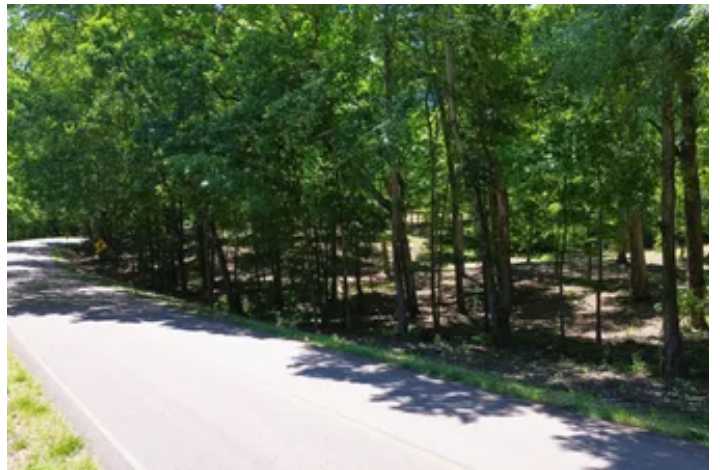


12 acres across from the Tennessee River  
8121 Lick Creek Rd  
Big Sandy, TN 38221

**\$108,500**  
12.030± Acres  
Benton County





**12 acres across from the Tennessee River  
Big Sandy, TN / Benton County**

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**SUMMARY**

**Address**

8121 Lick Creek Rd

**City, State Zip**

Big Sandy, TN 38221

**County**

Benton County

**Type**

Undeveloped Land, Lot

**Latitude / Longitude**

36.329439 / -88.016278

**Acreage**

12.030

**Price**

\$108,500

**Property Website**

<https://www.mossoakproperties.com/property/12-acres-across-from-the-tennessee-river-benton-tennessee/83199/>



## 12 acres across from the Tennessee River Big Sandy, TN / Benton County

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### **PROPERTY DESCRIPTION**

This property is ready for building a home or barndo. Already cleared and a driveway entrance has been installed. It has a 911 address. Lots of road frontage on 2 sides and both internet and electricity along both paved, county roads. The terrain is a rolling hill with gentle slopes. There is a view of Kentucky Lake from the hilltop in the winter. There is also a public recreation area and boat launch across the street off Lick Creek Rd. The woods are very open with lots of grass between all the trees. The flat tops of the hills as well as the flat areas along the road are suitable for building. Drilling a well is required for water. The whole general area percs well - a septic tank location should not be a problem. The town of Big Sandy is close - 8 miles away. The area lends itself to recreational use and lots of hunting and fishing. There are numerous concrete public boat launches and recreation areas very close. The TN National Waterfowl Refuge is 2 miles to the North. There are countless opportunities associated with this huge Refuge - from bird watching to exploring the history and culture of the Big Sandy region. Boating opportunities are endless - the Kentucky Lake is quite expansive that adjoins this area. There is a ferry to cross the TN River which is very unique. Both Paris and Camden are two larger cities that are 30 minutes away. Most any type of shopping amenities or medical needs are available there - especially in Paris. The area is best known for its duck hunting and crappie fishing. The town of Big Sandy has a very unique school system - all grades K-12 are in the same building and have been for decades. Needless to say, the community is very close-knit and extremely cordial and friendly. This is a wonderful place to be - whether to retire or raise a family or just own a piece of solitude. Give us a call and come take a look. This is a pretty piece of property. Surveyed and boundaries are marked. Ready for sale.

For more information please call Davis Fleming [615-830-0817](tel:615-830-0817) or Scott Summers at [615-815-9366](tel:615-815-9366)





12 acres across from the Tennessee River  
Big Sandy, TN / Benton County

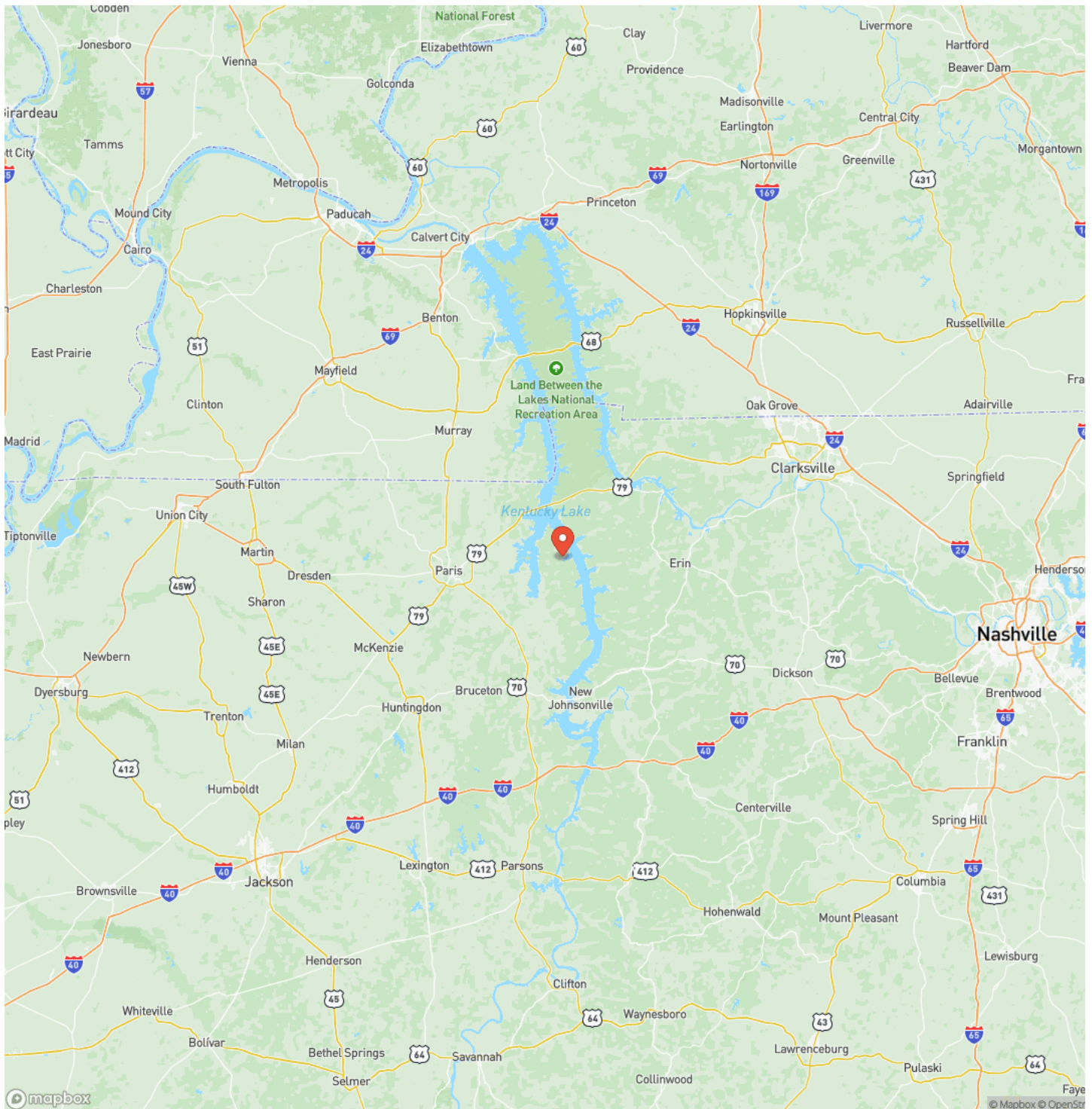


## Locator Map





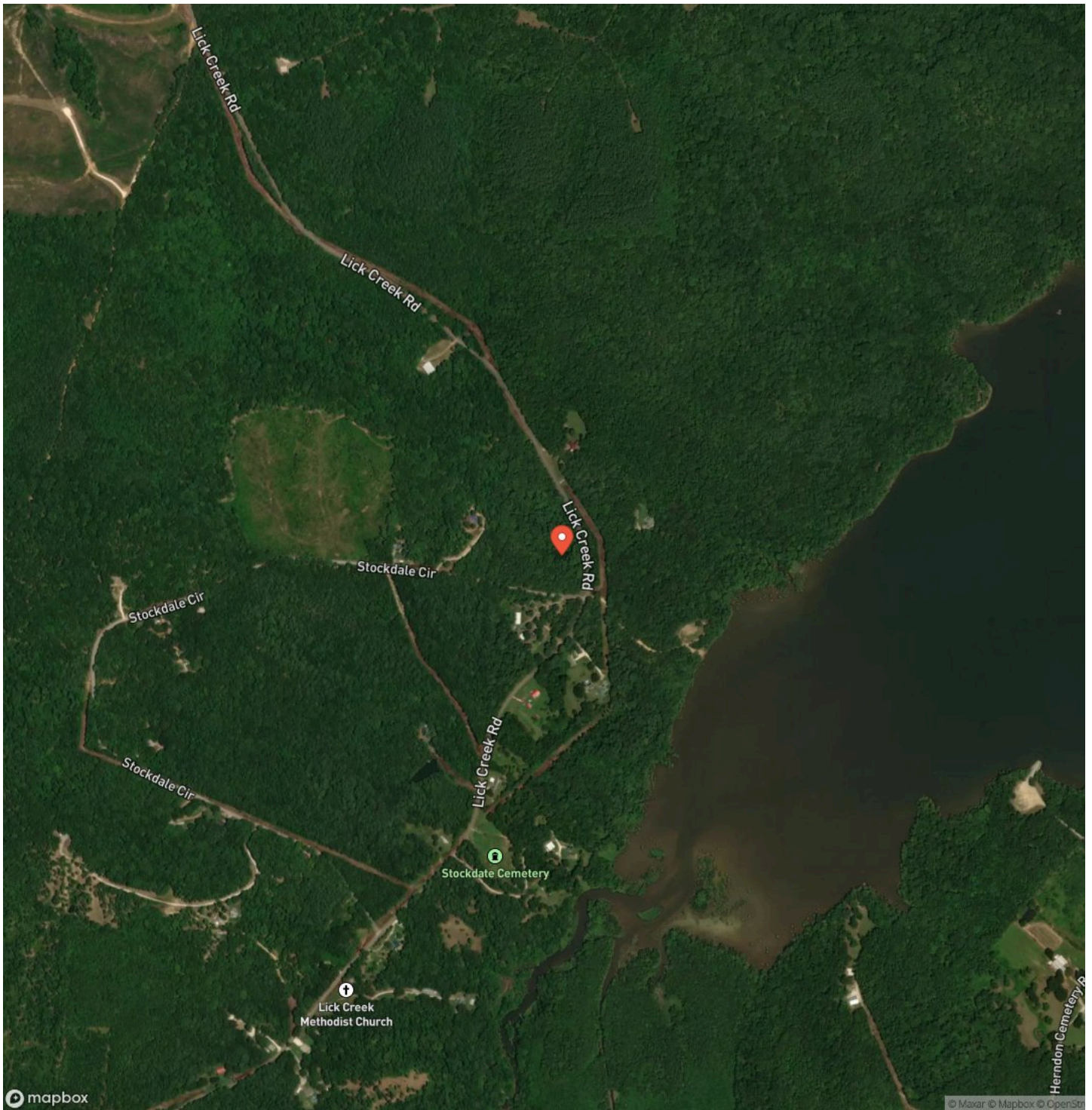
## Locator Map



12 acres across from the Tennessee River  
Big Sandy, TN / Benton County

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## Satellite Map





**12 acres across from the Tennessee River  
Big Sandy, TN / Benton 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]



[illegible]

**[www.mossyoakproperties.com](http://www.mossyoakproperties.com)**

## **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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**Mossy Oak Properties Tennessee Land & Farm**  
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