

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

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



445± Acre Nashville Recreational & Estate Property
Nashville, TN / Davidson County

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

<https://www.mossyoakproperties.com/property/445-acre-nashville-recreational-estate-property-davidson-tennessee/118965/>



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Nashville, TN / Davidson County

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.

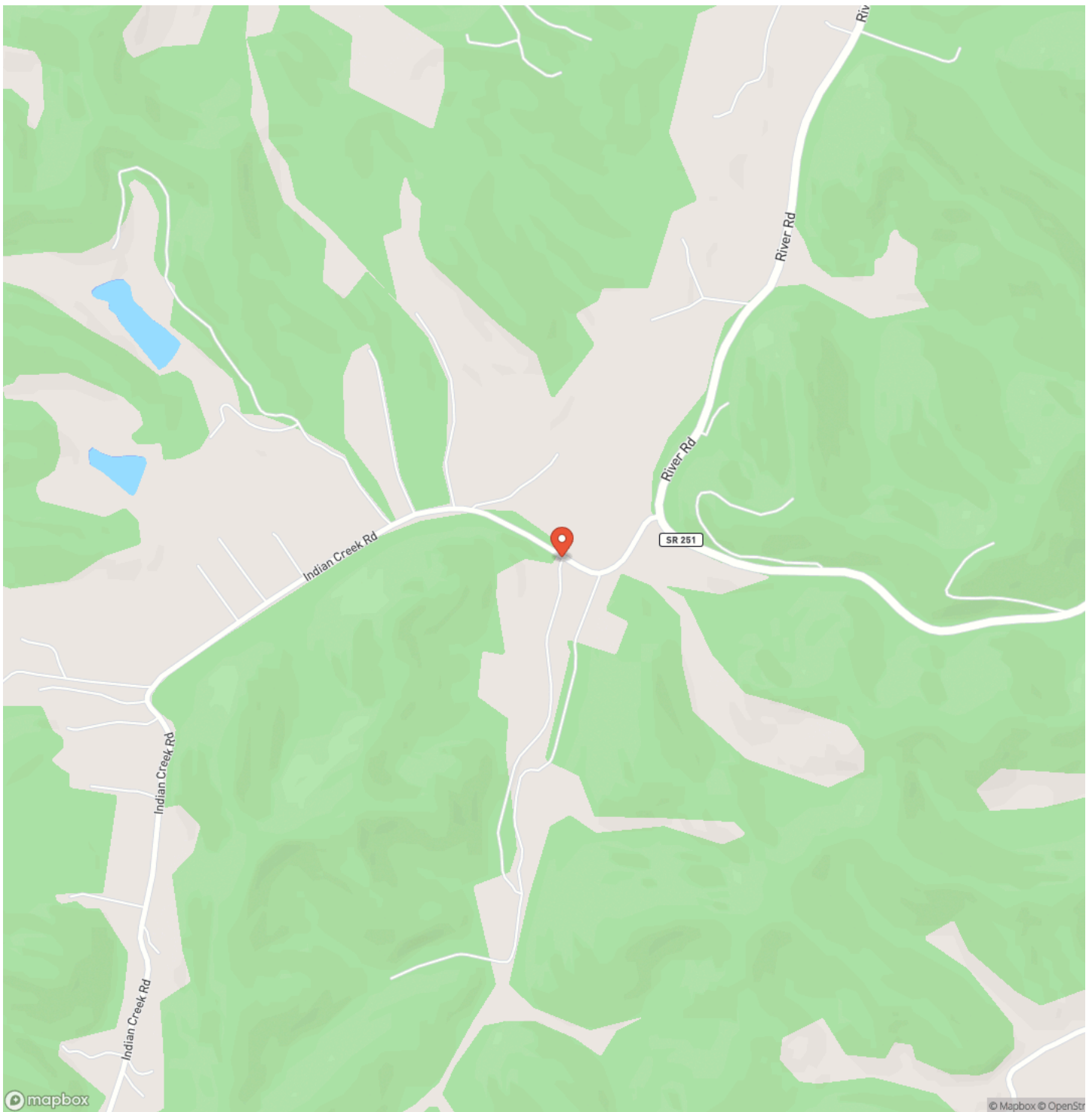
For more information please contact Davis Fleming at [615-830-0817](tel:615-830-0817) or Jamie Spencer at [615-804-2571](tel:615-804-2571)



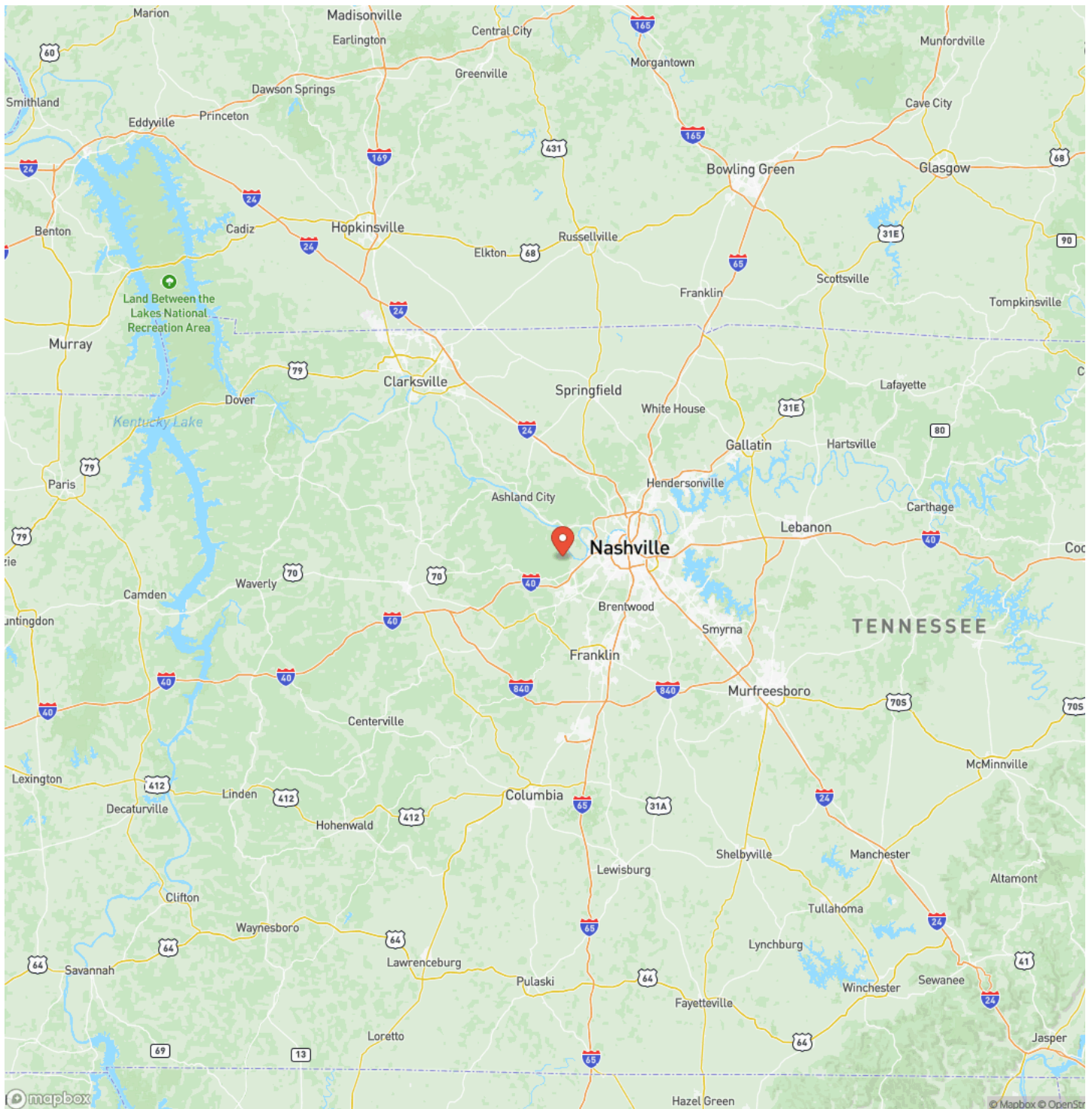
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Locator Map



Locator Map



Satellite Map



445± Acre Nashville Recreational & Estate Property Nashville, TN / Davidson County

LISTING REPRESENTATIVE

For more information contact:



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NOTES

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This image shows a single sheet of white paper with horizontal 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/>

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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