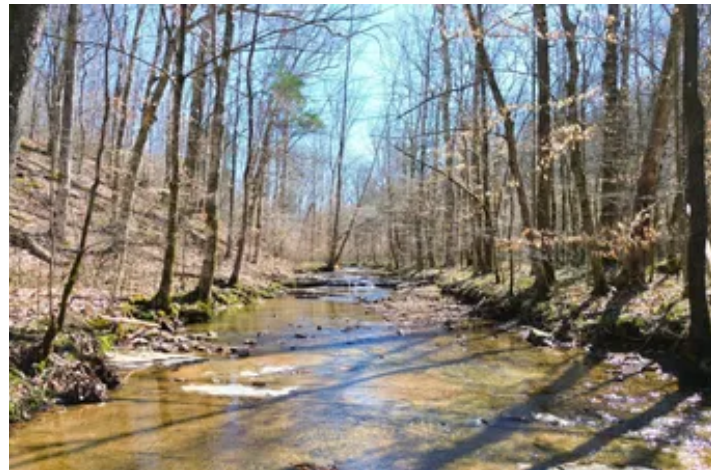
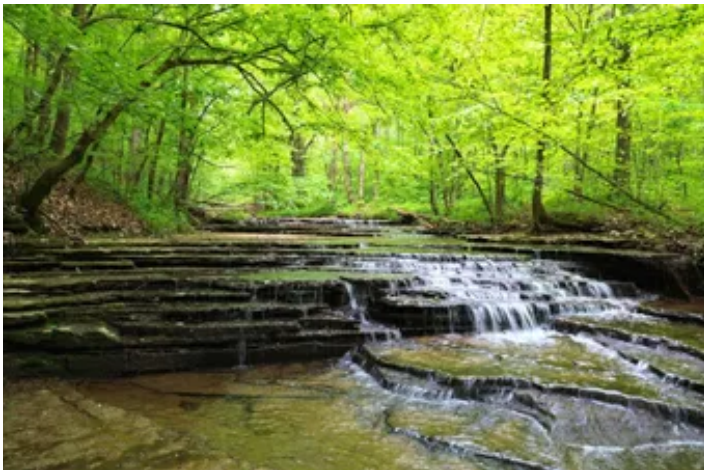


Buck Branch - 63 Acres
0 Lock A Rd
Charlotte, TN 37036

\$495,000
63.650± Acres
Dickson County



Buck Branch - 63 Acres
Charlotte, TN / Dickson County

SUMMARY

Address

0 Lock A Rd

City, State Zip

Charlotte, TN 37036

County

Dickson County

Type

Hunting Land, Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude

36.295651 / -87.205285

Acreage

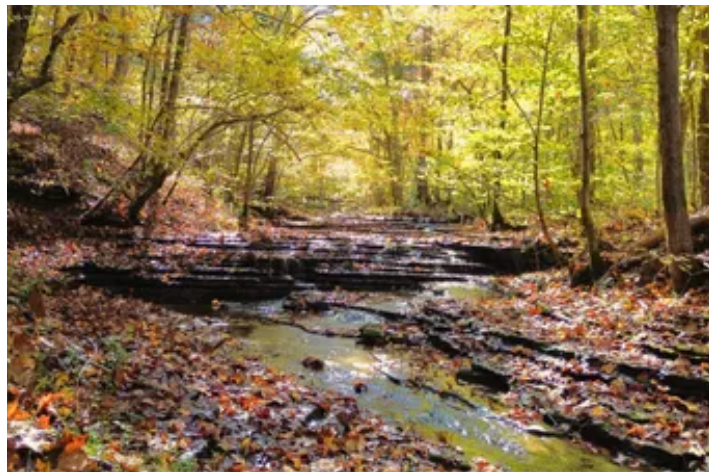
63.650

Price

\$495,000

Property Website

<https://www.mossyoakproperties.com/property/buck-branch-63-acres-dickson-tennessee/79436/>



Buck Branch - 63 Acres

Charlotte, TN / Dickson County

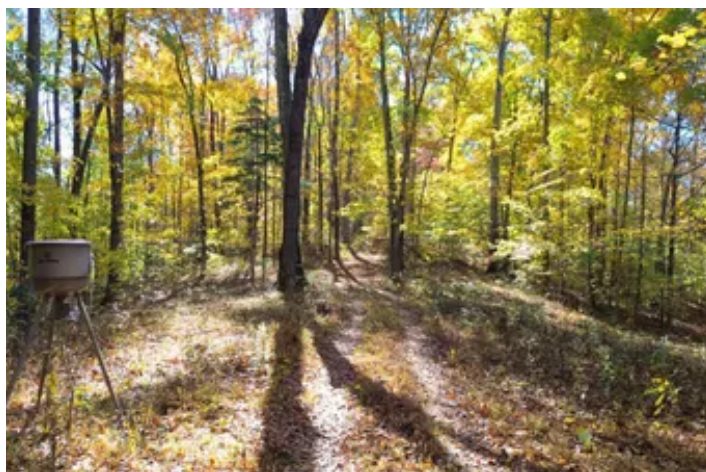
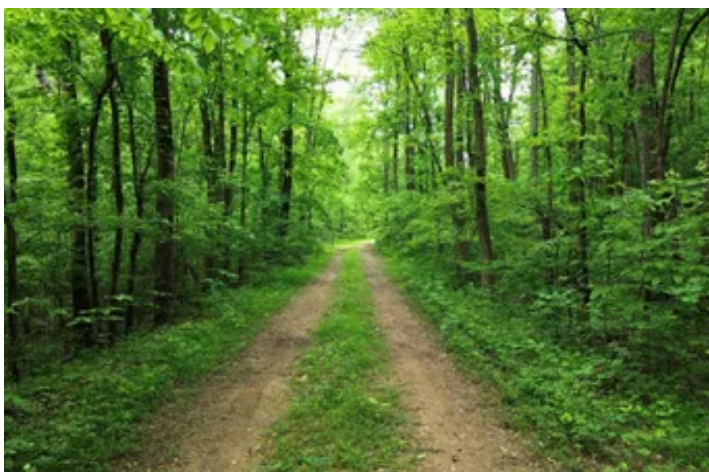
PROPERTY DESCRIPTION

Buck Branch Farm - the name says it all. Buck Branch is a large spring-fed creek that runs the length of this beautiful forested land. This property abounds in water beyond just Buck Branch - Adjacent to the Johnson Creek Recreation Area and boat launch to the North. This is 63.65 acres of mature hardwoods throughout the property. There is some good value to the timber - see attached timber estimate in docs below. The real value is the beauty of these woods - there are so many large oaks - both white and red, as well as large ash, gum, poplar, and hickory. The Seller has graded and graveled the entrance as well as the primary access road that runs along Buck Branch in the bottom. There is a large field at the entrance to the property that has been cleared and seeded with grass and wheat. This field is perfect for a camping / RV sight and eventual barndo. A shooting berm has been pushed-up at the South end of the field for safe shooting practices. A wooded ridge runs the length of the property from North to South. A road to the top has been created for easy access to the fabulous hunting areas on top. There are numerous deer stands in places and will remain with the property. There are many deer and many turkeys that live on this farm and throughout the close proximity. The boat launch and recreation area that adjoins this property are a real bonus. This is a very secluded hollow with a large creek - the peace and solitude and quietness are truly amazing. Electricity and internet are at the road. There is a newly built and very sturdy double gate at the entrance. The recreational value of this land is exceptional - less than hour from most of Nashville. It is a very short drive to Ashland City, Charlotte, and Dickson.

For more information about this property, please contact Davis Fleming at [615-830-0817](tel:615-830-0817) or Scott Summers at [615-815-9366](tel:615-815-9366)



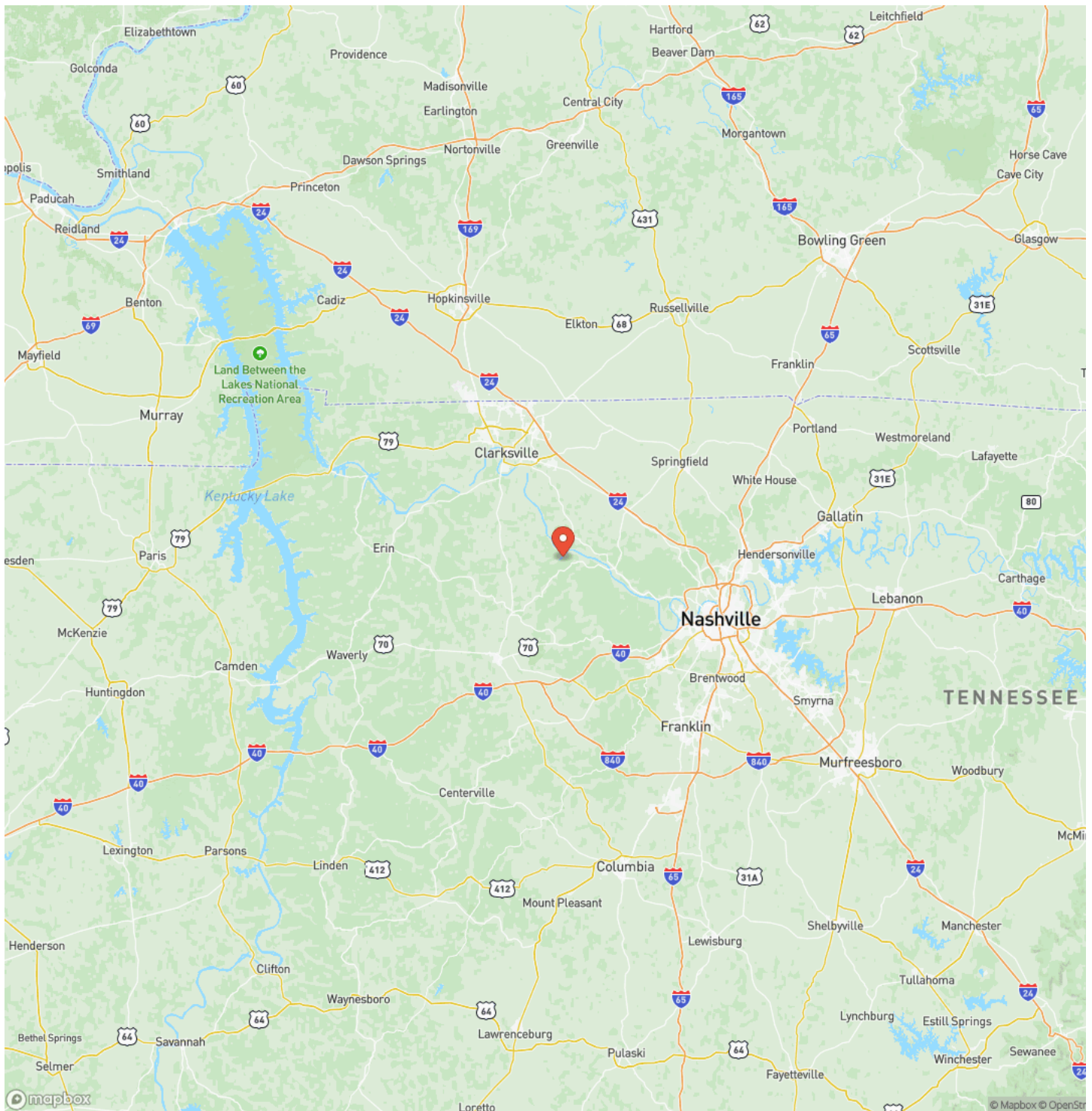
Buck Branch - 63 Acres
Charlotte, TN / Dickson County



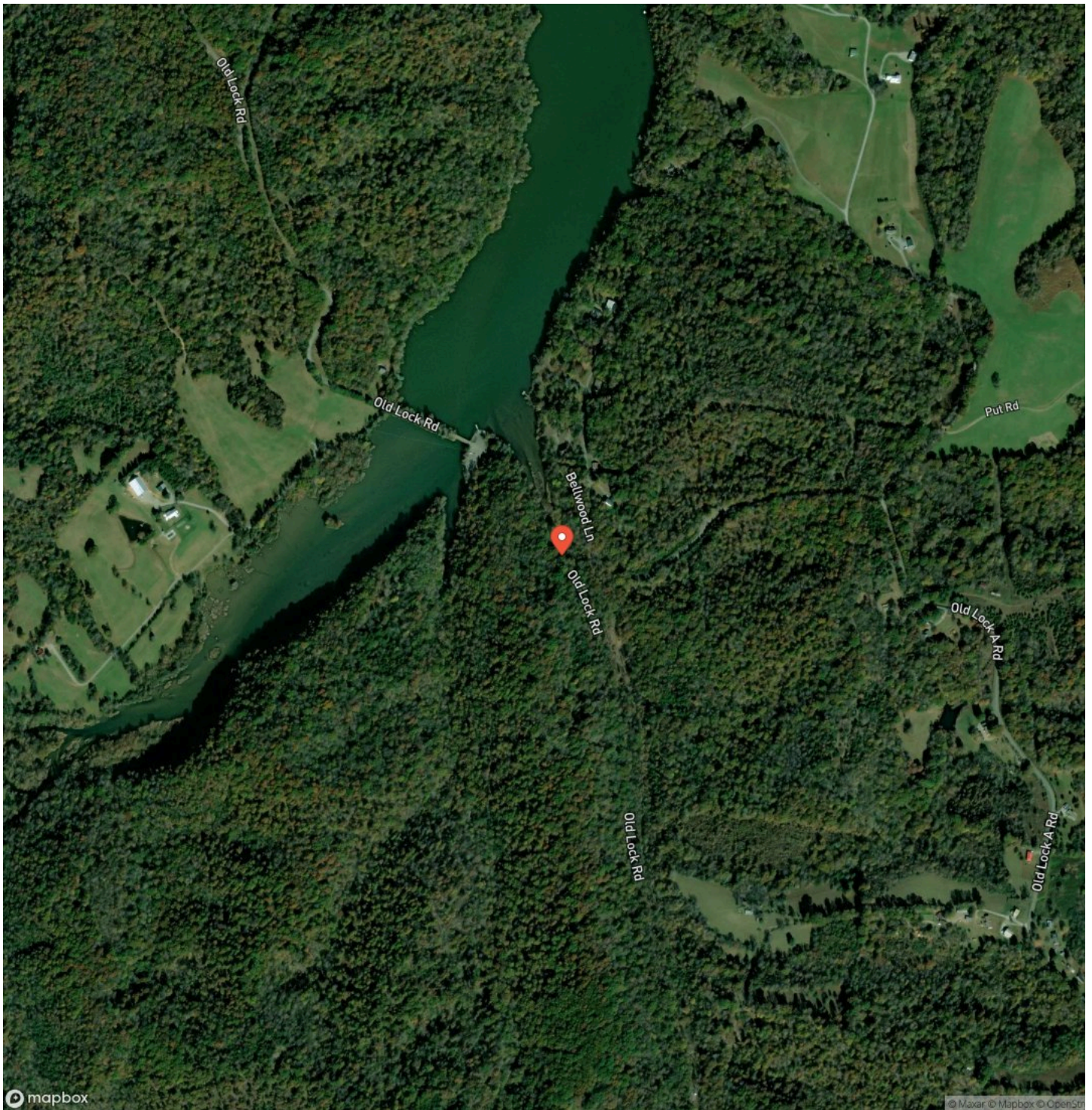
Locator Map



Locator Map



Satellite Map



Buck Branch - 63 Acres
Charlotte, TN / Dickson County

LISTING REPRESENTATIVE

For more information contact:



Representative

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(615) 879-8282

Email

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Address

1276 Lewisburg Pike

City / State / Zip

NOTES

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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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