

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

**\$1,300,000**  
15.7± Acres  
Williamson County



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

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**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**

2,185

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

15.7

**Price**

\$1,300,000

**Property Website**

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



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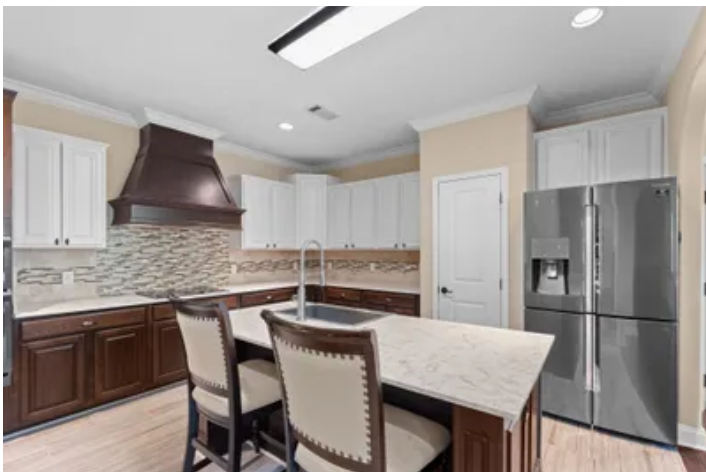
### **PROPERTY DESCRIPTION**

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.

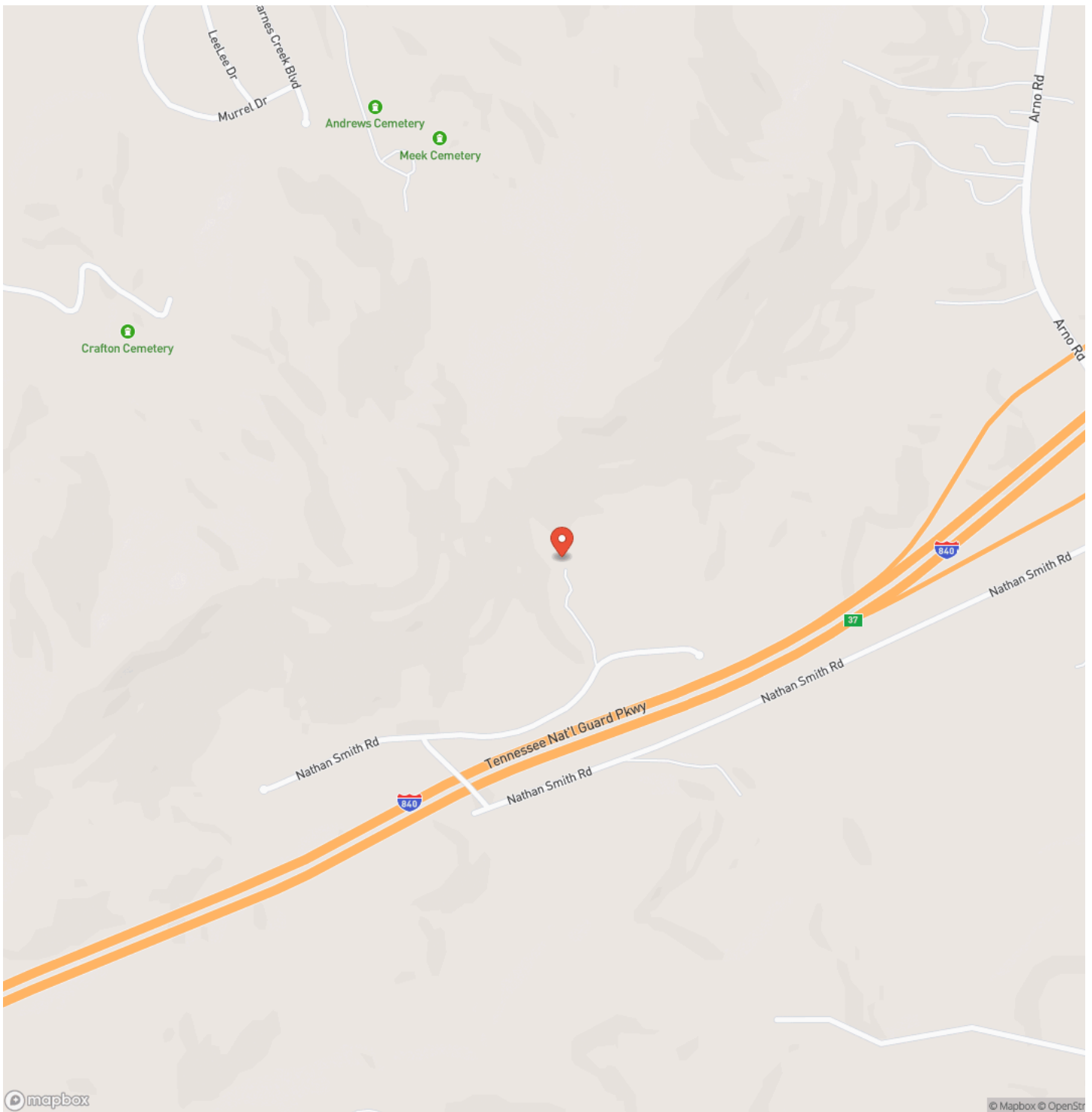
For more information, please contact Davis Fleming at [615-830-0817](tel:615-830-0817) or [dflaming@mossyoakproperties.com](mailto:dflaming@mossyoakproperties.com)



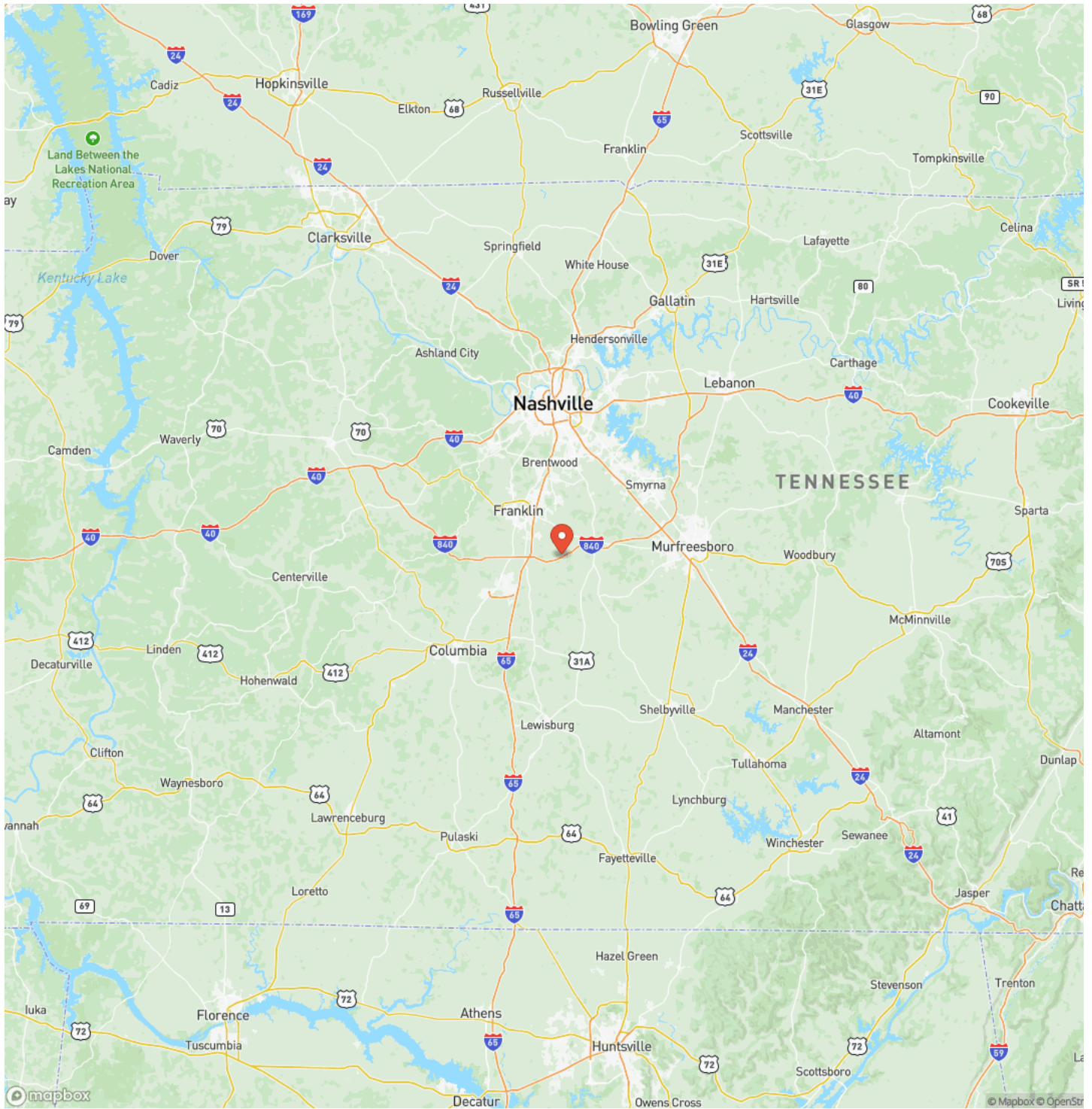
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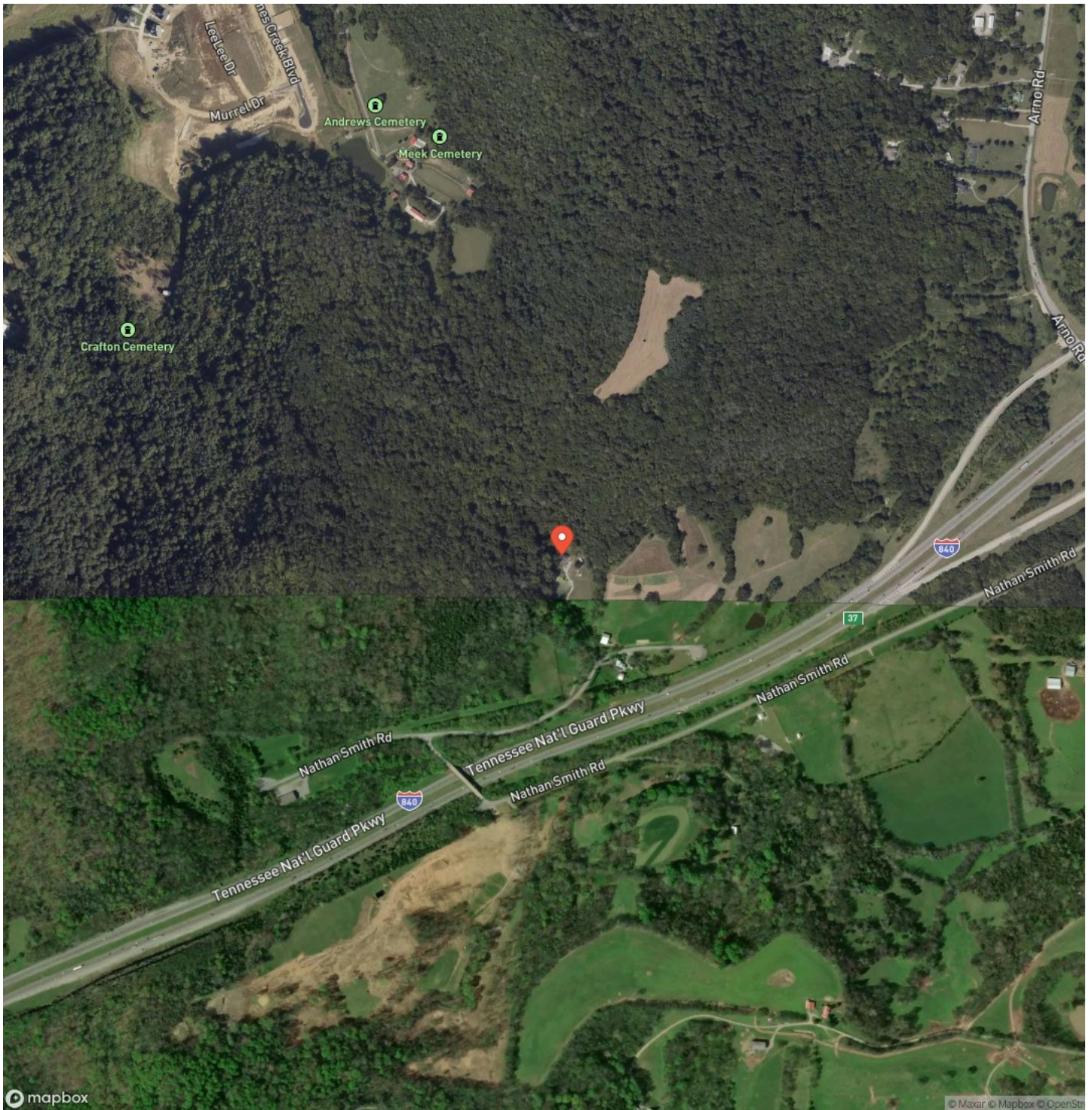
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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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