

Vaughn Ridge Farm | Montgomery Co TN 107.75 +/-
Acres
0 Vaughn Rd
Indian Mound, TN 37079

\$699,000
107.75± Acres
Montgomery County



Vaughn Ridge Farm | Montgomery Co TN 107.75 +/- Acres
Indian Mound, TN / Montgomery County

SUMMARY

Address

0 Vaughn Rd

City, State Zip

Indian Mound, TN 37079

County

Montgomery County

Type

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

Latitude / Longitude

36.457105 / -87.562636

Taxes (Annually)

\$2,819

Acreage

107.75

Price

\$699,000

Property Website

<https://www.mossyoakproperties.com/property/vaughn-ridge-farm-montgomery-co-tn-107-75-acres-montgomery-tennessee/118979/>



Vaughn Ridge Farm | Montgomery Co TN 107.75 +/- Acres Indian Mound, TN / Montgomery County

PROPERTY DESCRIPTION

Vaughn Ridge Farm — 107.75± Acres | Montgomery County, Tennessee

Hunt the morning. Walk the creek that afternoon. Stay awhile and imagine what comes next.

Set in the countryside of Indian Mound, Vaughn Ridge Farm offers 107.75± acres of hardwood ridges, sheltered valleys, and quiet clearings in southwestern Montgomery County. Surrounded by large farms and located near the Cumberland River, this property provides room to enjoy the outdoors, manage the land, and explore the possibility of a country home or cabin.

Picture an early morning overlooking a food plot, an afternoon following the creek through the timber, or a weekend spent tending a garden and planning your next improvement. With wooded terrain, open ground, and year-round water from a spring and creek, the farm offers a setting to return to throughout the seasons.

Approximately 4± acres of open ground provide opportunities for food plots, gardening, or future improvements. Beyond the clearings, rolling hardwood ridges give way to sheltered valleys, creating a varied landscape to explore. A pond, natural spring, and approximately 2,500± feet of secondary creeks add to the property's character. The spring and creek flow year-round, contributing to the farm's wildlife habitat and recreational appeal.

For hunters, the appeal lies in how these features work together. Timbered cover, nearby agricultural ground, water, and secluded openings provide the ingredients for deer and turkey habitat. Ridge tops and valley openings offer potential food plot locations, while changes in terrain create natural travel corridors to evaluate for stand placement. With more than 107 acres, there is room to develop a habitat management plan and establish outdoor traditions season after season.

Approximately 4,050± feet of road frontage along Vaughn Lane provides flexibility when evaluating access and future improvements. **County water and electricity are confirmed available along the road.** Ridge-top settings and tucked-away clearings offer possibilities for a future home or cabin. Soil approval has not been obtained, so buyers planning to build will need to evaluate soil suitability, septic approval, access, and applicable requirements.

A survey is available, and an interactive LandID map is included in the listing, allowing buyers to explore the property's layout and terrain before walking the farm in person.

The country setting remains within reach of services and everyday needs, with drive times of about 25 minutes to Clarksville, 30 minutes to Dickson, and 1 hour to Nashville.

Whether your plans begin with hunting weekends, growing a garden, managing wildlife habitat, or exploring a future homesite, Vaughn Ridge Farm offers the acreage and variety to make the property your own.

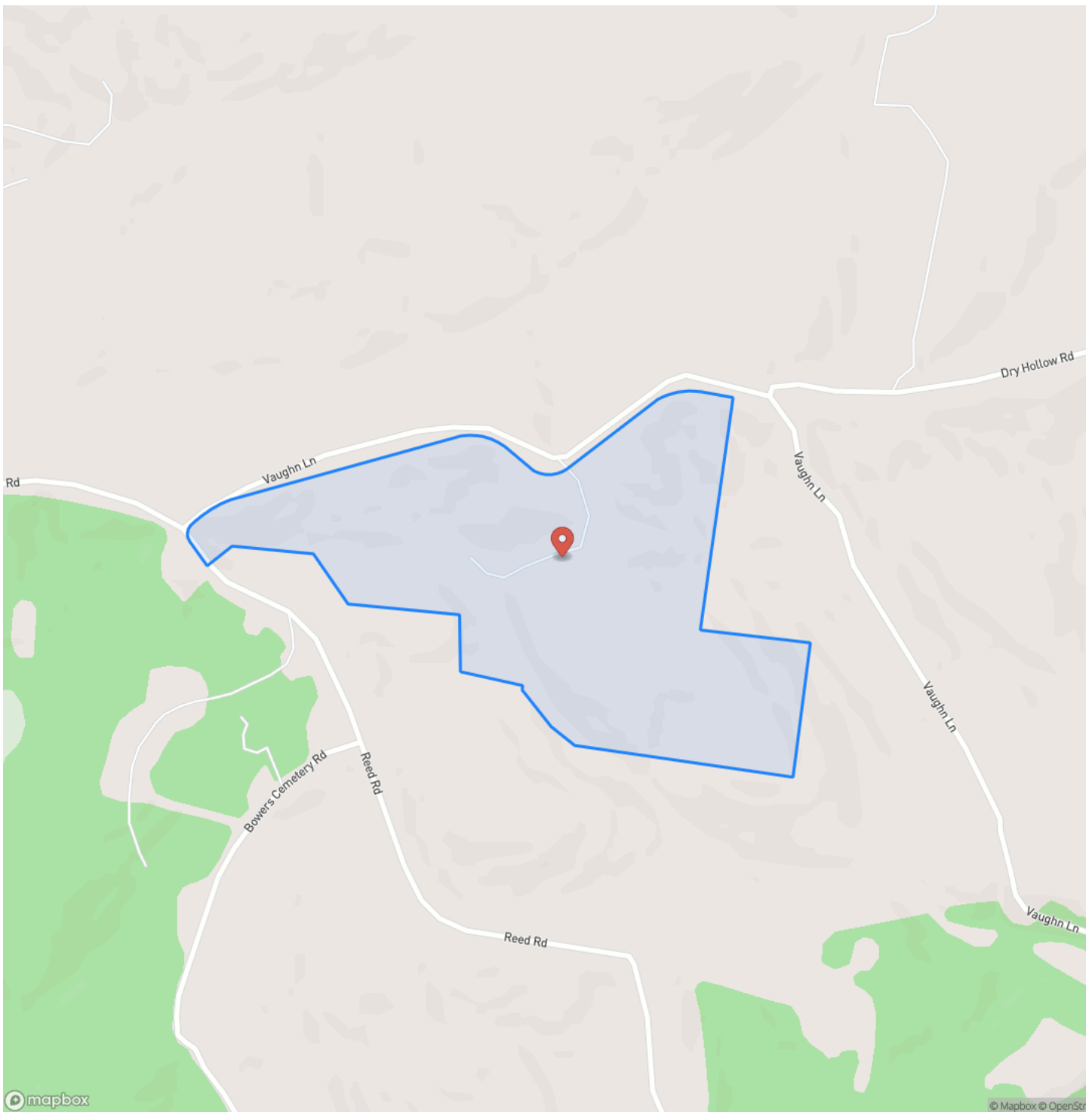
For additional information or to schedule a showing, contact Paul Morrison at [615-522-7298](tel:615-522-7298) or pmorrison@mossyoakproperties.com.



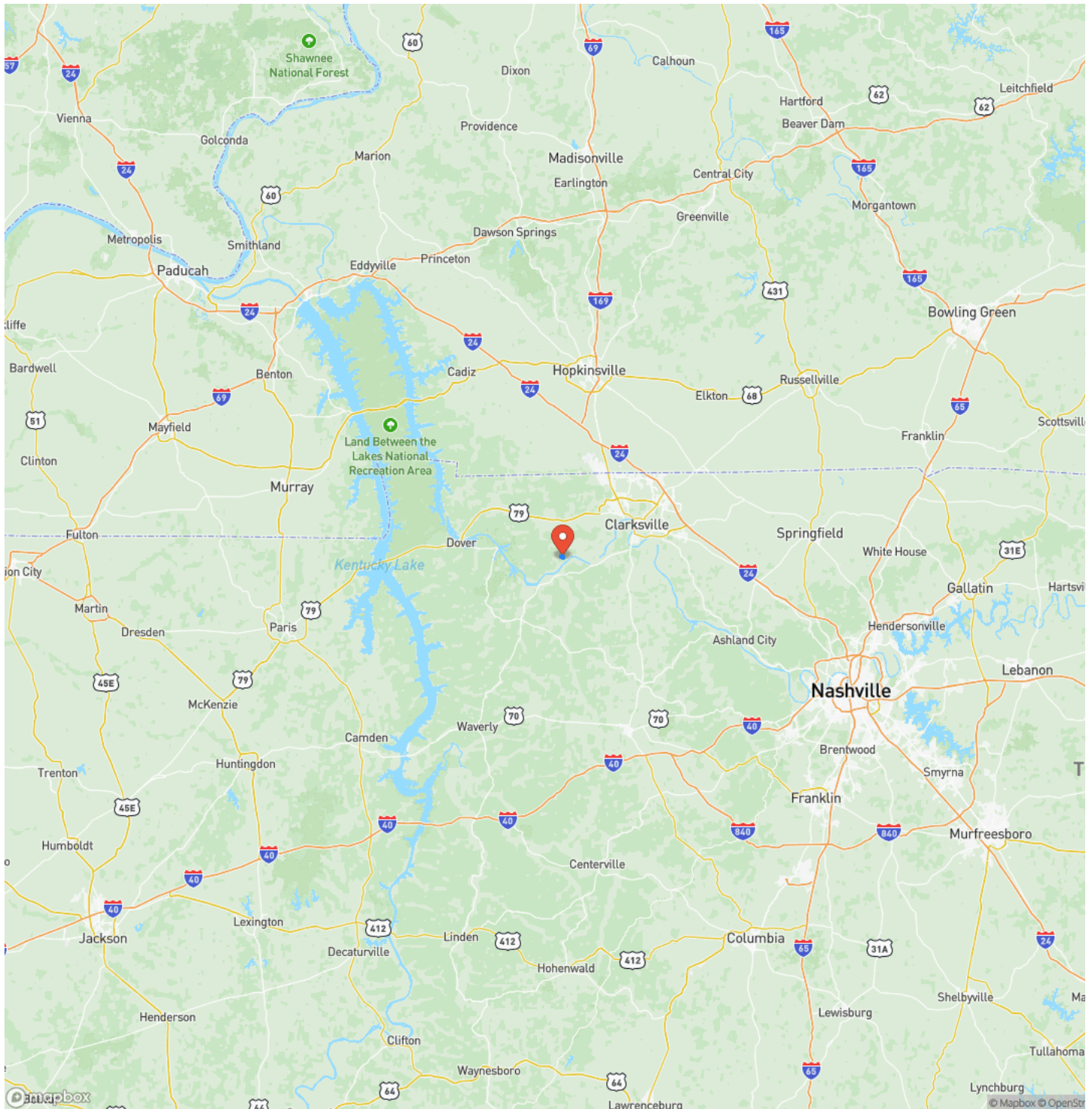
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Locator Map



Locator Map



Satellite Map



Vaughn Ridge Farm | Montgomery Co TN 107.75 +/- Acres
Indian Mound, TN / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Paul Morrison

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Office

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Address

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City / State / Zip

Franklin, TN 37064

NOTES

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This image shows a single sheet of white paper with horizontal blue 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://www.mossyoakproperties.com/>

DISCLAIMERS

Information is deemed to be accurate. Buyer and/or buyer agent to confirm all pertinent information. Please send all offers to Paul Morrison at pmorrison@mossyoakproperties.com.



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