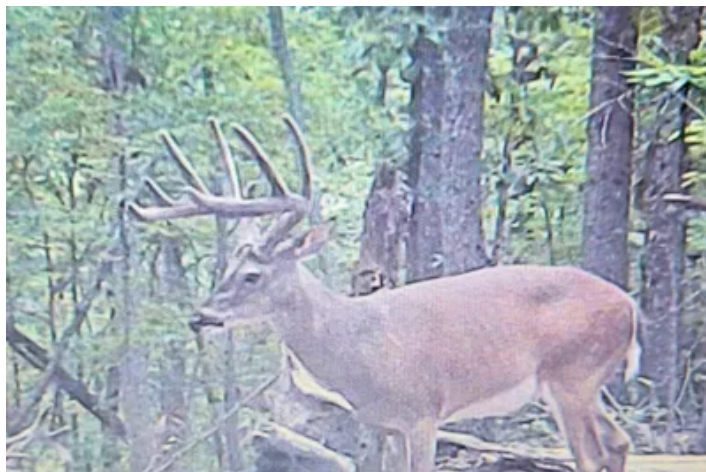
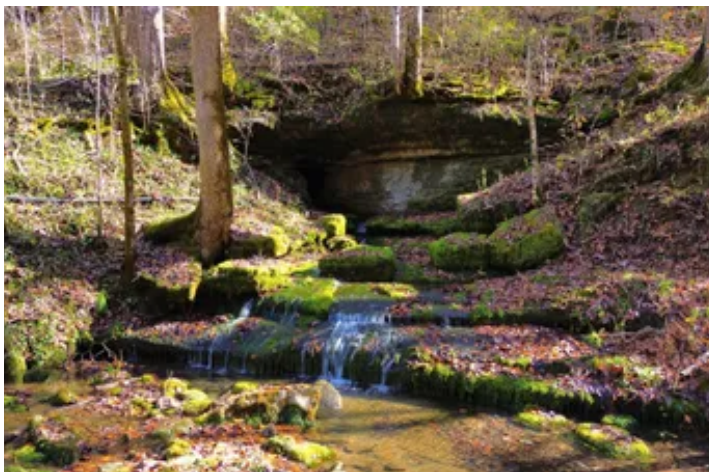


Large Timber / Hunting Tract
0 Hollis Creek Rd S
Woodbury, TN 37190

\$1,399,000
436± Acres
Cannon County



Large Timber / Hunting Tract Woodbury, TN / Cannon County

SUMMARY

Address

0 Hollis Creek Rd S

City, State Zip

Woodbury, TN 37190

County

Cannon County

Type

Hunting Land, Timberland, Undeveloped Land, Recreational Land

Latitude / Longitude

35.777088 / -86.070997

Acreage

436

Price

\$1,399,000

Property Website

<https://www.mossyoakproperties.com/property/large-timber-hunting-tract-cannon-tennessee/91330/>



PROPERTY DESCRIPTION

Unleash the possibilities on this expansive 436-acre timber and hunting tract, a true gem nestled in the heart of Tennessee. This property represents an exceptional opportunity for those seeking a vast recreational haven, a strategic timber investment, or a private estate. Imagine the adventures awaiting you across diverse landscapes, offering both immediate enjoyment and significant future potential.

Location

Nestled in the charming city of Woodbury, within Cannon County, Tennessee, this property boasts a prime location just an hour from Nashville. The surrounding area offers a peaceful rural setting while maintaining convenient access to local amenities and community resources. Its position within Tennessee ensures a blend of natural beauty and accessibility, making it an ideal retreat or investment.

Land and terrain

Spanning an impressive 436 acres, this property presents a diverse and captivating landscape. The terrain offers a rich tapestry of features, inviting exploration and supporting a variety of uses. Buyers will appreciate the freedom to shape this expansive acreage to their specific vision, whether for recreational pursuits, timber management, or developing a private sanctuary.

Improvements and infrastructure

This expansive acreage is ready for your vision, offering a blank canvas for personalization. The absence of specific existing structures provides a unique opportunity for new owners to design and implement improvements precisely to their specifications, ensuring every addition perfectly complements their desired lifestyle or investment strategy.

Water and utilities

The property benefits from natural water features, including accessible creeks that enhance its natural appeal and provide a valuable resource. Regarding utilities, the infrastructure is poised for development, allowing a new owner to implement solutions that best suit their needs and the property's intended use, ensuring modern comforts can be integrated seamlessly.

Wildlife and vegetation

A true haven for nature enthusiasts, this tract is teeming with abundant wildlife, including small game, turkey, and whitetail deer, promising exceptional hunting and observation opportunities. The property features a rich and varied vegetation, providing excellent habitat and contributing to the overall ecological health and aesthetic beauty of the land.

Current and potential use

Currently enjoyed for hunting and recreational activities, this versatile property holds immense potential for future endeavors. Beyond its existing uses, it is ideally suited for investment, establishing a ranch, expanding recreational pursuits, or long-term timber management, offering a robust portfolio of possibilities for the discerning buyer.

Access and easements

Enjoy convenient access to the property via a county road, ensuring ease of entry for owners and guests. The property's access points are well-defined, providing straightforward navigation and connectivity to the surrounding area, making it simple to enjoy all the land has to offer.



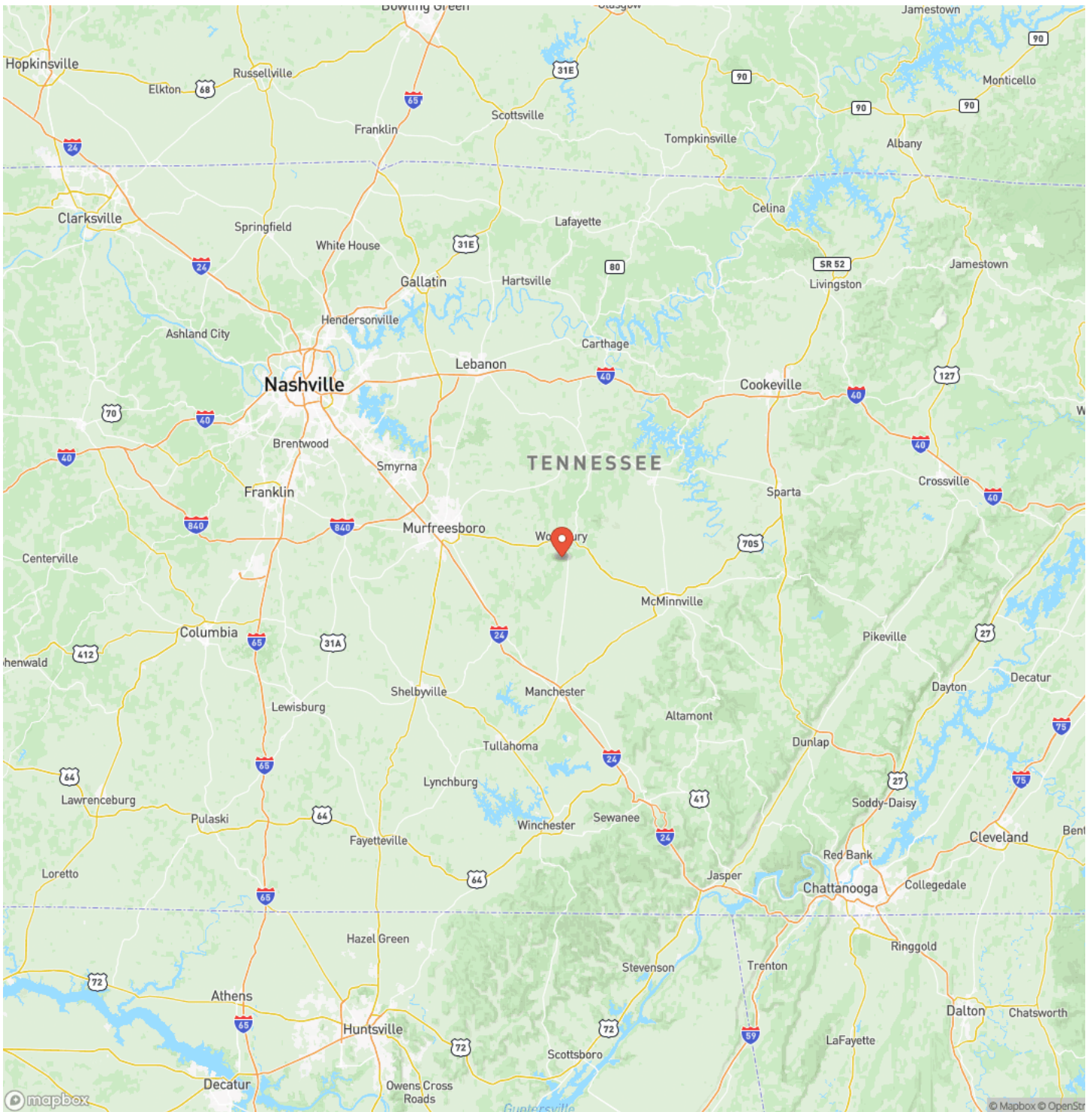
Large Timber / Hunting Tract
Woodbury, TN / Cannon County



Locator Map



Locator Map



Satellite Map



Large Timber / Hunting Tract
Woodbury, TN / Cannon 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

Franklin, TN 37204

NOTES

[illegible]

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/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Mossy Oak Properties Tennessee Land & Farm
1276 Lewisburg Pike Ste. B
Franklin, TN 37064
(615) 879-8282
<https://www.mossyoakproperties.com/>

