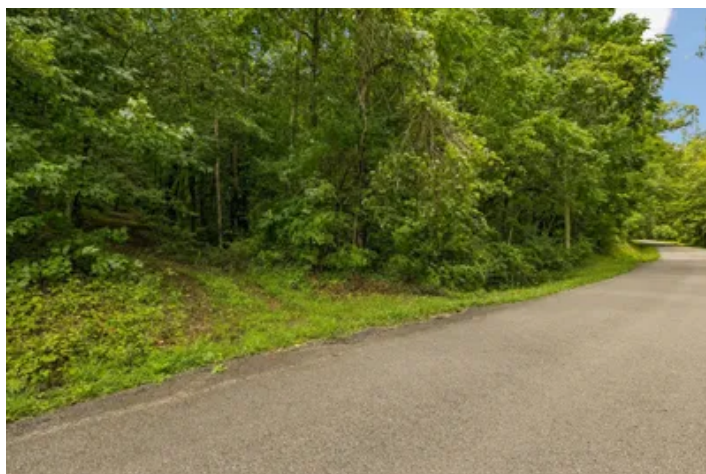


**20 Acres for Sale in Montgomery County TN | Hunting &
Homesite Tract with Utilities**
4876 Louise Creek Rd
Cunningham, TN 37052

\$299,000
20± Acres
Montgomery County



20 Acres for Sale in Montgomery County TN | Hunting & Homesite Tract with Utilities Cunningham, TN / Montgomery County

SUMMARY

Address

4876 Louise Creek Rd null

City, State Zip

Cunningham, TN 37052

County

Montgomery County

Type

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

Latitude / Longitude

36.369358 / -87.406134

Taxes (Annually)

\$1,352

Acreage

20

Price

\$299,000

Property Website

<https://www.mossyoakproperties.com/property/20-acres-for-sale-in-montgomery-county-tn-hunting-homesite-tract-with-utilities/montgomery/tennessee/112476/>



20 Acres for Sale in Montgomery County TN | Hunting & Homesite Tract with Utilities Cunningham, TN / Montgomery County

PROPERTY DESCRIPTION

20± Acre Montgomery County Recreational & Homesite Tract

Located along Louise Creek Road in the Cunningham/Indian Mound area of Montgomery County, Tennessee, this 20± acre wooded tract offers the kind of privacy, rural setting, and future-use potential that is becoming increasingly hard to find. Whether you are looking for a recreational getaway, a hunting tract, a future cabin site, or a private location for a replacement home, this property provides a strong foundation to create your vision.

The land features rolling topography with a cedar-heavy/mixed timber stand that provides excellent screening, privacy, and wildlife cover. The wooded setting gives the tract a secluded feel while still offering convenient access to the surrounding Cunningham, Indian Mound, and Southside communities. The terrain creates natural character throughout the property and offers potential for trails, hunting setups, outdoor recreation, and future improvements.

A key advantage of this property is the existing homesite infrastructure. The tract includes an old home site with well, septic, and electric infrastructure present. CRS records also show the property as a farm with AG zoning, public electric, public water source, no sewer, and FEMA Zone X minimal flood hazard. The existing 825 square foot home, built in 1920, is uninhabitable and is being sold strictly as-is. The primary value of the property is in the land, existing homesite, utility infrastructure, privacy, and future potential.

For recreational buyers, the cedar and mixed cover provide bedding, screening, and natural wildlife habitat. For rural lifestyle buyers, the existing homesite may offer a valuable starting point for a future cabin, barndominium, or replacement residence, subject to buyer inspection, utility verification, and applicable county approvals.

This property is well suited for buyers seeking affordable Montgomery County acreage with privacy, recreational use, and future homesite potential. Bring your plans, walk the land, and imagine what this rural Tennessee tract could become.

Property Highlights:

- 20± acres in Montgomery County, Tennessee
- Located on Louise Creek Road in the Cunningham/Indian Mound area
- AG zoning per CRS records
- Rolling wooded terrain
- Cedar-heavy/mixed timber cover
- Existing homesite with old well, septic, and electric infrastructure present
- Public electric and public water source shown in CRS records
- FEMA Zone X minimal flood hazard per CRS records
- Excellent recreational, hunting, or future homesite potential
- Existing 825 SF structure is uninhabitable and sold as-is
- Strong candidate for a future cabin, replacement home, weekend retreat, or rural basecamp

Buyer and buyer's agent should verify all information deemed important, including acreage, boundaries, utility availability and condition, well/septic functionality, zoning, schools, access, and intended use. Property and existing structure are being sold as-is.

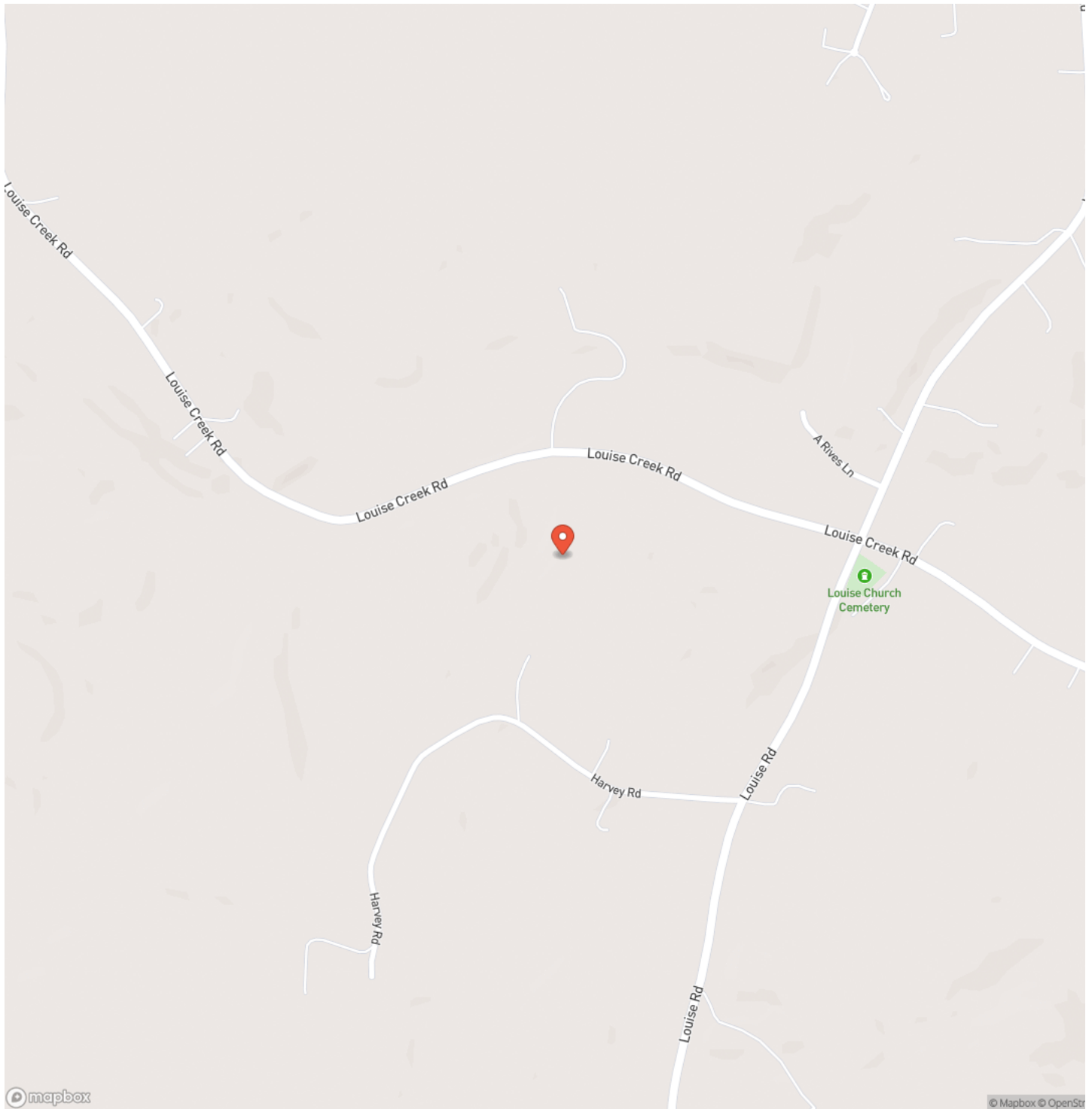
For additional information or to schedule a showing please contact Paul Morrison at [615-522-7298](tel:615-522-7298) or pmorrison@mossyoakproperties.com.



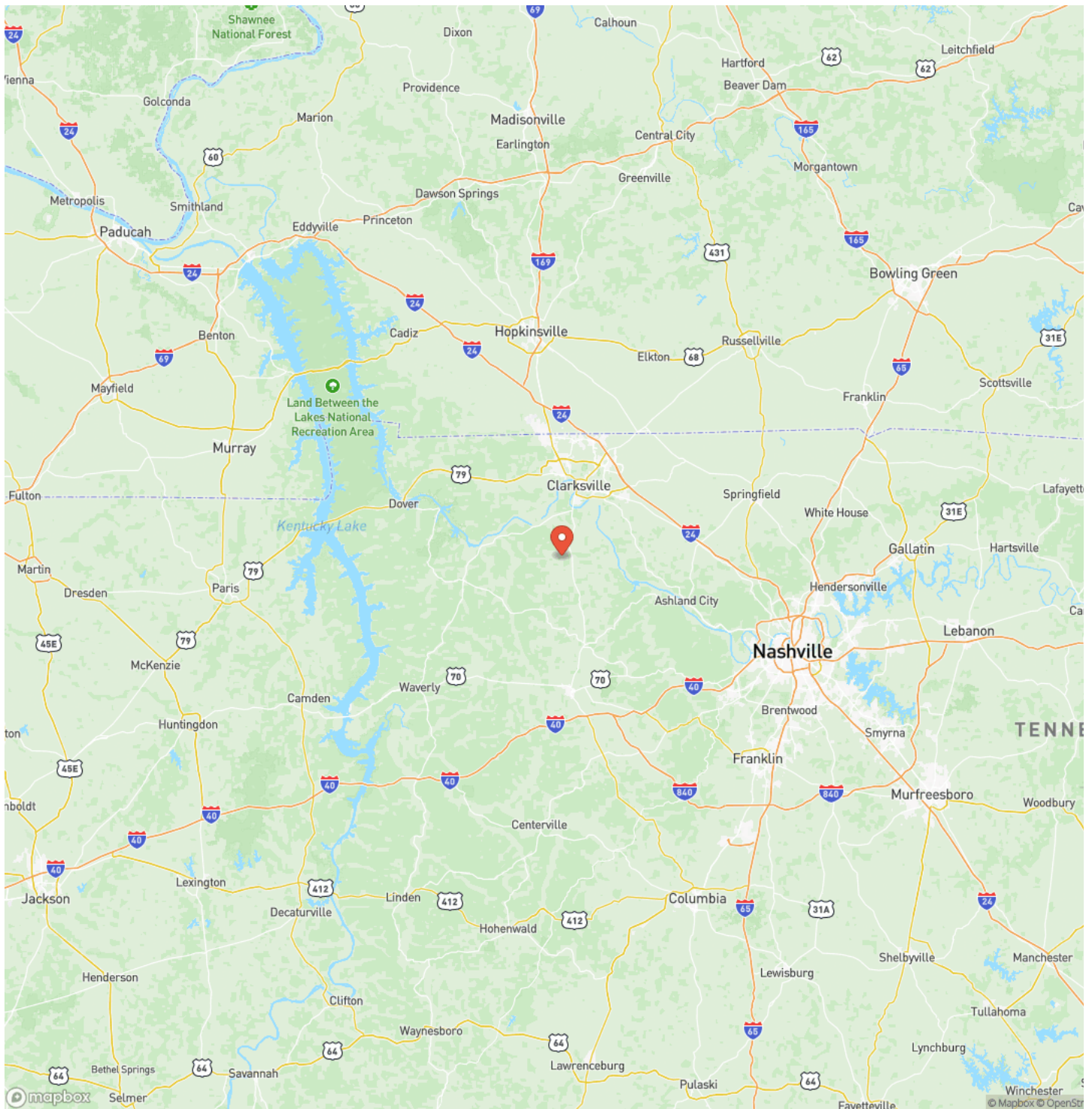
20 Acres for Sale in Montgomery County TN | Hunting & Homesite Tract with Utilities
Cunningham, TN / Montgomery County



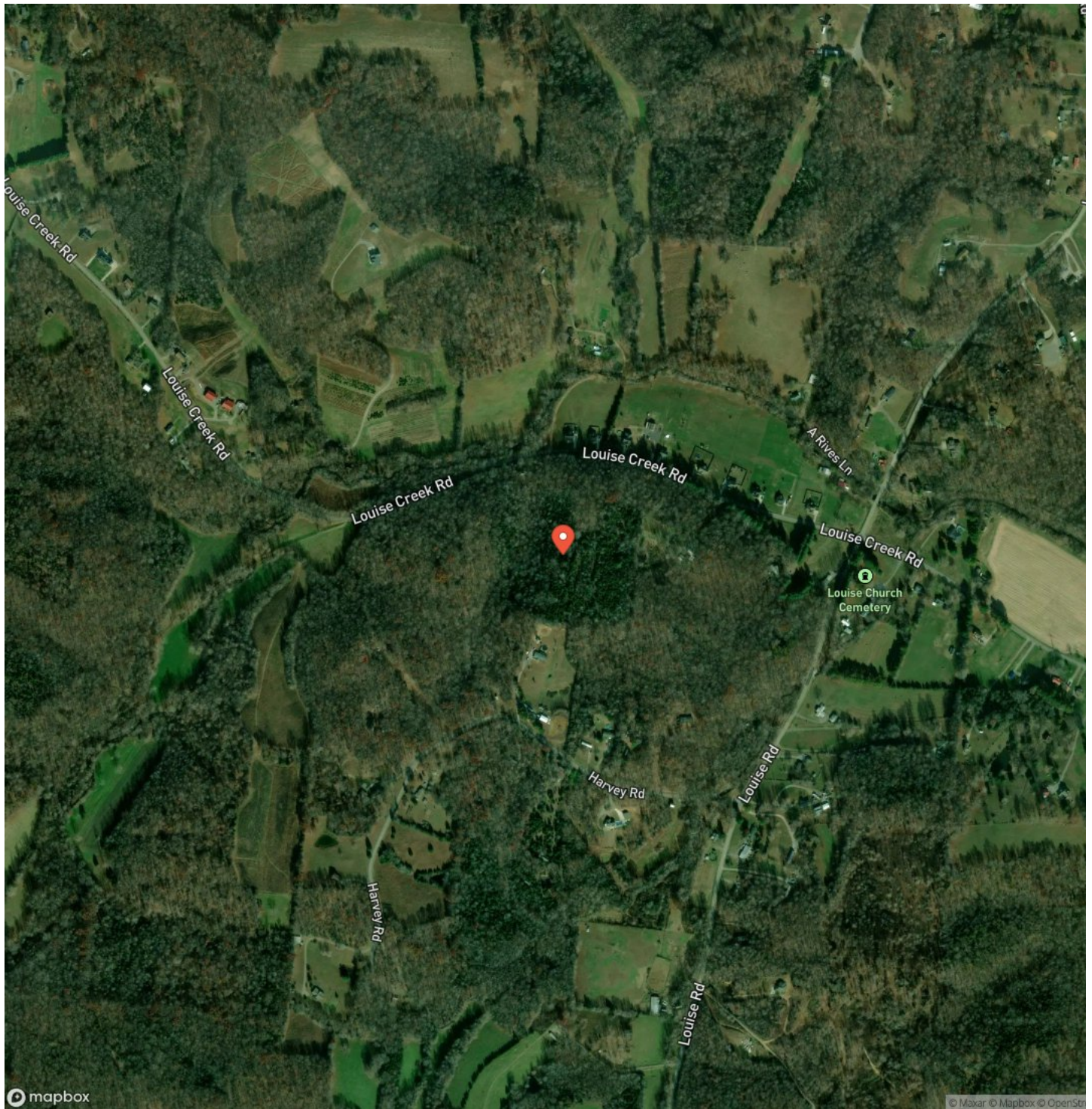
Locator Map



Locator Map



Satellite Map



20 Acres for Sale in Montgomery County TN | Hunting & Homesite Tract with Utilities

LISTING REPRESENTATIVE

For more information contact:



Representative

Paul Morrison

Mobile

(615) 522-7298

Office

(615) 879-8282

Email

pmorrison@mossyoakproperties.com

Address

1276 Lewisburg Pike Ste B

City / State / Zip

Franklin, TN 37064

NOTES

[illegible]

This image shows a blank 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.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

Buyer/buyer's agent to verify all pertinent information, including acreage, boundaries, utilities, county water availability/tap requirements, well/septic condition, zoning, schools, and intended use. The property is being sold as is. Please send all offers to Paul Morrison at pmorrison@mossyoakproperties.com.



Mossy Oak Properties Tennessee Land & Farm
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