

151 Acres - West Nashville / Davidson County
8218 Old Pond Creek Rd
Nashville, TN 37209

\$2,800,000
151.410± Acres
Davidson County



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Nashville, TN / Davidson County

SUMMARY

Address

8218 Old Pond Creek Rd

City, State Zip

Nashville, TN 37209

County

Davidson County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

36.135153 / -86.985992

Acreage

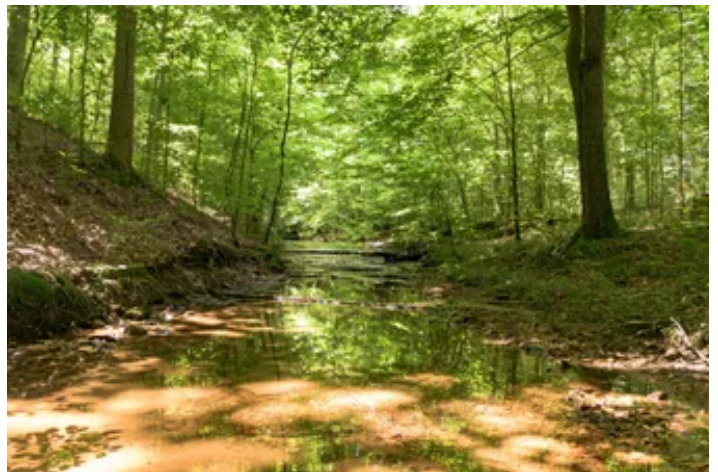
151.410

Price

\$2,800,000

Property Website

<https://www.mossyoakproperties.com/property/151-acres-west-nashville-davidson-county-davidson-tennessee/102334/>



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PROPERTY DESCRIPTION

West Nashville retreat - this rare 151.41 acre estate property is two tracts selling as one. This land offers an unmatched combination of privacy, natural beauty, and accessibility in highly sought-after Western Davidson County. This property is 22 minutes to Broadway in downtown as well as Belle Meade Blvd. in West Nashville.

Tucked away off Old Charlotte Pike on Old Pond Creek Road, the property unfolds into a remarkable expanse of mature hardwood forest, featuring towering oak, hickory, poplar, and gum trees. The Fall colors are spectacular. There is an established internal road system throughout the property - easily accessed by your pick-up truck or any SUV.. This will allow for easy exploration of the entire tract excluding the far Western reaches of this property.

The land offers multiple exceptional building sites, There is a 3-acre plus open field with a picturesque, year-round pond - and well site. This area is ideal for a private residence, family compound, or retreat. If horses are part of the plan, this is a perfect pasture set-up for grazing animals. Thinking about building a barndominium, this field area has a western orientation making for absolutely incredible sunsets. There is another build site in the Northeast corner of the property that has had a satisfactory initial soil testing completed. From this elevated-portion of the property, the distant views of the downtown Nashville skyline can be seen when the leaves are not present. Sculpted tree removal would allow for a year-round view of Nashville in the distance.

There are two water sources on the property.. A substantial spring-fed creek runs the length of the property, providing a strong, year-round water source and adding to the land's character and long-term value. A smaller tributary creek begins in the large hollow - emanating from the hillside. This spring-fed hollow could be dammed to create a beautiful crystal-clear, small lake. Can you imagine how a small lake would change the dynamics and value of this property? Add to the beauty and water recreation the potential for some really good fishing. The wildlife is very abundant throughout the property - with deer and turkey regularly seen. Any existing deer stands and feeder will convey. For you birding enthusiasts, there are many, many different species of birds here. With the old-growth forests and field edges the habitat supports a vast and diverse species count. Bring your binoculars and join me.

Investment Opportunities are awaiting. With water, electricity, and fiber internet available at the road, the property is well-positioned for future development. Whether creating a home or a compound, the 2.01-acre frontage tract ensures a private, controlled entrance to the 149± acres beyond. There are no buildings on the property - this allows one to create a clean build from scratch concept. Drilling a well is another option for water in the field where the pond is located. All future projects can be created with flexibility and sustainability in mind. The beauty of this property is the seclusion and orientation to the city leaving your imagination to create your ideal getaway or residence.

This property has been recently surveyed and the property boundaries and corners are clearly marked. It has also been perc tested and suitable for a large home in the NE corner build location.

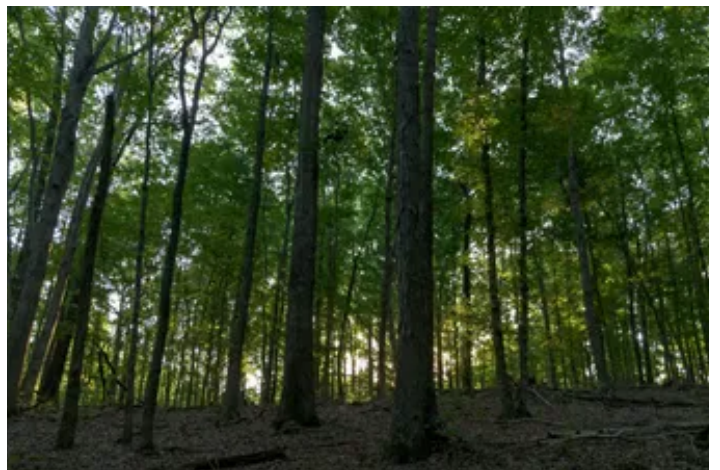
A 1500 sq ft ranch style house and 5 acres adjoining that can be bought in addition to the land.

Properties of this size, setting, and proximity to Nashville are increasingly rare. Whether envisioned as a legacy estate, recreational retreat, or long-term investment, this is a truly exceptional offering. Please schedule a land-tour and come see this yourself.

Contact us today to learn more - please call Scott Summers at [615-815-9366](tel:615-815-9366) or Davis Fleming at [615-830-0817](tel:615-830-0817).



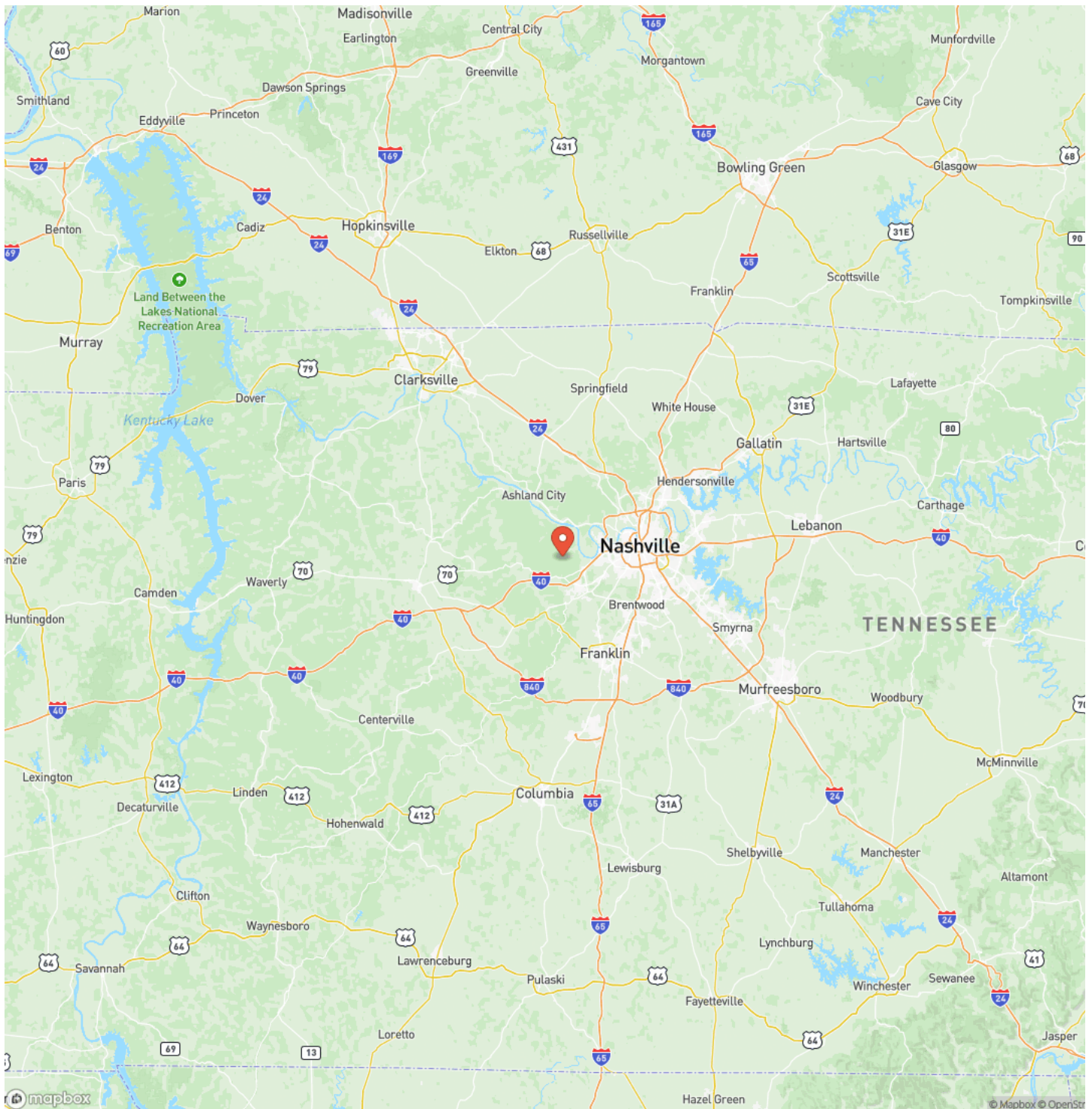
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

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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