

15.01 Acres with Creek, Spring & Hunting Habitat in
Woodbury, TN
0 Conley Road
Woodbury, TN 37190

\$54,500
15.01± Acres
Cannon County



**15.01 Acres with Creek, Spring & Hunting Habitat in Woodbury, TN
Woodbury, TN / Cannon County**

SUMMARY

Address

0 Conley Road

City, State Zip

Woodbury, TN 37190

County

Cannon County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

35.730248 / -86.101697

Acreage

15.01

Price

\$54,500

Property Website

<https://www.mossoakproperties.com/property/15-01-acres-with-creek-spring-hunting-habitat-in-woodbury-tn/cannon/tennessee/104340/>



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PROPERTY DESCRIPTION

This 15-acre property sits in the sought-after Woodbury area of Cannon County and offers both privacy and a mix of natural habitats. Its features make it a great choice for outdoor lovers, hunters, or anyone looking to build a home. A 20-foot deeded easement from Conley Road gives you access to a quiet spot with great views and plenty of seclusion.

The property features approximately 330 feet of secondary creek frontage and a natural spring. These provide attractive water sources for wildlife and enhance the land's character. The terrain is mountainous, offering scenic elevation changes, natural travel corridors, and multiple vantage points across the countryside. Public electric is noted in the CRS property report. Water and sewer are listed as individual sources, making this a strong candidate for a private rural retreat or future homesite. Buyer due diligence and soil evaluation are required.

For recreation, this property has a lot to offer. It has both mature trees and younger growth, creating good spots for deer and turkey to bed, feed, and find cover. The mix of habitats helps keep wildlife on the land, and the area is known for having plenty of deer. There are several clearings that could be used for food plots, giving the new owner a chance to improve hunting opportunities.

If you are looking to build, this property is a rare find. It offers privacy, great views, lots of wildlife, and is still close to Woodbury. Whether you want a hunting spot, a weekend escape, an investment, or a future home in Middle Tennessee, this Conley Road property is worth considering. Its water sources, wildlife, privacy, and natural beauty make it a top choice for a small recreational property in Cannon County.

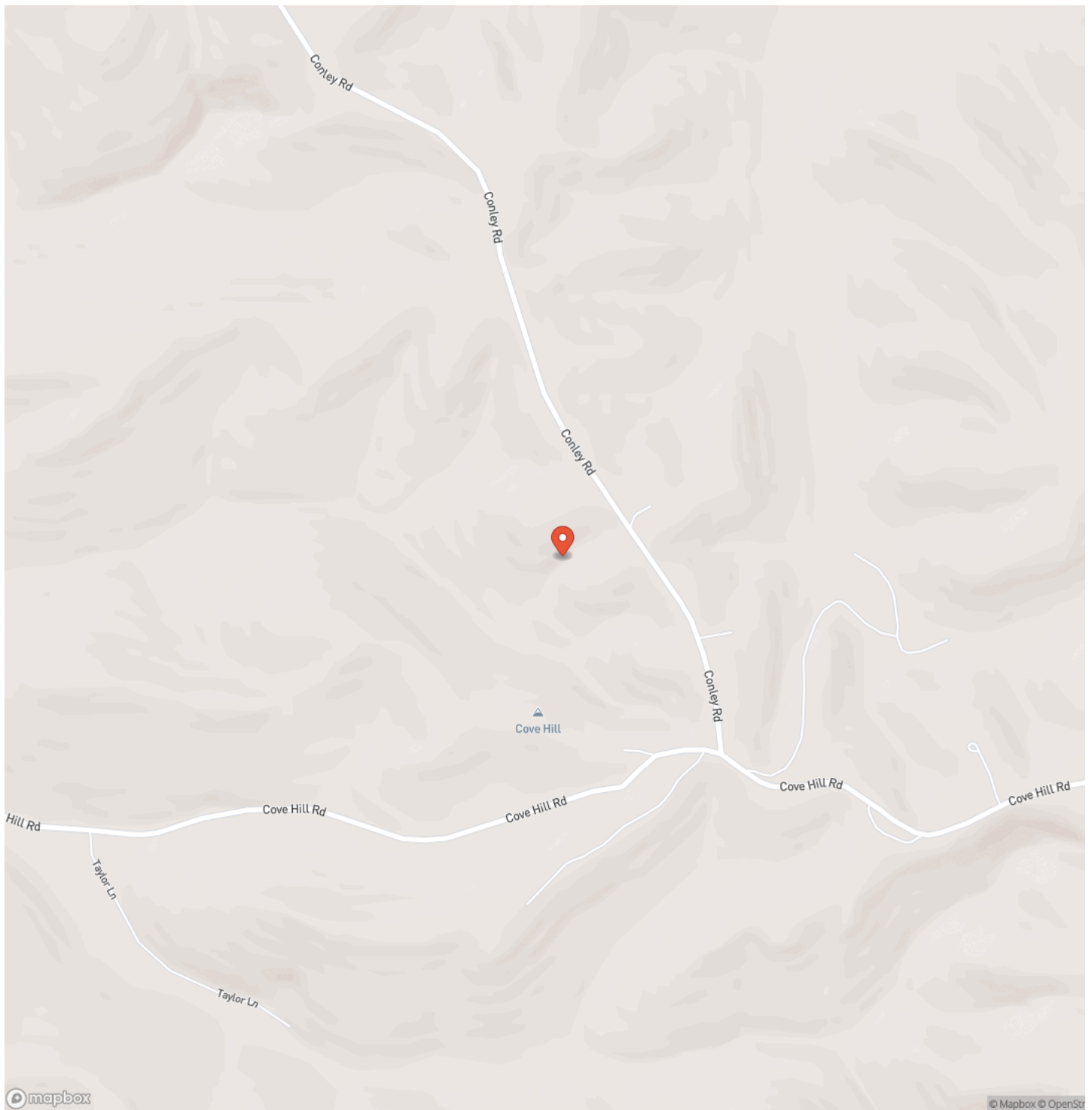
For additional information or to schedule a showing contact Paul Morrison at [615-522-7298](tel:615-522-7298) or pmorrison@mossyoakproperties.com



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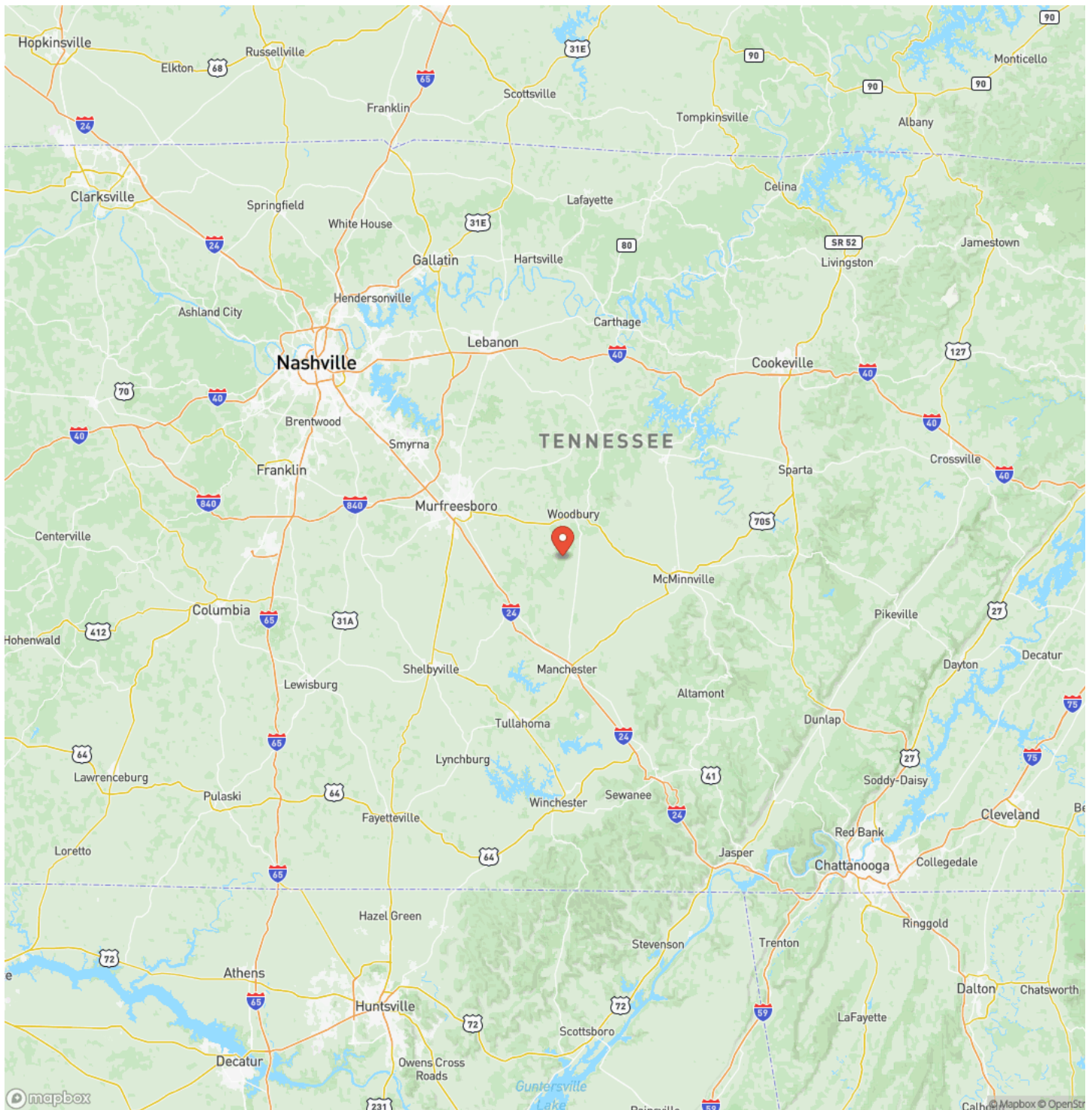


Locator Map



**15.01 Acres with Creek, Spring & Hunting Habitat in Woodbury, TN
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Locator Map



Satellite Map



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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