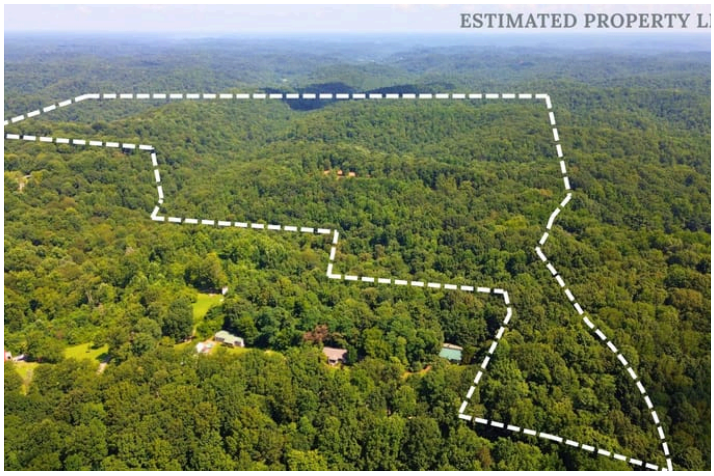
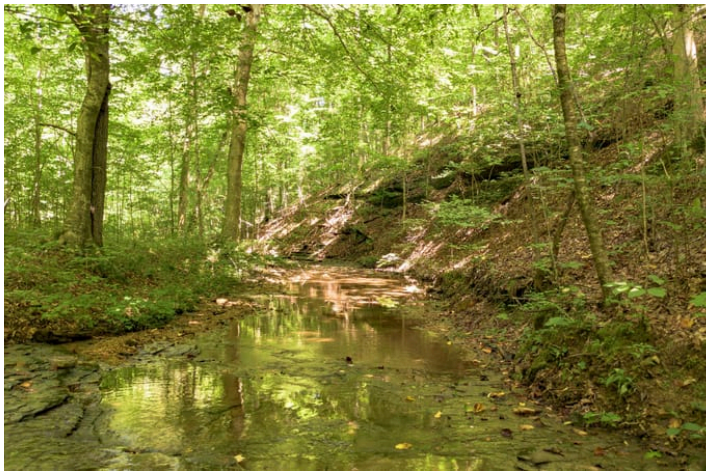
Nashville's Hidden 151-Acre Retreat
8218 Old Pond Creek Rd
Nashville, TN 37129

$2,650,000
151.4± Acres
Davidson County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
8218 Old Pond Creek Rd

City, State Zip
Nashville, TN 37129

County
Davidson County

Type
Hunting Land, Recreational Land, Timberland, Farms, Undeveloped Land

Latitude / Longitude
36.135153 / -86.985992

Acreage
151.4

Price
$2,650,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Escape the everyday and discover a sprawling 151.4-acre retreat, Nashville Seclusion, offering an unparalleled opportunity to craft your ideal lifestyle in Davidson County, Tennessee. This expansive property beckons with the promise of tranquility and adventure, whether you envision a private hunting paradise, a recreational haven, or a serene timberland estate. With its vast acreage, the possibilities are as boundless as your imagination.

Location

Nestled in the vibrant city of Nashville, Tennessee, this remarkable property at 8218 Old Pond Creek Rd, zip code 37129, offers the perfect blend of secluded country living with convenient access to urban amenities. Located within Davidson County, residents can enjoy the peace of a rural setting while remaining just a short drive from all that Nashville has to offer.

Land and terrain

Encompassing 151.4 acres, this property presents a diverse landscape ready for your vision. The terrain offers a rich tapestry of natural features, providing ample opportunities for exploration, development, or conservation. Buyers will appreciate the freedom to shape this substantial acreage to suit their specific needs, whether for agricultural pursuits, a private estate, or recreational activities.

Improvements and infrastructure

The property offers a blank canvas, allowing new owners the freedom to design and implement improvements that perfectly align with their aspirations. Whether you envision a custom home, outbuildings, or recreational facilities, the opportunity to create bespoke infrastructure is entirely yours.

Water and utilities

New owners will have the flexibility to establish their preferred water source and utility connections, designing systems that best serve their specific development plans and lifestyle needs. This offers complete control over the property's essential services.

Wildlife and vegetation

Embrace a vibrant natural ecosystem where local wildlife can thrive. The diverse vegetation across the acreage provides a rich habitat, ensuring a dynamic and engaging environment for nature enthusiasts. This setting offers a wonderful opportunity to observe and interact with the local flora and fauna.

Current and potential use

Currently presented as undeveloped land, this versatile property is ideal for hunting, recreational pursuits, and timberland management. Its significant acreage also makes it perfectly suited for a private estate where you can create a unique residential sanctuary. The potential uses are extensive, inviting a variety of dreams to take root.

Access and easements

The property benefits from clear and straightforward access, ensuring ease of entry and exit for owners and visitors. Any existing easements are well-defined, providing clarity and confidence for future development and use.

To explore the full potential of Nashville Seclusion, contact us today to learn more or to schedule a visit.

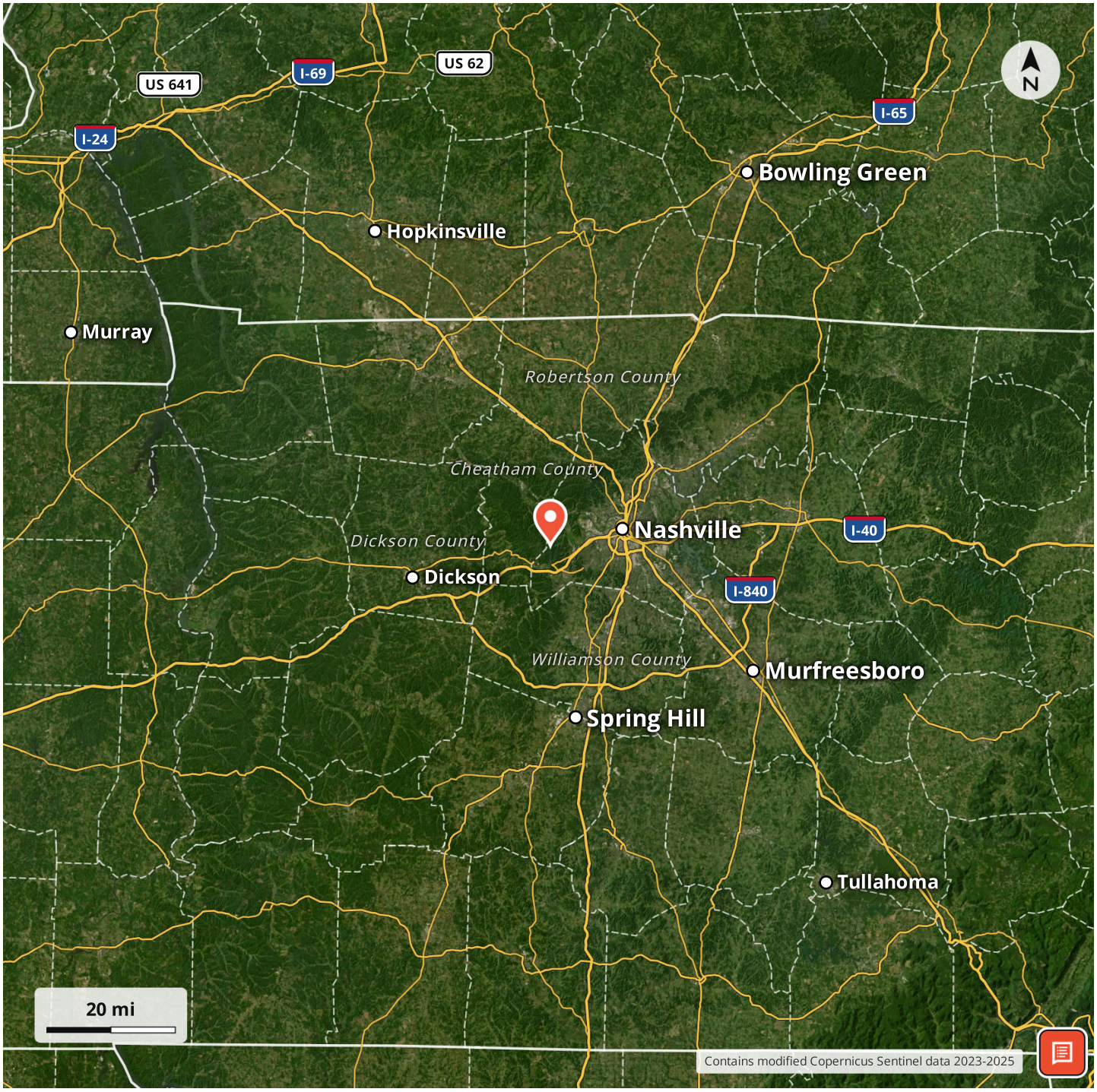
Listing Agent - Davis Fleming 615-830-0817 or Scott Summers 615-815-9366



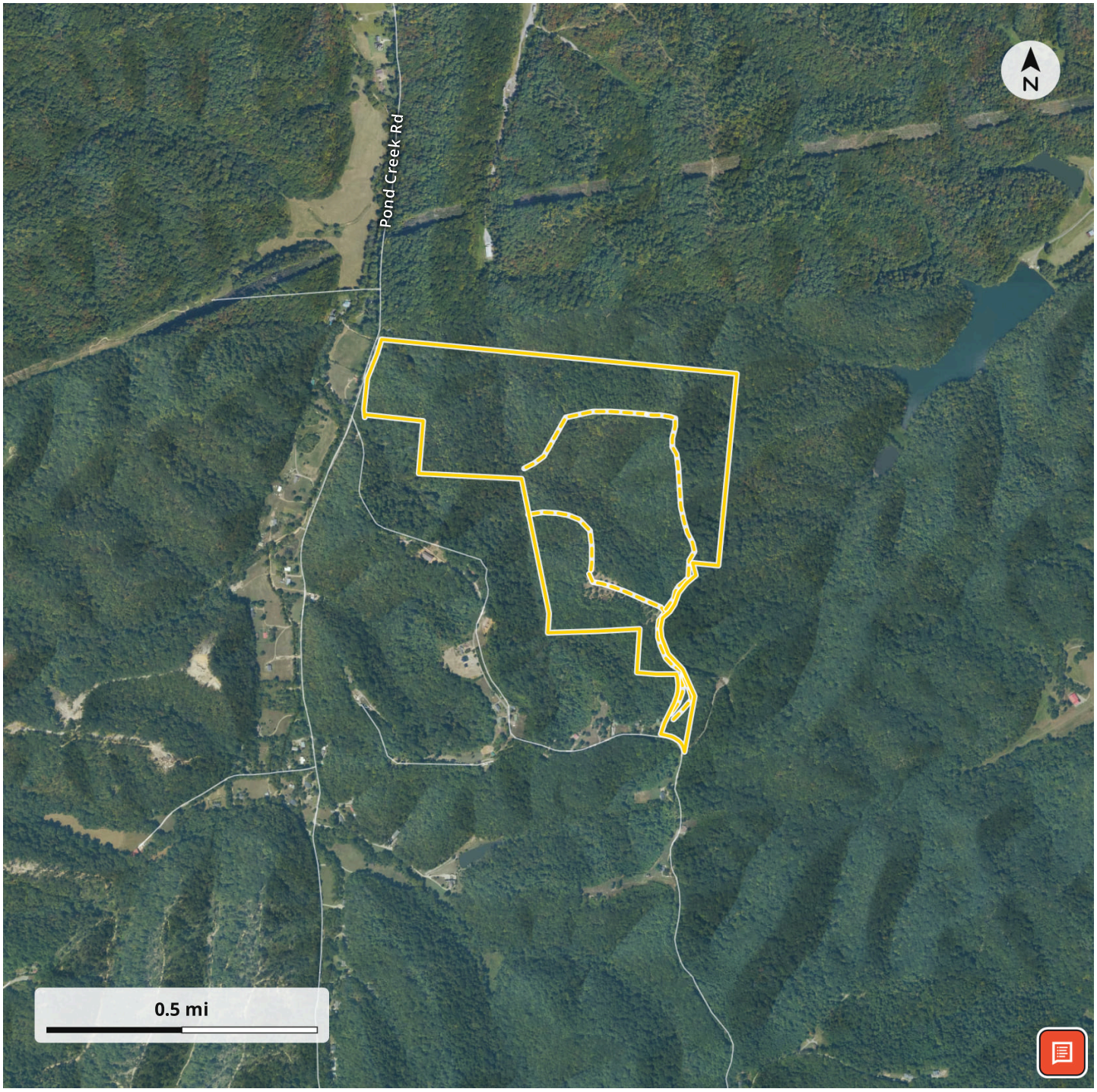




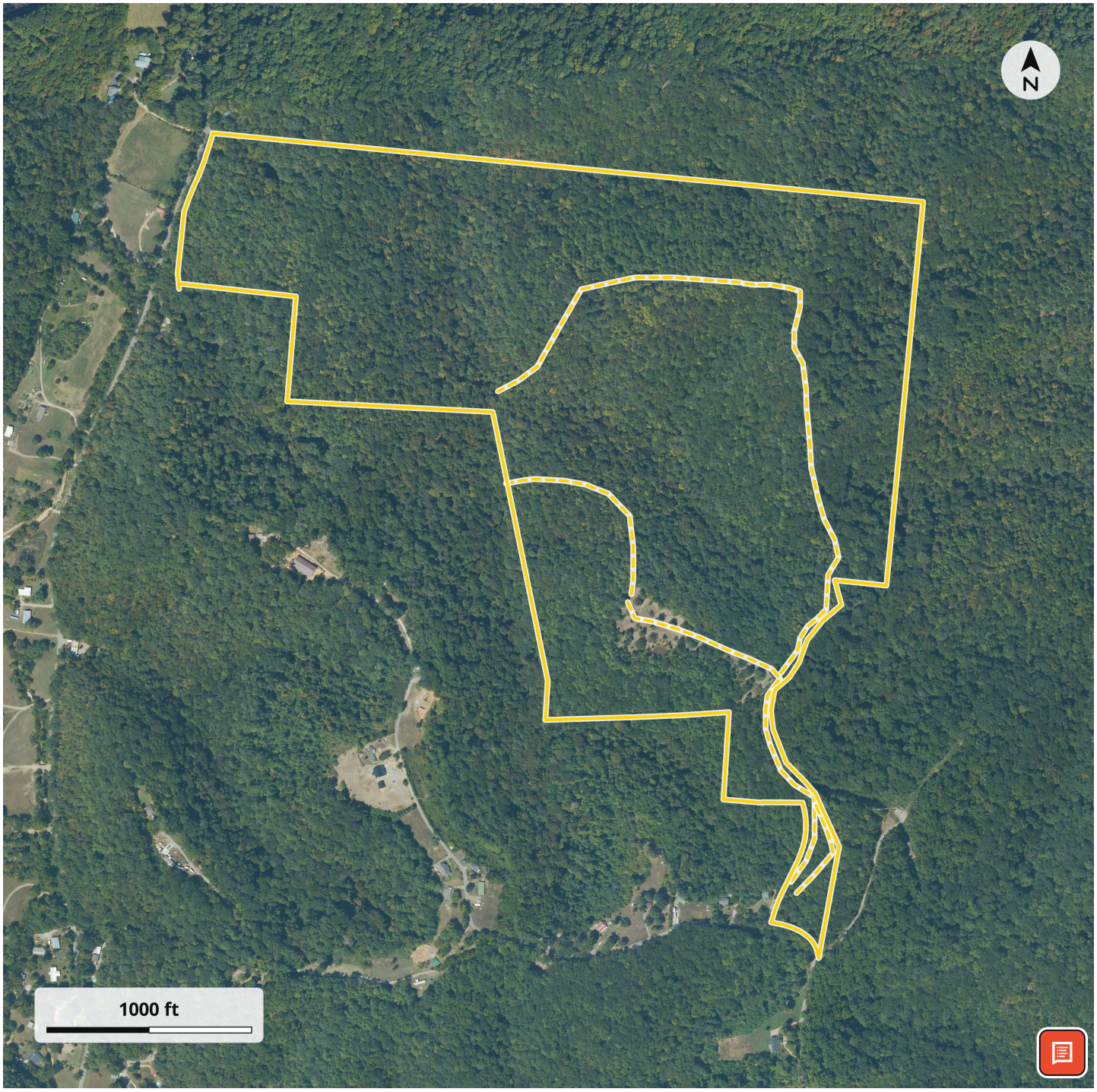

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Davis Fleming

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(615) 830-0817

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City / State / Zip
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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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