

Large Acreage Near Normandy Lake – 151.9 Acres
0 Pea Ridge Rd
Manchester, TN 37355

\$1,590,000
151.900± Acres
Coffee County



Large Acreage Near Normandy Lake – 151.9 Acres Manchester, TN / Coffee County

SUMMARY

Address

0 Pea Ridge Rd

City, State Zip

Manchester, TN 37355

County

Coffee County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Timberland, Business Opportunity

Latitude / Longitude

35.502702 / -86.191698

Taxes (Annually)

781

Acreage

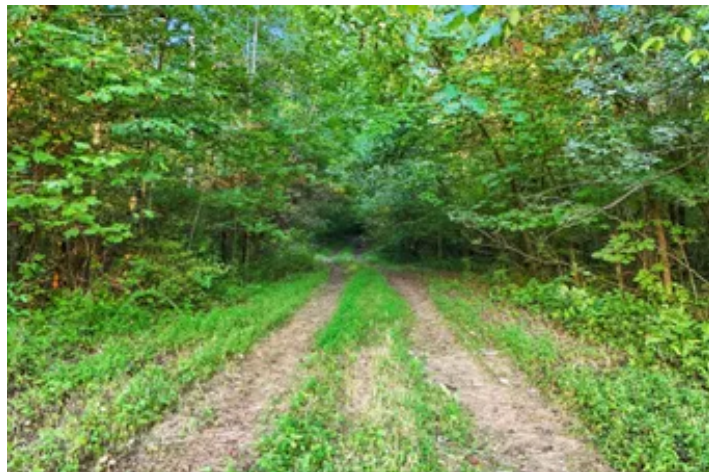
151.900

Price

\$1,590,000

Property Website

<https://www.mossyoakproperties.com/property/large-acreage-near-normandy-lake-151-9-acres-coffee-tennessee/88421/>



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PROPERTY DESCRIPTION

Embrace a rare opportunity in Coffee County, Tennessee, where 151.9 surveyed acres offer the perfect canvas for creating your private estate overlooking the serene Normandy Lake. This tract, a harmonious blend of rolling hills, hardwood timber, pine stands, and open pasture, is a property that speaks to both lifestyle and investment. With electricity available at the road, you have a strong foundation to develop your dream retreat, with private well and septic options completing the utilities needed for your forever home.

The land features approximately 12.5 acres of open pasture, currently in hay production, and another 12.5 acres of mature pine timber that holds long-term value. The balance of the property, nearly 127 acres, consists of marketable hardwood timber, providing both beauty and immediate income potential. A spring-fed creek with 833 feet of frontage meanders through the property, offering natural water, wildlife habitat, and an additional scenic element. With 600 feet of frontage along Pea Ridge Road and an established system of roads and trails throughout, the property is highly accessible and easy to navigate, ensuring your investment is always within reach.

For a single-family estate buyer, the opportunities here are remarkable. Multiple high-elevation sites provide sweeping views of Normandy Lake and the surrounding Tennessee hills. Imagine building your custom home on a ridge where you can watch deer feeding in the pasture at sunrise, hear turkeys calling from the hardwood ridges, and enjoy panoramic views of boats gliding across Normandy Lake in the evenings. Whether you prefer a prominent ridge-top build or a secluded hideaway within the timber, the property offers numerous options for creating the estate lifestyle you envision.

The soils on the open ground are primarily Class 2E Mountview silt loam, considered excellent for hay, gardens, and food plots, and well-suited for livestock or agricultural use. Families seeking to establish a farm will appreciate the balance of tillable land, timber protection, and infrastructure. With fertile soil and productive pasture, you can easily integrate cattle, horses, gardens, or even an orchard, building a property that not only serves as a home but also as a functional and sustainable farm.

For the outdoorsman, this property is nothing short of a paradise. The diverse mix of hardwood ridges, pine cover, and creek bottoms provides outstanding habitat for deer and turkey. The trail system makes it easy to explore on ATVs, horseback, or simply by hiking, ensuring that recreation is at your fingertips. Normandy Lake, a 2,500-acre reservoir, is only minutes away and is renowned for boating, fishing, and water sports, giving you year-round enjoyment both on and off the property.

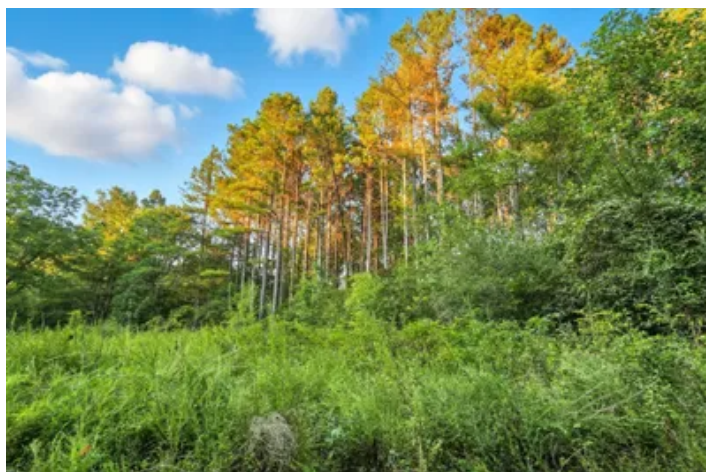
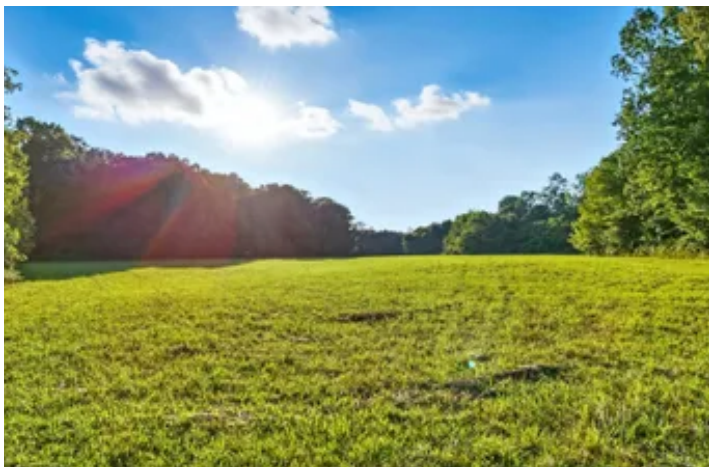
While the property shines as a private estate, it also offers significant long-term investment potential. The marketable hardwood timber can generate immediate income, while the pine stands add value for the future. Its central Tennessee location, minutes from Manchester, quick to I-24, and less than 45 minutes from Murfreesboro, ensures that its value will continue to grow. Shelbyville and Tullahoma are nearby for schools, shopping, and dining, making it a convenient yet secluded location.

Opportunities like this rarely come to market. This property is more than just land; it is the chance to create your family retreat, a place where you can build a home, raise livestock, manage timber, hunt, and establish a legacy to pass down through generations. If you have been searching for the perfect tract that combines natural beauty, recreational opportunity, agricultural capacity, and investment value, this Coffee County estate delivers all of that and more.

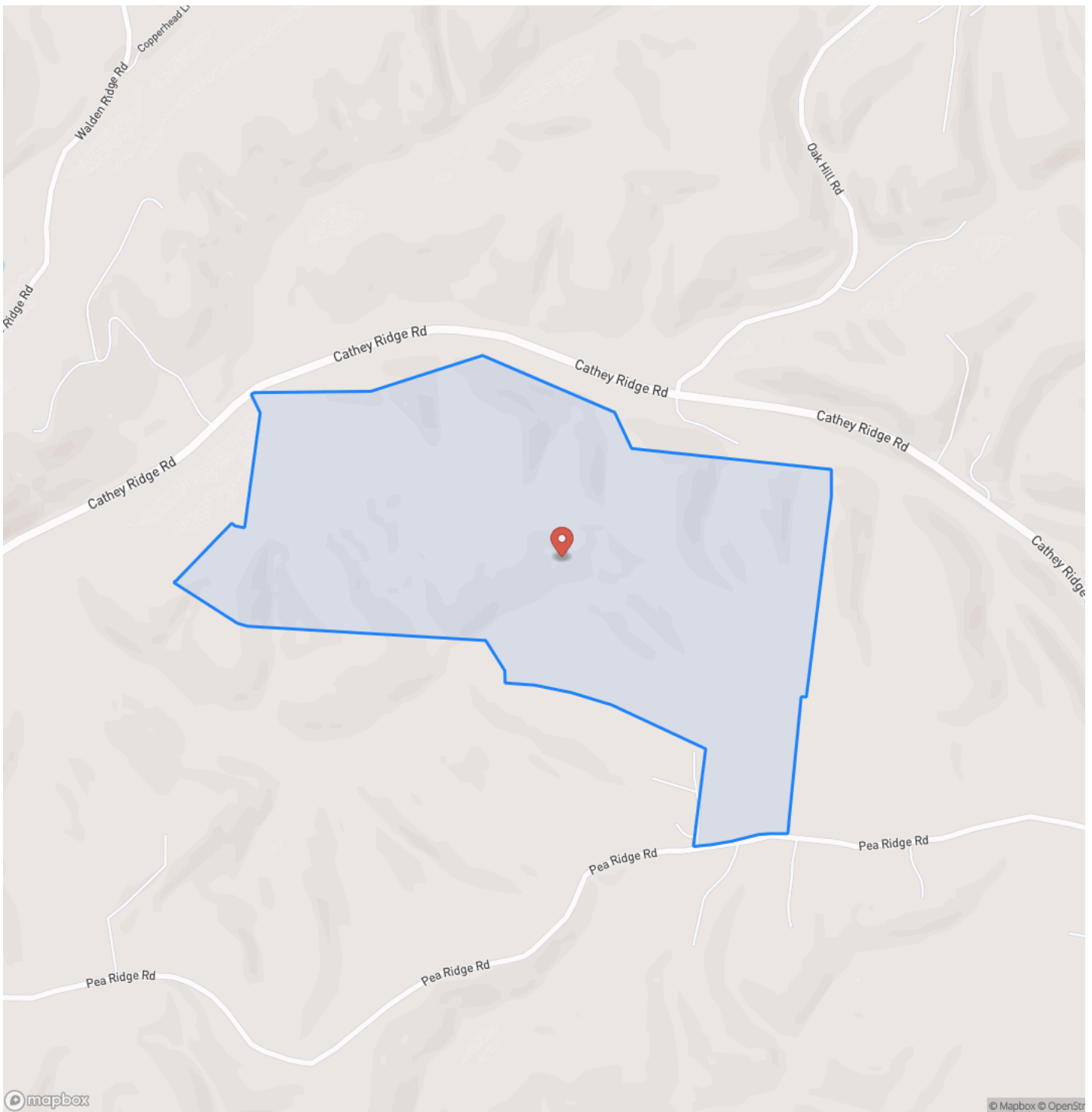
For additional information or to schedule a private showing, please contact Paul Morrison at [615-522-7298](tel:615-522-7298) or pmorrison@mossyoakproperties.com.



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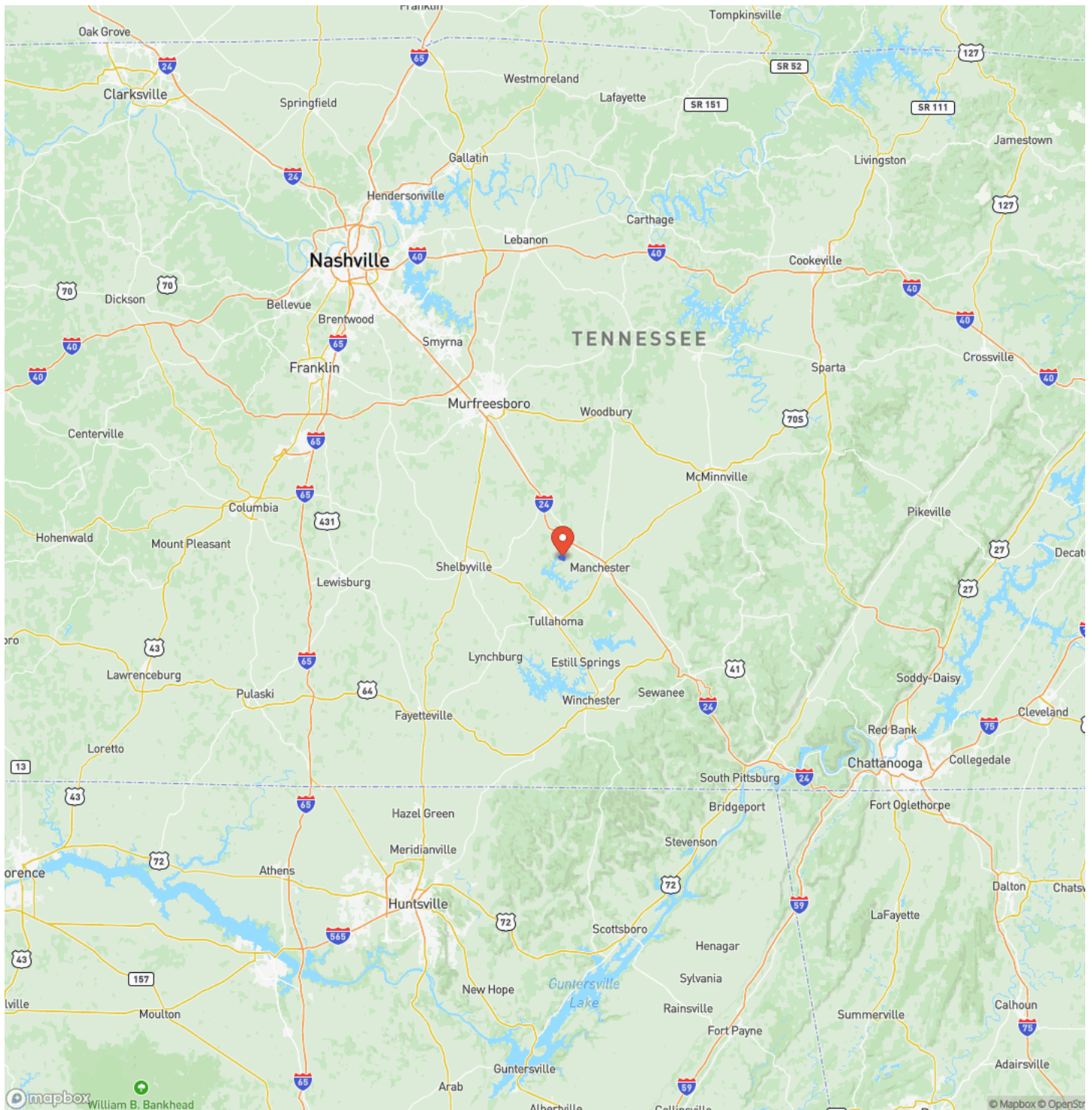


Locator Map



Manchester, TN / Coffee County

Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Paul Morrison

Mobile

(615) 522-7298

Office

(615) 879-8282

Email

pmorrison@mossyoakproperties.com

Address

1276 Lewisburg Pike Ste B

City / State / Zip

NOTES

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www.mossyoakproperties.com

DISCLAIMERS

Information is deemed to be accurate. Buyer and/or buyer agent to confirm all pertinent information. The property is enrolled in the Greenbelt, and the Buyer will be responsible for rollback taxes if not continued at closing. Please send all offers to Paul Morrison at pmorrison@mossyoakproperties.com.



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

