nashville International Airport (BNA)
- Gated entrance providing privacy and controlled access
- Rare opportunity to own substantial acreage this close to Nashville

### Land & Terrain

The property consists of 445 acres of rolling Tennessee hills and wooded ridges, with elevated areas offering impressive views toward the Nashville skyline. More than five miles of established internal and boundary roads provide excellent access throughout the farm, including road access around the ridges.

A prominent building site near the front of the property offers an ideal location for a private estate home while maintaining convenient access to the property entrance.

### Water

- Year-round, spring-fed creek running through the center of the property
- Indian Creek borders a portion of the western boundary
- Natural water sources provide additional recreational and wildlife value

### Recreation

The property has already been improved with an impressive range of recreational amenities, including:

- Skeet and trap shooting facility with power
- 300-yard rifle range
- Established ATV trails
- Horseback riding trails
- More than five miles of internal and boundary roads
- Multiple established wildlife food plots
- Hunting boxes and tree stands strategically located throughout the property

### Wildlife & Hunting

The combination of mature timber, rolling terrain, water sources, and established food plots creates excellent wildlife habitat. The property supports active populations of whitetail deer, wild turkey, and other small game, with much of the hunting infrastructure already in place.

### Utilities & Improvements

- Power run to the center of the property
- City water available at the entrance
- Enclosed storage building
- Gated entrance
- Extensive internal road and trail system

### A Rare Nashville Land Offering

Large recreational properties are increasingly difficult to find this close to Nashville. With 445 acres, extensive roads and trails, year-round water, established hunting and shooting amenities, utilities, and a potential estate homesite, this property offers the opportunity to create a truly private retreat while remaining only minutes from downtown Nashville.

For more information please contact Davis Fleming at 615-830-0817 or Jamie Spencer at 615-804-2571





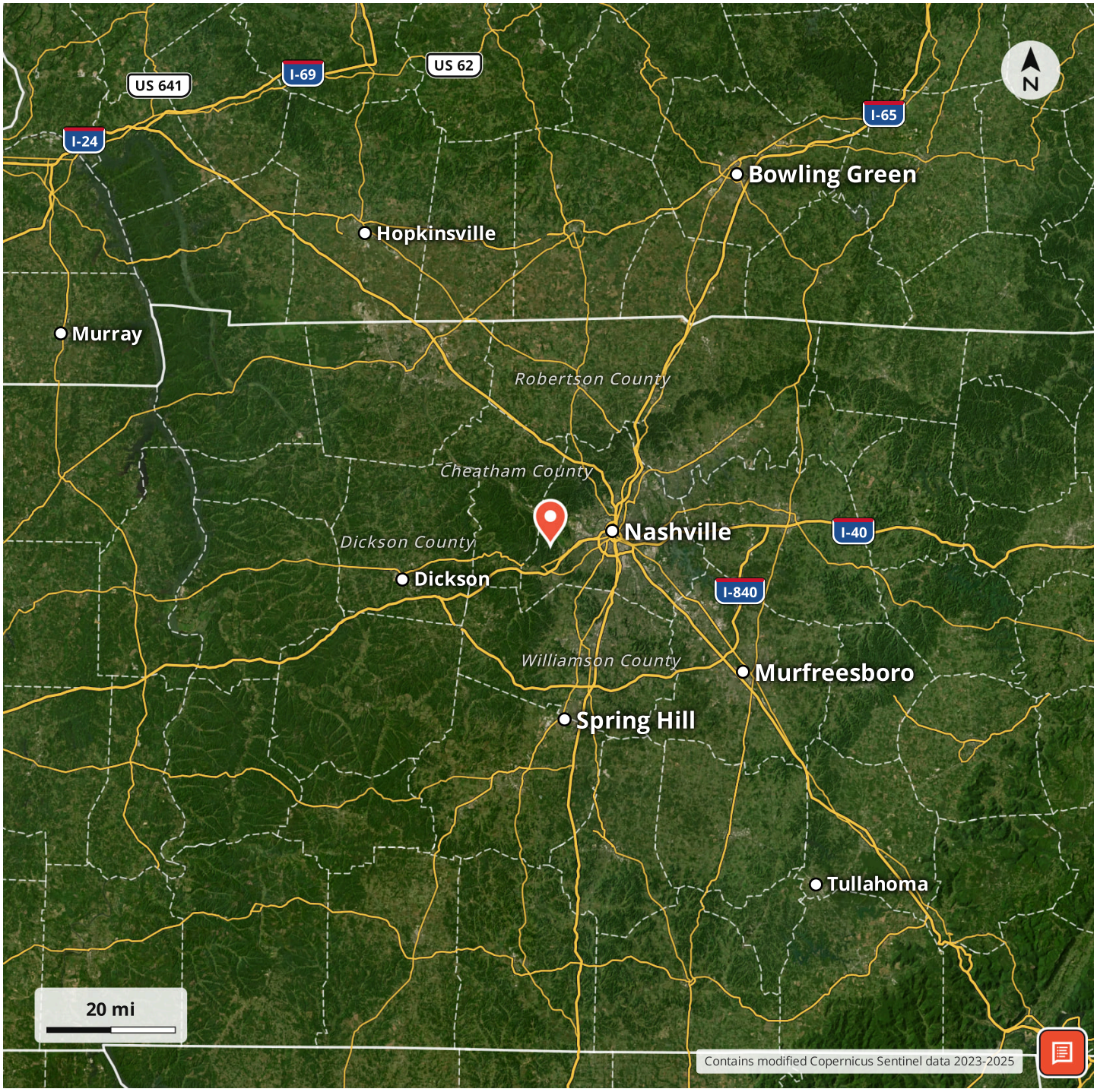




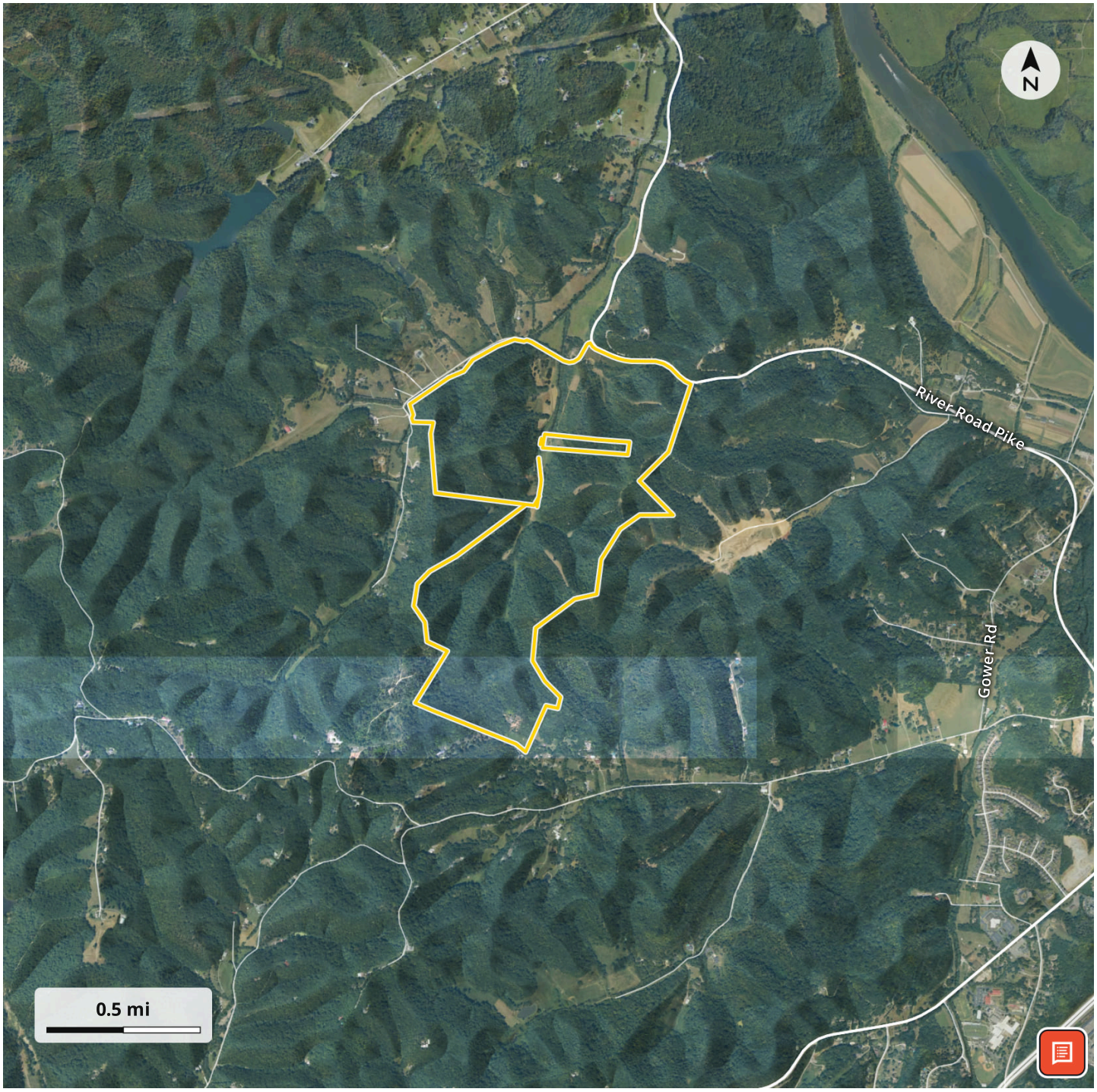




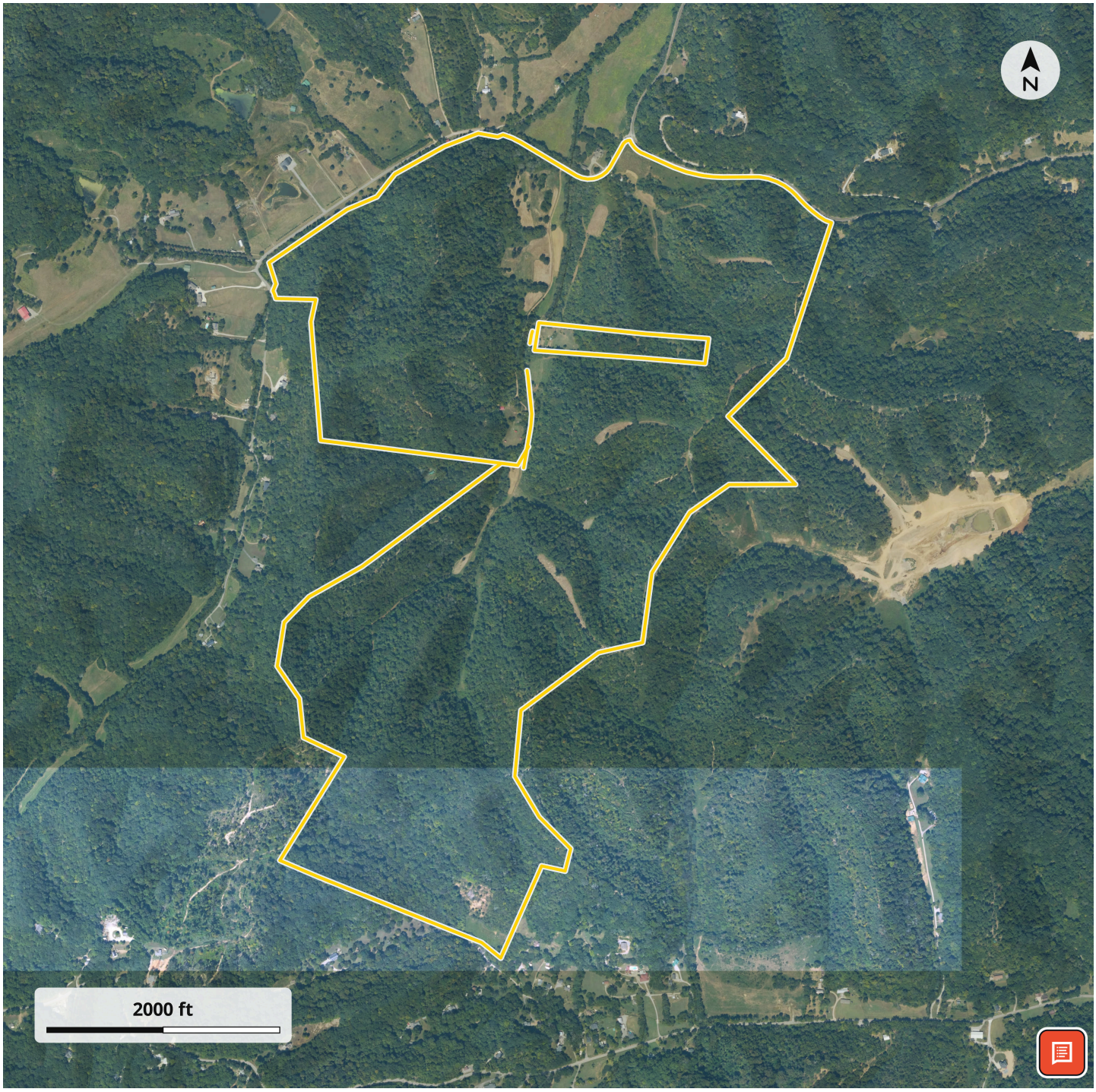
# Regional Map



# Locator Map



# Aerial Map



## LISTING REPRESENTATIVE

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**NOTES**

**NOTES**

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