

**81.5+/- Acres of Turn-key Hunting Tract near
Petersburg, TN**
109 Three Hundred Dollar Rd
Petersburg, TN 37144

\$629,000
81,500± Acres
Lincoln County



81.5+/- Acres of Turn-key Hunting Tract near Petersburg, TN
Petersburg, TN / Lincoln County

SUMMARY

Address

109 Three Hundred Dollar Rd

City, State Zip

Petersburg, TN 37144

County

Lincoln County

Type

Farms, Recreational Land, Timberland

Latitude / Longitude

35.329604 / -86.594141

Taxes (Annually)

682

Acreage

81.500

Price

\$629,000

Property Website

<https://www.mossyoakproperties.com/property/81-5-acres-of-turn-key-hunting-tract-near-petersburg-tn-lincoln-tennessee/41851/>



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Petersburg, TN / Lincoln County

PROPERTY DESCRIPTION

Discover a haven for outdoor enthusiasts on this sprawling 81.5-acre property nestled in the picturesque, rolling landscape of Lincoln County. Boasting 16+/- acres of open ground, marketable hardwood timber, two ponds, and a natural spring, this land offers an exceptional opportunity for those seeking a prime recreational property or country homesite.

Turn-key hunting with the thoughtfully designed trail system, several shooting houses, sturdy ladder stands, strategically positioned pinch points, and food plots. This farm is fully fenced with multiple gated entrances and has been extensively managed for years and produces trophy whitetails and wild turkeys.

With an impressive 2,364 feet of road frontage, this property presents exciting investment potential. The offering includes two homes, being sold as is, and a 30 by 50-foot pole barn. You can bring new life to these structures or start from scratch to design your ideal living space. Imagine building your dream home or cozy cabin on one of the excellent building sites thoughtfully placed to offer breathtaking views of the surrounding landscape. Electricity is readily available, making the construction process even more convenient.

Conveniently situated and centrally located in Fayetteville, Lynchburg, Shelbyville, and Lewisburg. Embrace the tranquility of rural living while remaining within easy reach of essential amenities and vibrant communities.

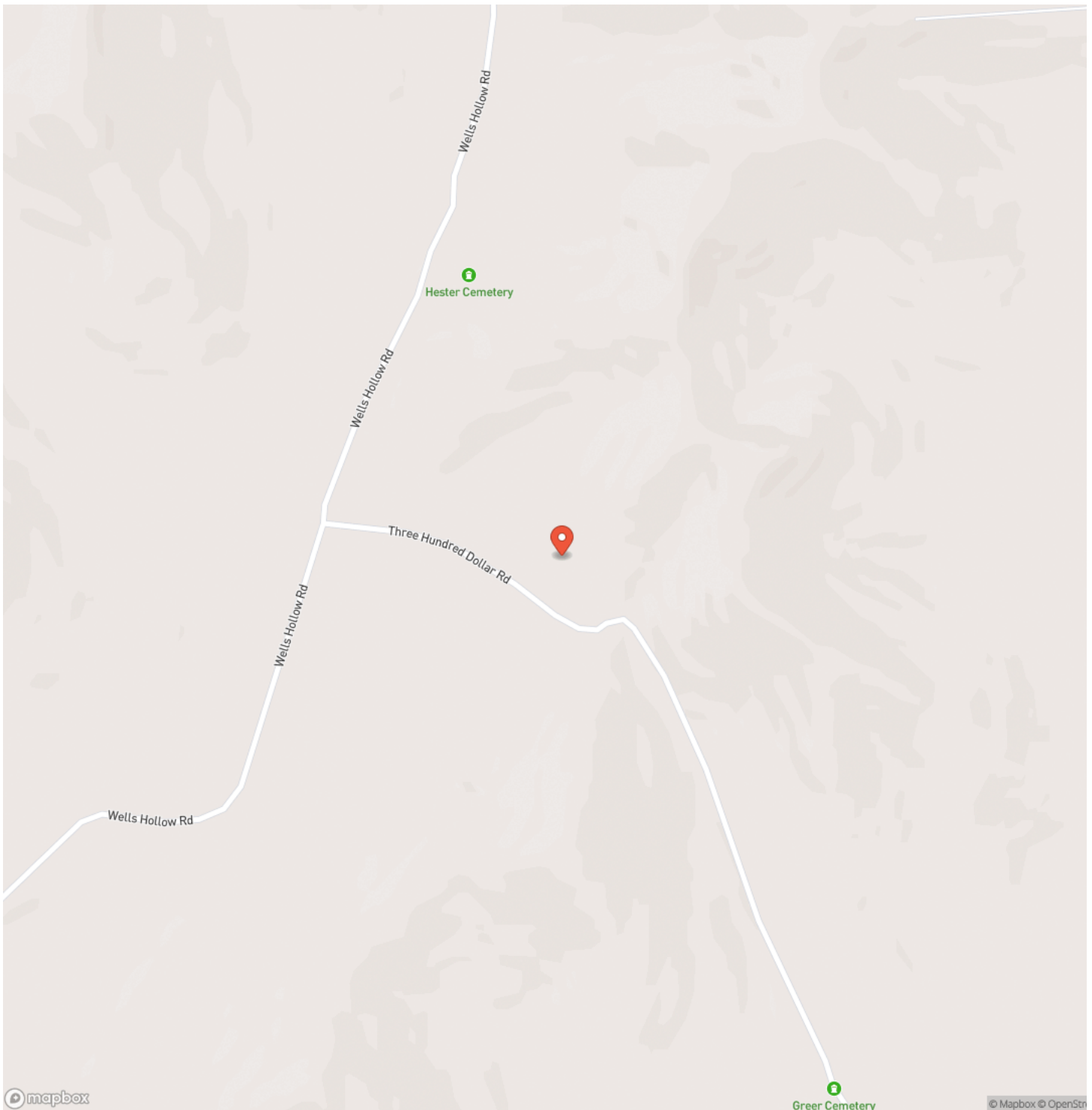
For additional information, please contact Paul Morrison at [615-522-7298](tel:615-522-7298) or pmorrison@mossyoakproperties.com.



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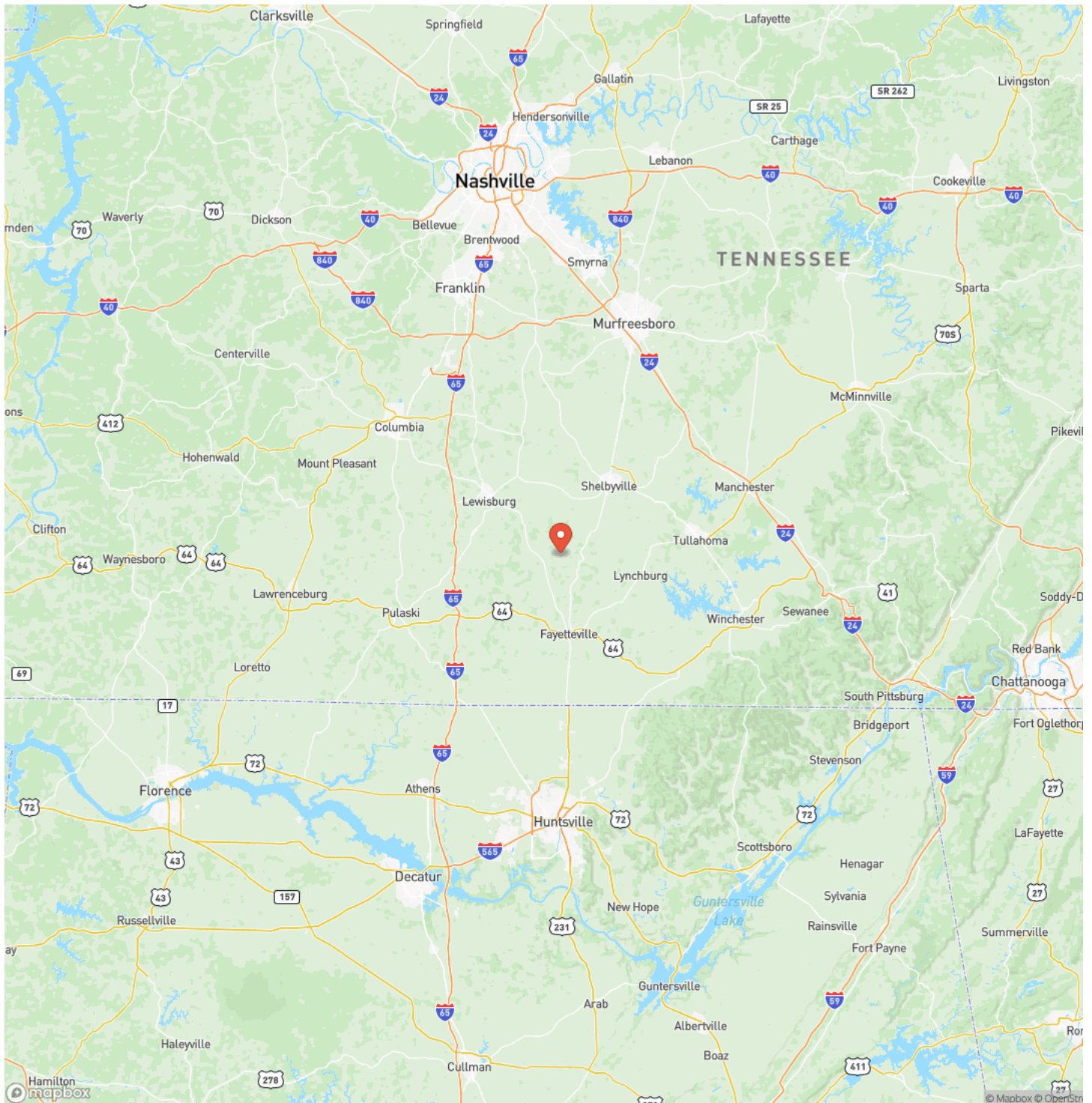


Locator Map



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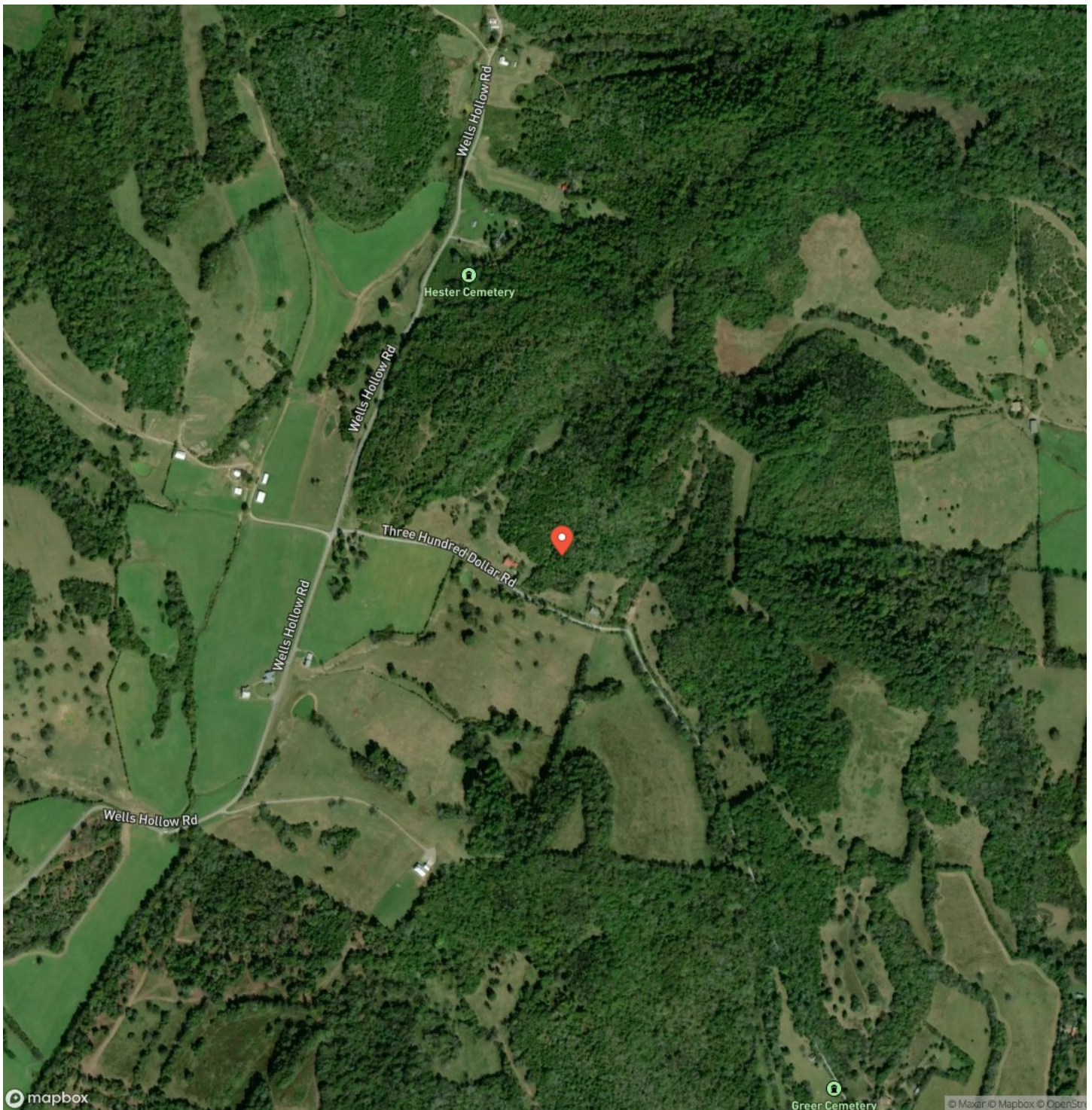


MORE INFO ONLINE:

www.mossyoakproperties.com

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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Paul Morrison

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Address

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City / State / Zip

Franklin, TN 37064

NOTES



This image shows a single 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.



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.



Mossy Oak Properties Tennessee Land & Farm
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