

DUCK RIVER ACCESS
0 Kennedy Lane
Centerville, TN 37033

\$235,000
6.42± Acres
Hickman County



DUCK RIVER ACCESS

Centerville, TN / Hickman County

SUMMARY

Address

0 Kennedy Lane

City, State Zip

Centerville, TN 37033

County

Hickman County

Type

Recreational Land, Lot, Riverfront

Latitude / Longitude

35.810147 / -87.649429

Acreage

6.42

Price

\$235,000

Property Website

<https://www.mossyoakproperties.com/property/duck-river-access-hickman-tennessee/96450/>



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PROPERTY DESCRIPTION

Envision your private retreat along the tranquil Duck River, a captivating 6.42-acre parcel offering unparalleled riverfront access in the heart of Centerville, Tennessee. This unique recreational land beckons those who dream of a riverside escape, where the gentle flow of water and the whispers of nature define daily life. With its prime location and abundant natural beauty, this property presents a rare opportunity to craft your ideal outdoor sanctuary.

Location

Nestled in Centerville, Hickman County, Tennessee, this property enjoys a serene setting while remaining conveniently accessible. The address, 0 Kennedy Lane, places you within the charming local community, offering a blend of peaceful rural living and the convenience of nearby amenities. Its position in the 37033 zip code ensures a desirable location for both weekend getaways and more permanent visions.

Land and terrain

Spanning 6.42 acres, the land provides a diverse canvas for your aspirations. With direct river frontage on the Duck River, the terrain naturally slopes towards the water, offering picturesque views and easy access to the river's edge. The varied topography allows for creative development, from building a riverside cabin to establishing prime spots for enjoying the natural surroundings.

Improvements and infrastructure

This property offers the freedom to design and implement improvements tailored to your vision. It arrives as a blank slate, ready for the discerning buyer to introduce structures or enhancements that complement its natural beauty and recreational potential. Imagine a charming cabin, a private dock, or other amenities that enhance your enjoyment of this riverside haven.

Water and utilities

The most prominent water feature is the direct access to the Duck River, providing exceptional opportunities for recreation and enjoyment. While specific utility connections are not detailed, the area allows for the installation of essential services, ensuring comfort and convenience for any planned development. Prospective buyers have the flexibility to establish the utilities that best suit their needs.

Wildlife and vegetation

The property is a haven for diverse wildlife, including various species that enhance its natural appeal. The river environment naturally attracts a variety of animals, creating a vibrant ecosystem for observation and enjoyment. The existing vegetation contributes to the scenic beauty and provides natural habitats, offering a rich tapestry of flora that changes with the seasons.

Current and potential use

Currently utilized for recreational purposes, this land is perfectly suited for bird watching, fishing, and enjoying public land access. Its potential uses are expansive, inviting you to imagine a private riverside estate, a dedicated fishing camp, or a secluded nature retreat. The riverfront location and generous acreage offer limitless possibilities for creating your ideal recreational or residential haven.

Access and easements

Access to the property is straightforward, ensuring ease of arrival for you and your guests. The specifics of road type and frontage allow for convenient entry and exit, facilitating enjoyable visits and potential development. Any existing easements are designed to ensure smooth operation and access, providing clarity and security for the property owner.

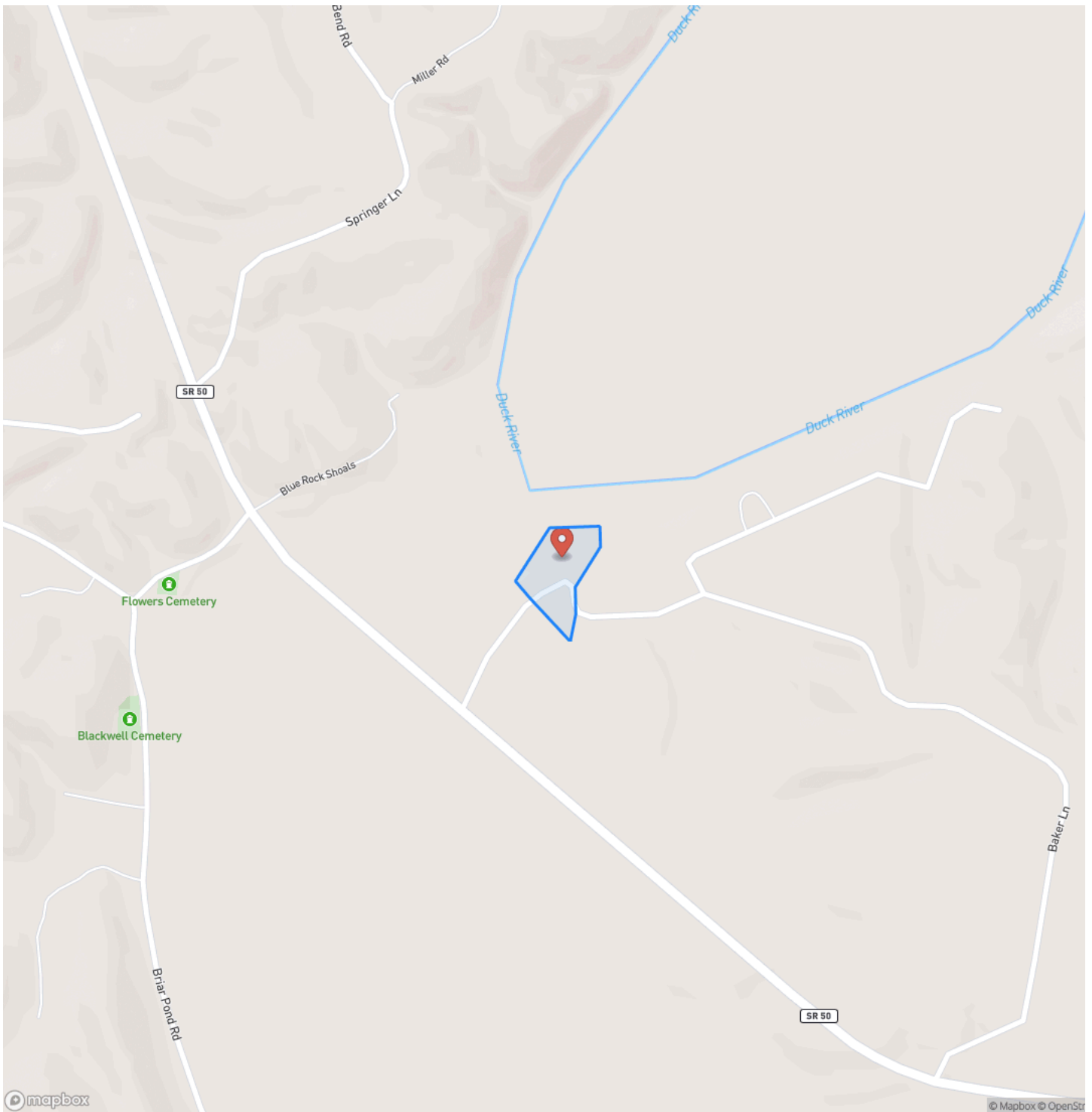
Contact us today to learn more or to schedule a visit and experience the unparalleled potential of DUCK RIVER ACCESS.



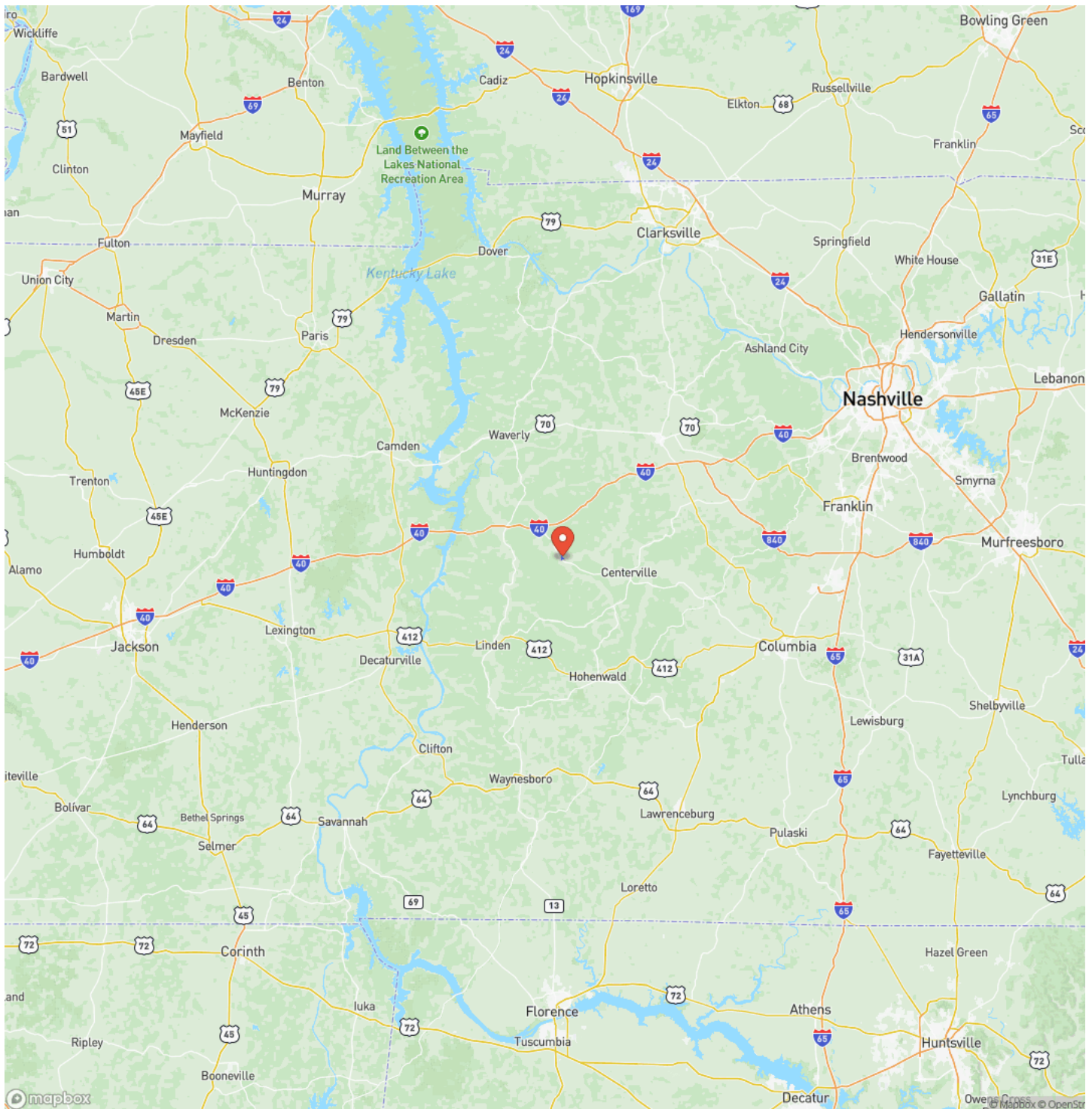
DUCK RIVER ACCESS
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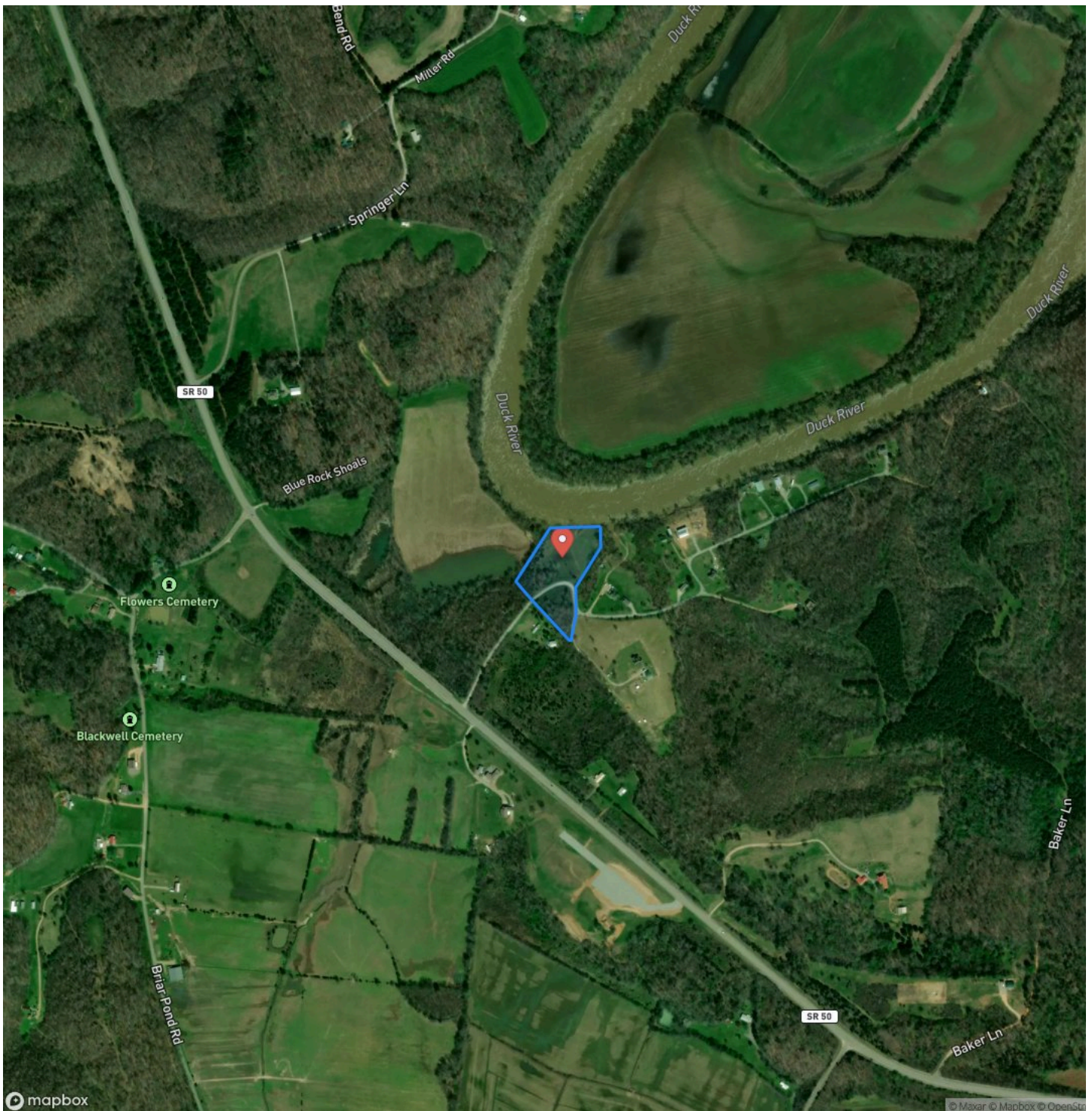
Locator Map



Locator Map



Satellite Map



Centerville, TN / Hickman County

For more information contact:



Mobile

Office

Email

Address

City / State / Zip

Franklin, TN 37204

NOTES



MORE INFO ONLINE:

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

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/>

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