**Round Mountain Creek Preserve | 55 Acres Grundy Co, TN**
**0 Cofelt Road**
**Palmer, TN 37365**

**$469,000**
**55.06± Acres**
**Grundy County**









**MORE INFO ONLINE:**

**https://www.mossyoakproperties.com/**

## SUMMARY

**Address**
0 Cofelt Road

**City, State Zip**
Palmer, TN 37365

**County**
Grundy County

**Type**
Farms, Hunting Land, Ranches, Recreational Land, Timberland, Horse Property

**Latitude / Longitude**
35.387832 / -85.600718

**Acreage**
55.06

**Price**
$469,000

**Property Website**
www.mossyoakproperties.com







## PROPERTY DESCRIPTION

ROUND MOUNTAIN CREEK PRESERVE
55.06 Surveyed Acres | Grundy County, Tennessee

Round Mountain Creek Preserve offers 55.06 surveyed acres of live water, exceptional wildlife habitat, private recreation, and a designated 4.28-acre building area-all just minutes from Savage Gulf State Park.

Created for the hunter, outdoorsman, and conservation-minded landowner, this Cumberland Plateau property combines approximately 1,850 feet of frontage along Round Mountain Creek with an additional 1,400 feet of secondary creek flowing through the tract. These waterways create attractive natural corridors for deer and turkey while adding year-round beauty and recreational appeal.

The property offers excellent deer and turkey hunting supported by diverse hardwood cover, dependable water, natural travel corridors, and surrounding protected habitat. A good internal trail system provides access throughout the acreage for hunting, hiking, wildlife observation, habitat management, and exploring the property.

For buyers wanting to build, the conservation easement includes a designated 4.28-acre building area suitable for a primary residence, hunting cabin, or private recreational retreat, subject to the easement terms and required approvals. An excellent chip-and-seal private road provides convenient access to the building area, with access to electricity and water available.

Round Mountain Creek Preserve is protected by a conservation easement designed to maintain the property's natural, scenic, forested, and open-land character for future generations. Compatible private uses remain available, including hunting, fishing, hiking, wildlife habitat improvement, agriculture, managed forestry, trail maintenance, and other low-impact recreational activities. This protection offers buyers the opportunity to own land whose privacy, wildlife habitat, and natural character will be preserved over time.

Located only minutes from Savage Gulf State Park, the property provides convenient access to one of Tennessee's premier outdoor destinations, offering miles of hiking trails, waterfalls, overlooks, backcountry camping, and the rugged scenery of the Cumberland Plateau. After exploring the park, return to the privacy of your own creek-front hunting and recreational retreat.

PROPERTY HIGHLIGHTS

- 55.06 surveyed acres in Grundy County, Tennessee
- Approximately 1,850 feet of Round Mountain Creek frontage
- Approximately 1,400 feet of secondary creek frontage
- Designated 4.28-acre building area
- Excellent chip-and-seal private road to the building area
- Access to electricity and water
- Excellent deer and turkey hunting
- Established internal trail system
- Diverse forest and riparian wildlife habitat
- Private hunting, hiking, fishing, and recreational opportunities
- Minutes from Savage Gulf State Park
- Protected by a permanent conservation easement
- Ideal for a home, hunting cabin, or private Cumberland Plateau retreat

Round Mountain Creek Preserve is a distinctive opportunity for someone seeking more than acreage. It is a place to hunt, explore, build, manage wildlife habitat, and establish a lasting connection to protected Tennessee land.

The property is subject to a recorded conservation easement. Construction, forestry, land-management activities, and other uses must comply with the easement and may require approval from the easement holder. Utility availability, building suitability, soils, septic approval, access rights, and all intended uses should be independently verified by the buyer.

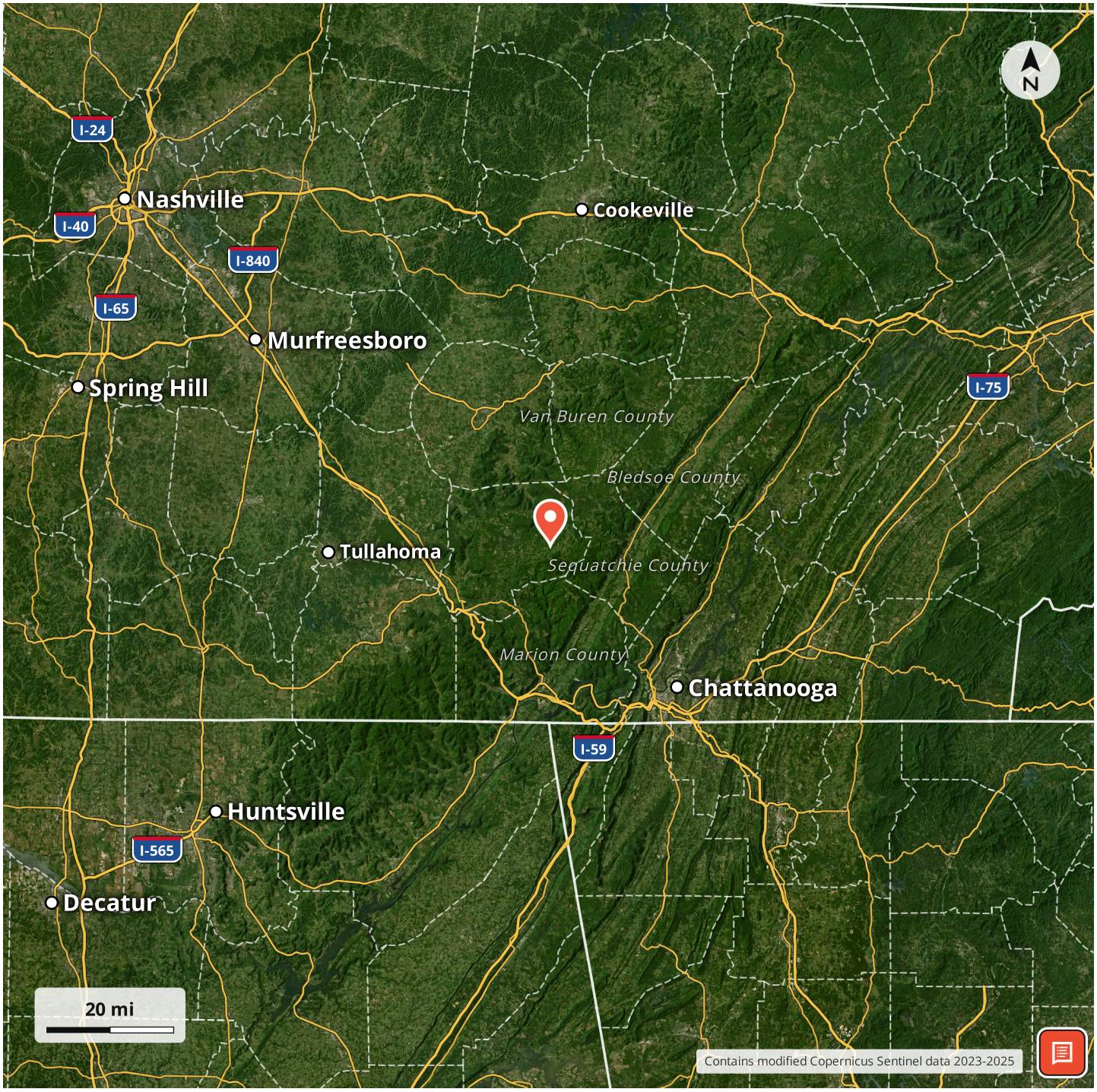
For additional information or to schedule a private showing, please contact Paul Morrison at (615) 522-7298 or pmorrison@mossyoakproperties.com.



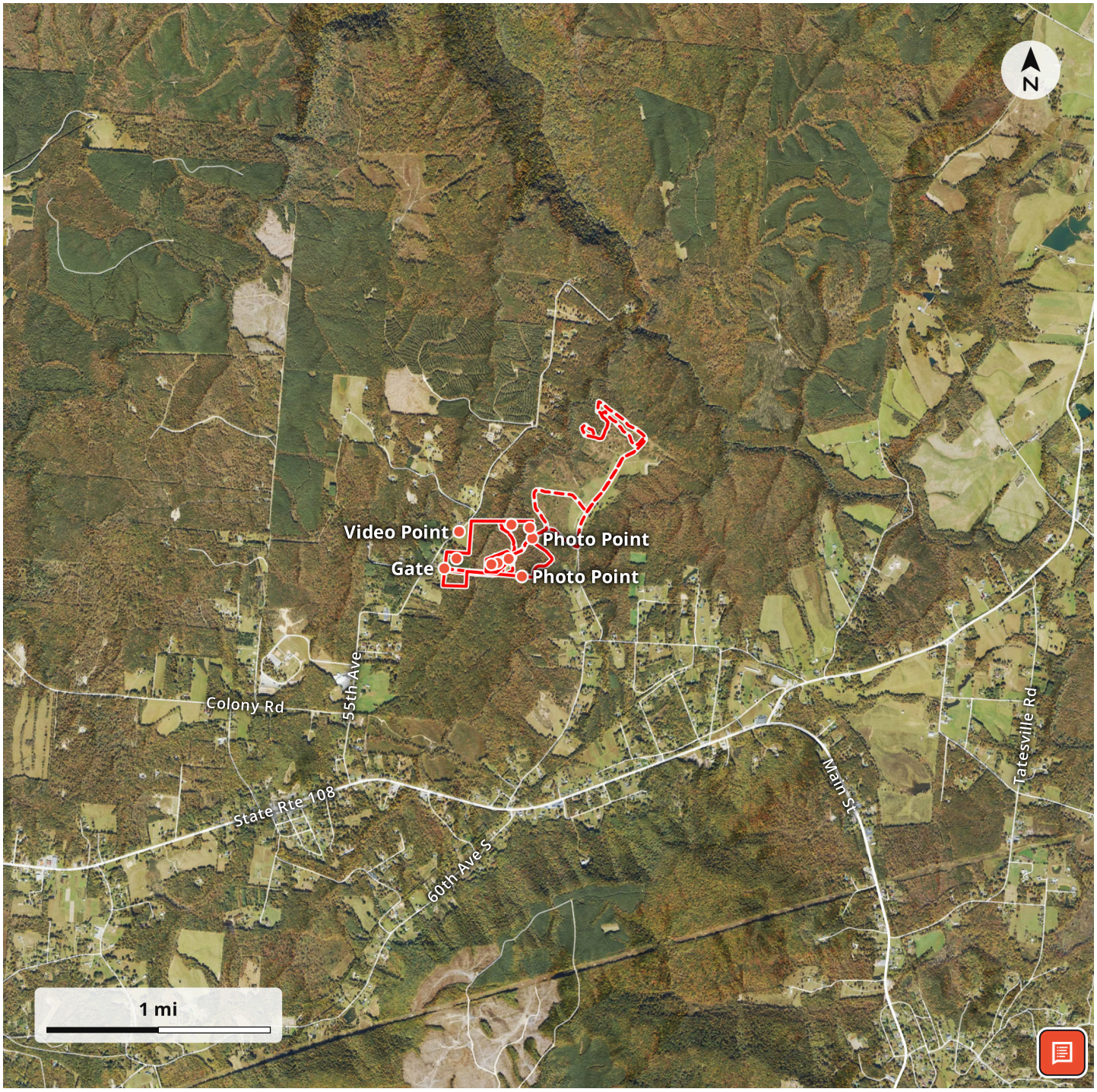




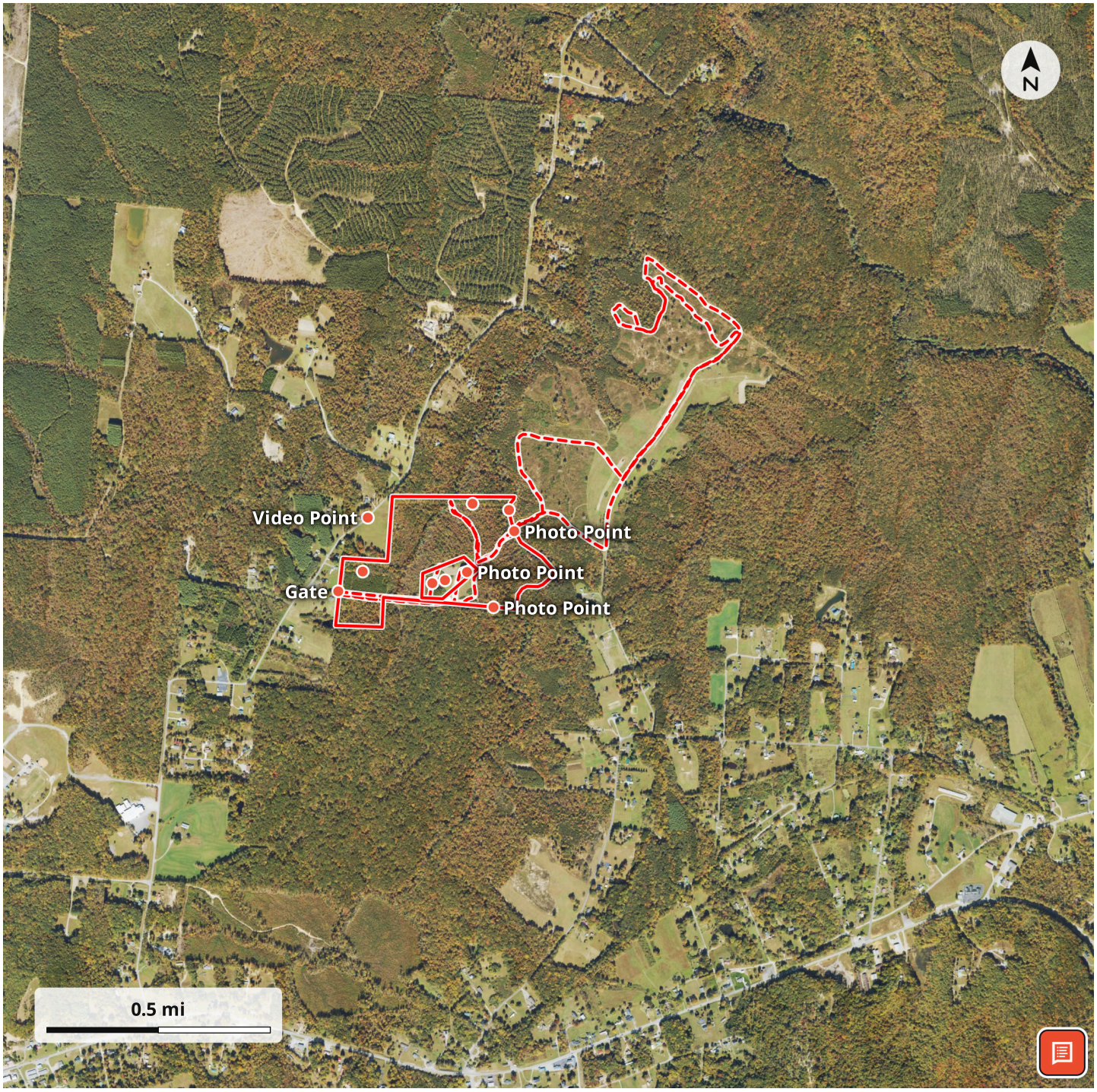

# Regional Map



# Locator Map


N
Video Point
Photo Point
Gate
Photo Point
55th Ave
Colony Rd
State Rte 108
60th Ave S
Main St
Tatesville Rd
1 mi

# Aerial Map



## 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**

**NOTES**

**DISCLAIMERS**

Information is deemed to be accurate. Buyer and/or buyer agent to confirm all pertinent information. Please see check the documents section for Deed, Survey and Conservation Easement. Please send all offers to Paul Morrison at pmorrison@mossyoakproperties.com.

**Mossy Oak Properties Tennessee Land & Farm**
**1276 Lewisburg Pike Ste. B**
**Franklin, TN 37064**
**(615) 879-8282**
**https://www.mossyoakproperties.com/**