

**176 Acres of Prime Development Land near Nashville |
Marketable Timber & Utilities | Whites Creek, TN
811 Clay Lick Ct
Whites Creek, TN 37189**

\$1,780,000
175.940± Acres
Davidson County



176 Acres of Prime Development Land near Nashville | Marketable Timber & Utilities | Whites Creek, TN
Whites Creek, TN / Davidson County

SUMMARY

Address

811 Clay Lick Ct

City, State Zip

Whites Creek, TN 37189

County

Davidson County

Type

Farms, Hunting Land, Ranches, Recreational Land, Timberland, Horse Property, Undeveloped Land, Lot

Latitude / Longitude

36.305256 / -86.830617

Acreage

175.940

Price

\$1,780,000

Property Website

<https://www.mossyoakproperties.com/property/176-acres-of-prime-development-land-near-nashville-marketable-timber-utilities-whites-creek-tn-davidson-tennessee/79753/>



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PROPERTY DESCRIPTION

Discover an extraordinary 175.94-acre tract just 10 miles from vibrant downtown Nashville in picturesque Whites Creek, TN. This expansive property boasts rolling hardwood ridges blanketed in marketable timber, offering an immediate return on investment potential. A well-established trail network provides seamless access throughout, is ideal for hiking, ATV adventures, or equestrian trails, and appeals to developers and outdoor enthusiasts alike.

Zoned AR2A, the possibilities are extensive—create a luxurious neighborhood enclave or a private estate offering tranquility with city conveniences just moments away. Essential utilities are nearby; city water is available at the road, and city sewer lies approximately 600 feet down Clay Lick Ct, simplifying development and reducing initial investment costs.

This land is abundant with wildlife, complemented by multiple flowing shale-bottom creeks and natural springs, enhancing its recreational appeal. With over 750 feet of county road frontage and electricity already onsite, infrastructure accessibility is exceptional. Additionally, the existing barn provides immediate utility for agricultural or storage purposes.

Opportunities to secure land of this caliber, size, and proximity to a major urban hub like Nashville are exceedingly rare. Don't miss the chance to explore and envision your development or private retreat on this spectacular piece of Middle Tennessee real estate.

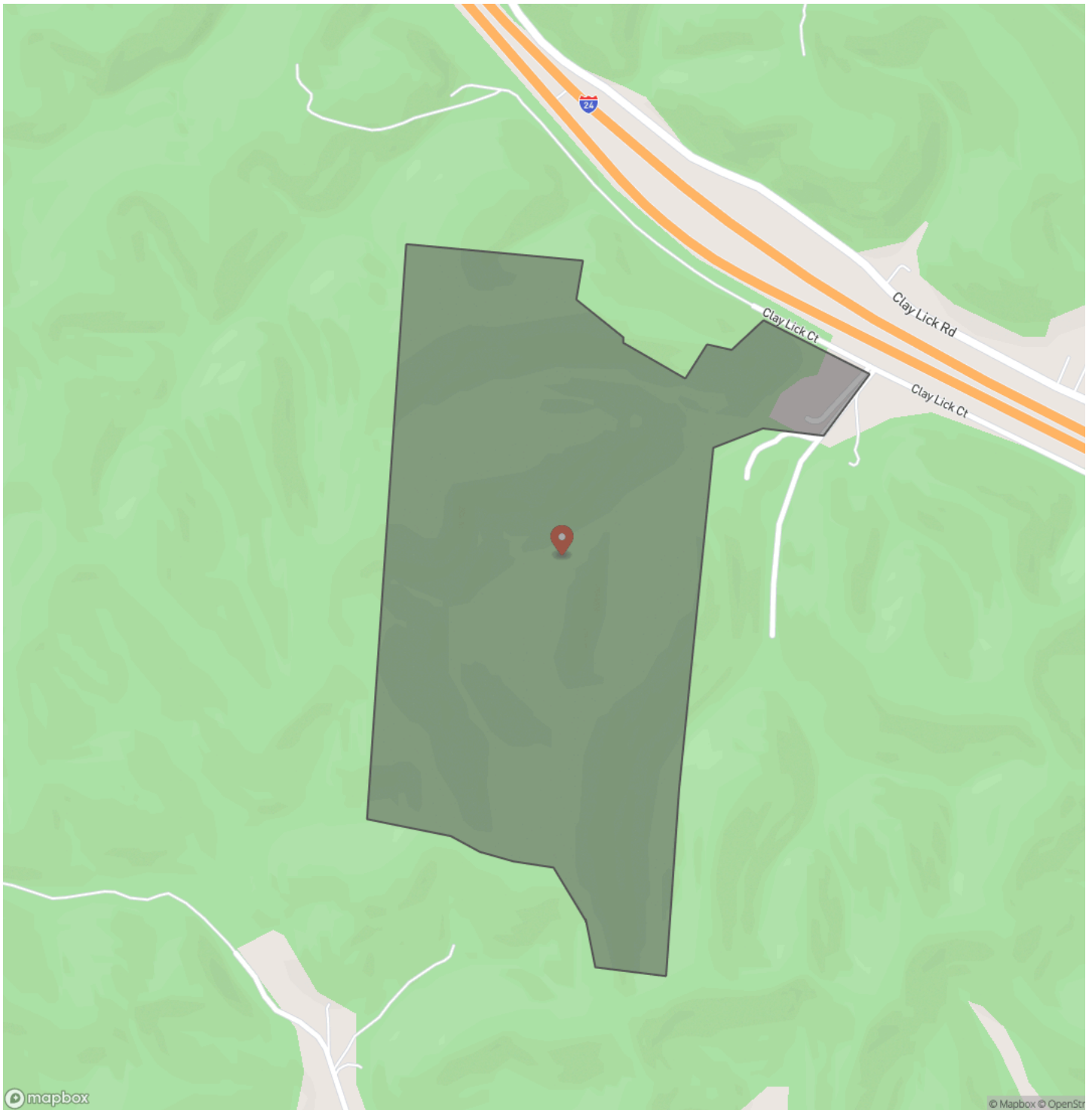
Info deemed to be accurate, buyers/buyer agent to verify all pertinent information. Please send all offers to pmorrison@mossyoakproperties.com with pre-approval/proof of funds. Property includes parcels [023 000 031.00](#) (36.71 +/- AC) and [023000 029.00](#) (139.32 +/- AC).



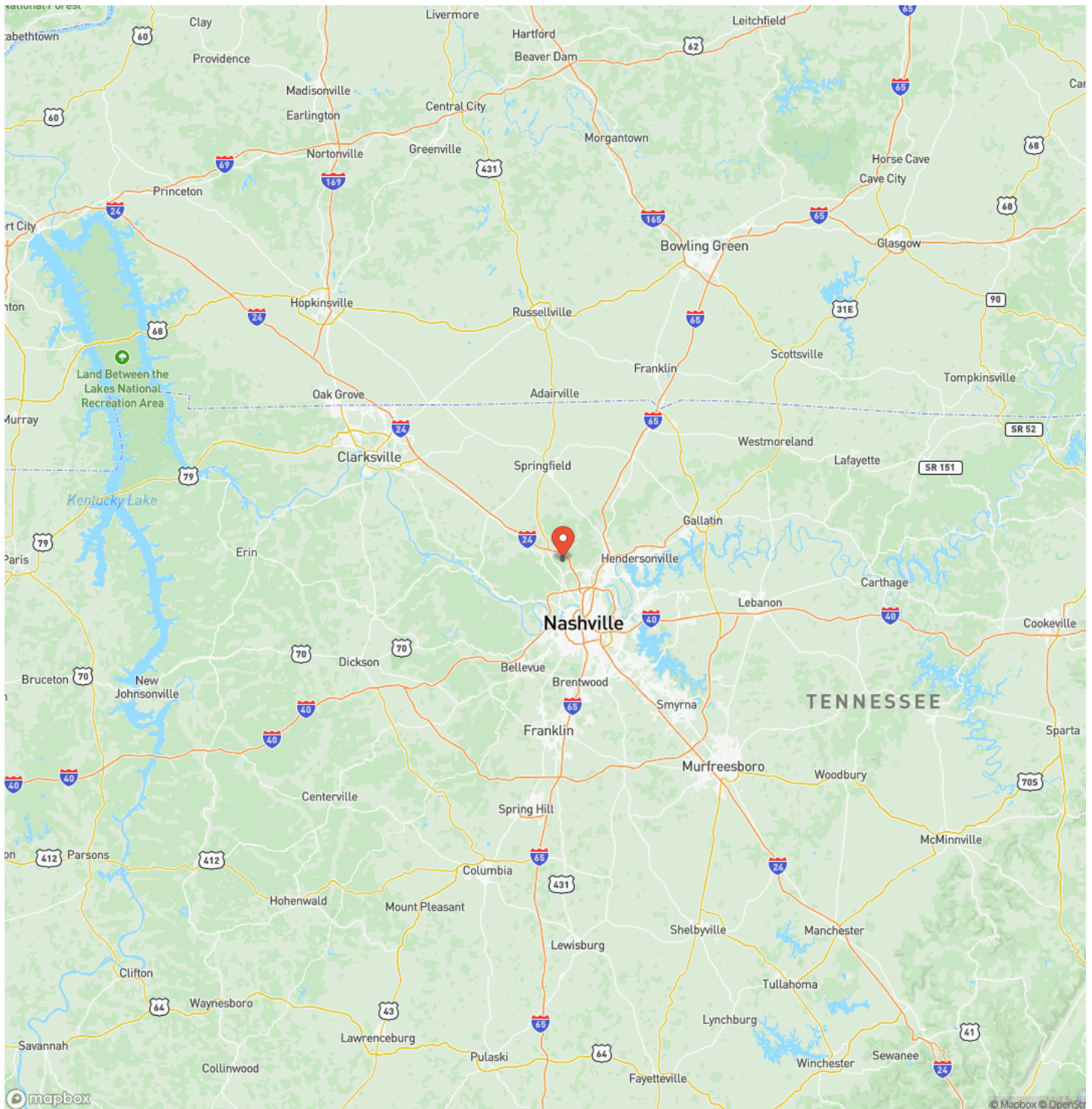
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on the right side, suggesting it's resting on a surface. There is no handwriting or other markings on the paper.



MORE INFO ONLINE:
www.mossoakproperties.com

DISCLAIMERS

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Mossy Oak Properties Tennessee Land & Farm
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