

**60.2 Acres on Scenic Duck River - Tillable, River Frontage,
Hunting & Building Opportunities!**
0 Lowes Bend Cemetery Road
Nunnely, TN 37137

\$399,000
60.200± Acres
Hickman County



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SUMMARY

Address

0 Lowes Bend Cemetery Road

City, State Zip

Nunnely, TN 37137

County

Hickman County

Type

Recreational Land, Farms, Riverfront, Hunting Land

Latitude / Longitude

35.813577 / -87.603797

Taxes (Annually)

859

Acreage

60.200

Price

\$399,000

Property Website

<https://www.mossyoakproperties.com/property/60-2-acres-on-scenic-duck-river-tillable-river-frontage-hunting-building-opportunities-hickman-tennessee/39291/>



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PROPERTY DESCRIPTION

Welcome to your piece of paradise on the scenic Duck River! This stunning 60.2-acre property is a true gem, offering a range of possibilities and an idyllic setting for those seeking tranquility and natural beauty. With 28.5 acres of tillable ground, this property is perfect for farming or generating additional income.

Imagine waking up to the breathtaking views of the Duck River every day. With 2,237 feet (0.42 miles) of picturesque river frontage, this property grants you direct access to fishing, canoeing, and kayaking. Embrace the serenity of the flowing waters and create countless memories with friends and family.

Accessing this magnificent property is a breeze, conveniently located with 901 feet of road frontage on Dotson Rd. Whether you're a farmer, an outdoor enthusiast, or simply seeking a serene retreat, this property caters to all your desires.

Take advantage of the excellent building sites offered by this property. The flat to gently rolling terrain provides a seamless canvas for constructing your dream home or cabin. Wake up to the sounds of nature, breathe in the fresh air, and relish in the tranquil surroundings.

For hunting enthusiasts, this property is a haven. With numerous funnels and pinch points, the land lays nicely to maximize your hunting opportunities. Embrace the thrill of the chase and immerse yourself in the natural wonders of this remarkable property.

Situated just 7 miles northwest of Centerville, this location perfectly balances accessibility and serenity. Enjoy easy access off I-40 or High 50, allowing you to reach significant routes easily. Experience the best of both worlds as you retreat to your peaceful oasis after a day of work or exploration.

Don't let this exceptional opportunity slip away. Claim your outstanding land along the Duck River and unlock a world of possibilities. Whether you dream of farming, building your dream home, or indulging in outdoor adventures, this property is waiting to fulfill your desires. Contact us today and make this slice of paradise yours!

For additional information or a private showing please contact Paul Morrison at [\(615\) 522-7298](tel:6155227298) or pmorrison@mossyoakproperties.com.



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Nunnely, TN / Hickman County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE
For more information contact:



City / State / Zip
Franklin, TN 37064

NOTES



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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 relation 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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