

Pickwick Lake Investment/Build Lot
0 Preacher Dr.
Counce, TN 38326

\$79,700
18± Acres
Hardin County



Pickwick Lake Investment/Build Lot
Counce, TN / Hardin County

SUMMARY

Address

0 Preacher Dr.

City, State Zip

Counce, TN 38326

County

Hardin County

Type

Undeveloped Land, Hunting Land, Recreational Land, Timberland, Business Opportunity, Lot

Latitude / Longitude

35.0352 / -88.2839

Acreage

18

Price

\$79,700

Property Website

<https://arrowheadlandcompany.com/property/pickwick-lake-investment-build-lot-hardin-tennessee/112332/>

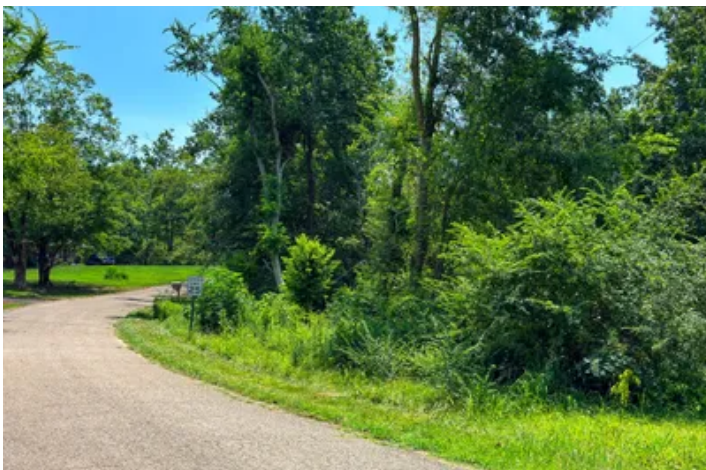


PROPERTY DESCRIPTION

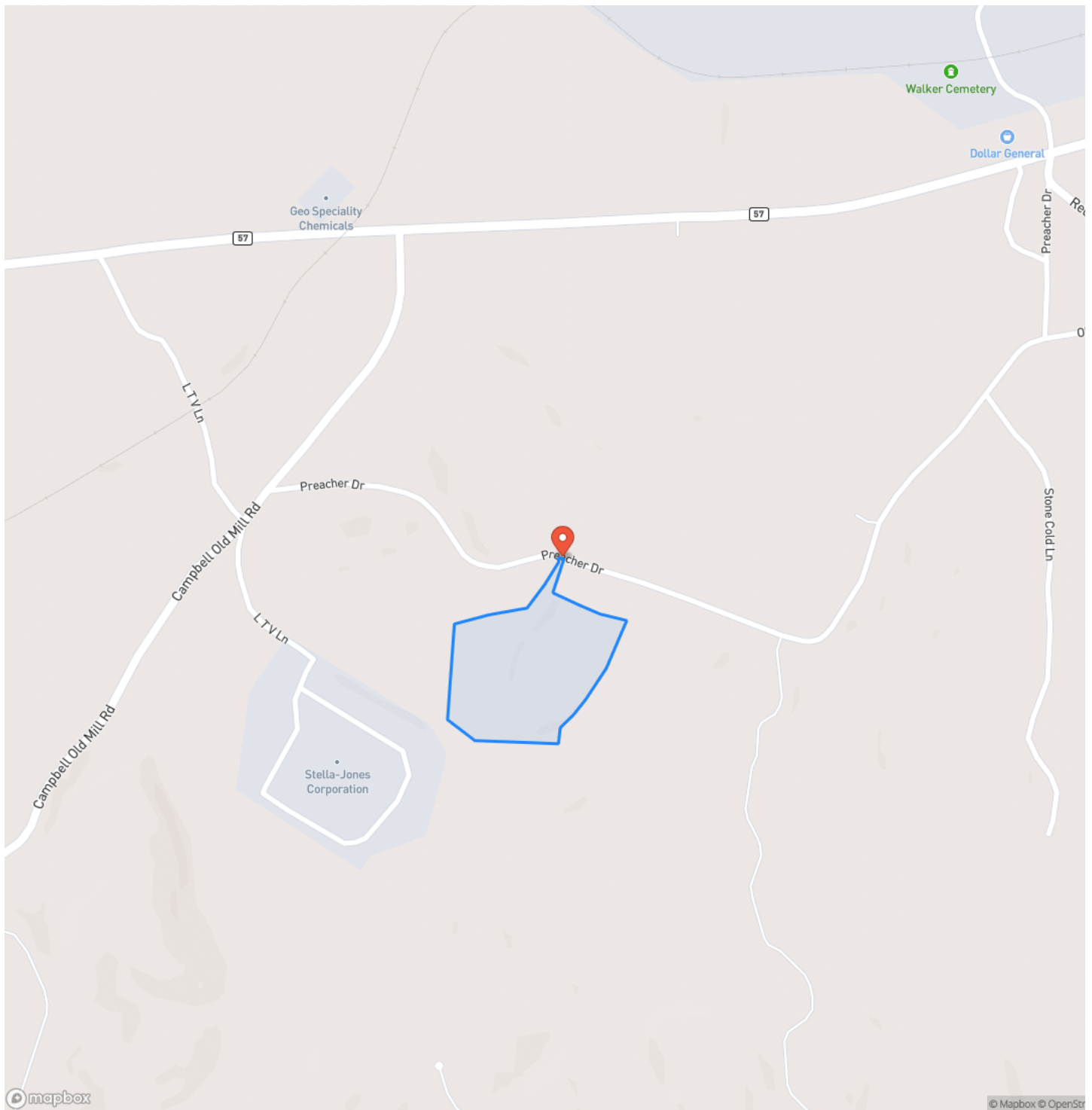
Unlock exceptional value with this versatile, 18 +/- acre tract located just minutes from the shores of Pickwick Lake in Counce, Tennessee! Investors and developers have the potential to find an immediate revenue stream in the mature, harvestable timber, which sits only minutes away from the local pulp and paper mill to ensure minimal transportation overhead and maximized profit margins. Bordering several larger acreage tracts, the property also doubles as a premier hunting and recreational retreat. For private buyers and builders, this clean, friendly, and established neighborhood offers the perfect footprint for a dream home or vacation rental, situated just 5 +/- minutes from the main state route. Capitalize on the booming tourism of Pickwick Lake-a regional gem famous for world-class fishing, boating, and vibrant local marinas-by securing a property that perfectly balances immediate financial utility with long-term residential appeal in Hardin County! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brian Whitt at [\(423\) 545-7764](tel:(423)545-7764) or Jason Artrip at [\(304\) 910-6728](tel:(304)910-6728).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

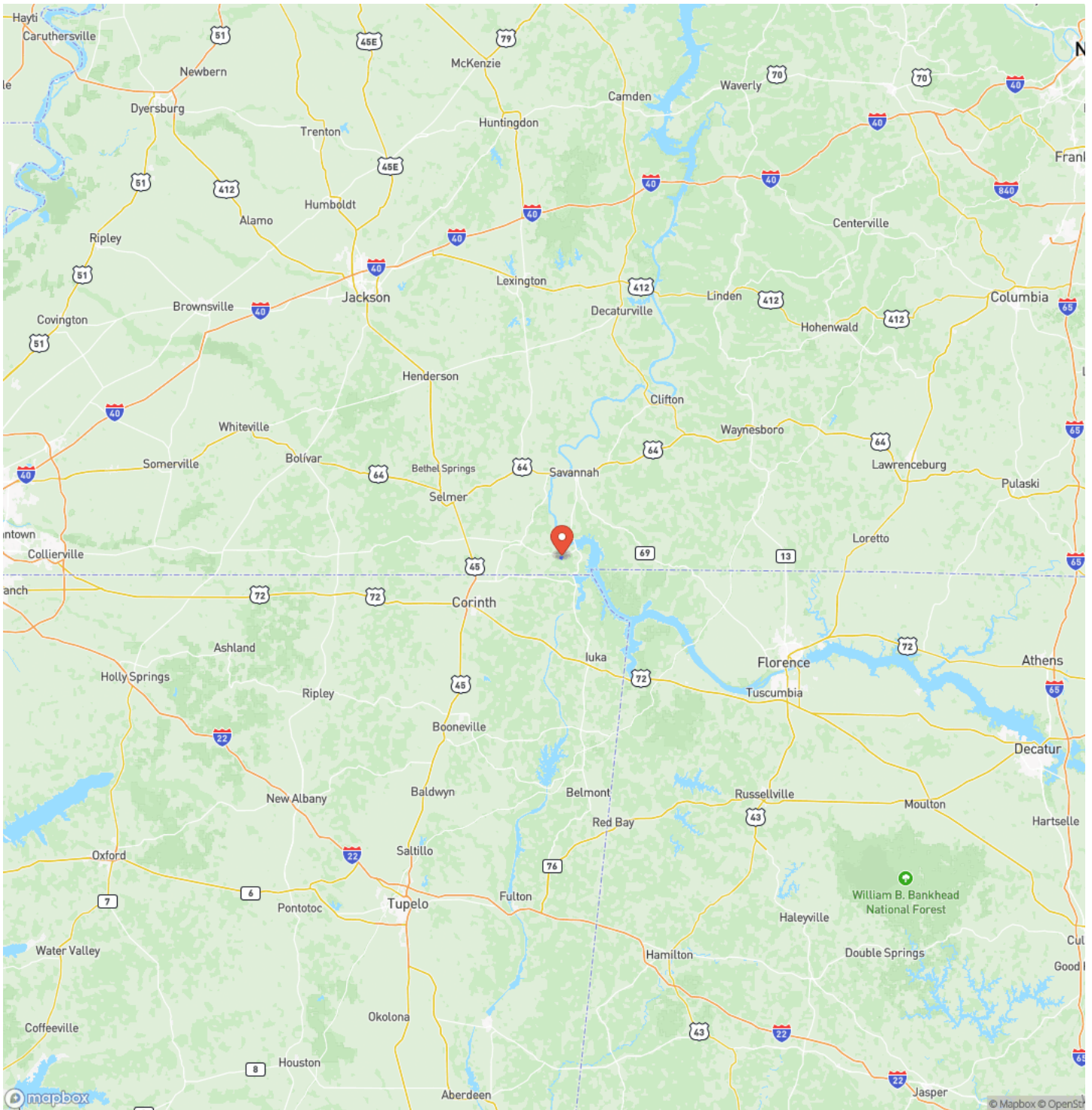
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Counce, TN / Hardin County



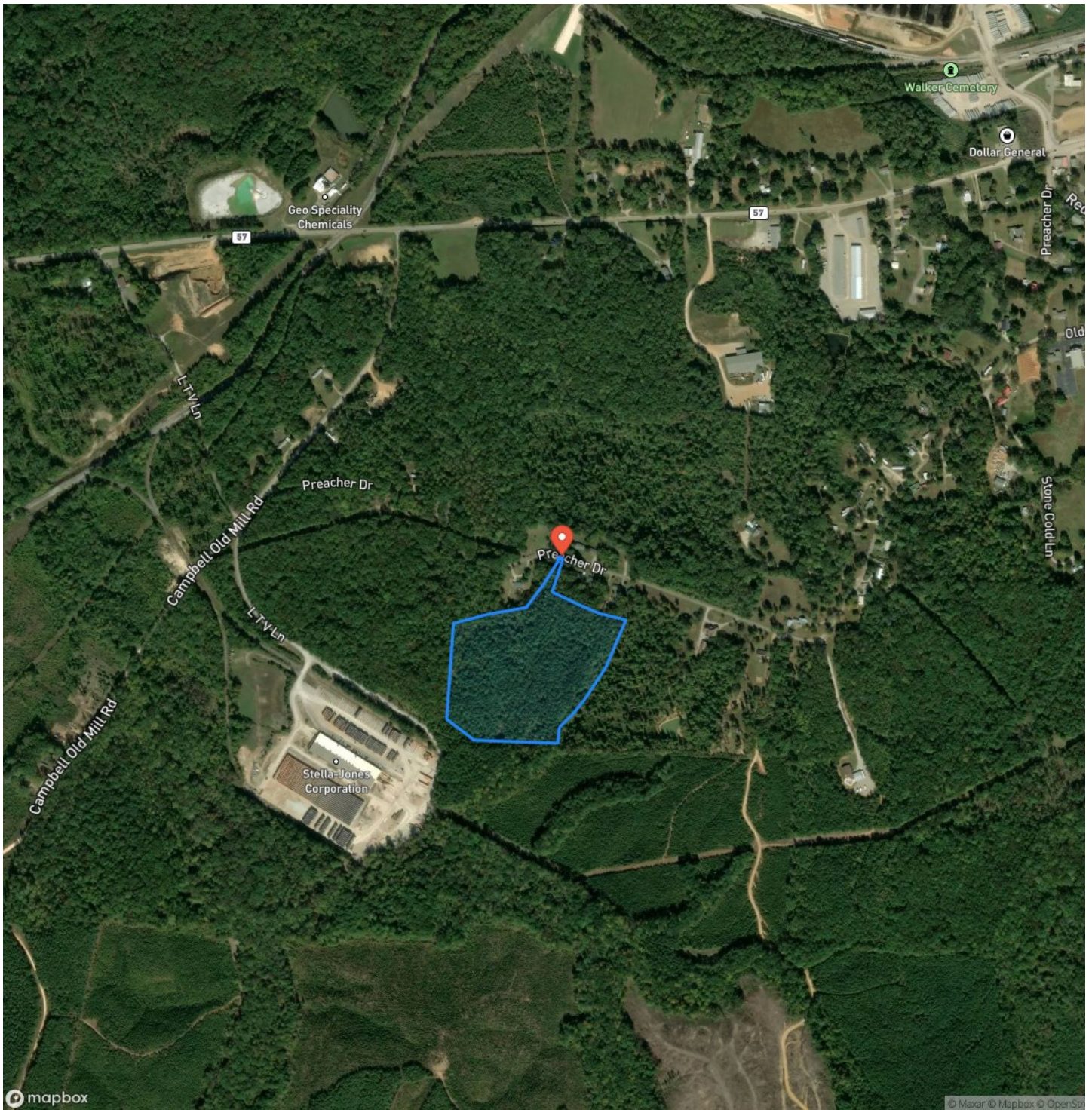
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

210 Cheeyo Trace

City / State / Zip

NOTES

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This image shows a blank 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://arrowheadlandcompany.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.

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