

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

\$850,000
107.75± Acres
Montgomery County



**Vaughn Ridge Farm | Montgomery Co TN 107.75 +/-
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

\$850,000

Property Website

<https://www.mossyoakproperties.com/property/vaughn-ridge-farm-montgomery-co-tn-107-75-/montgomery/tennessee/90818/>



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PROPERTY DESCRIPTION

Vaughn Lane Farm – 107.75± Acres | Montgomery County, TN

Located in the quiet countryside of **Indian Mound**, this beautiful **107.75± acre** farm captures the essence of Tennessee rural living. Set among large neighboring farms and positioned near the **Cumberland River**, Vaughn Lane Farm offers an exceptional combination of privacy, natural resources, wildlife, and long-term potential for recreation, farming, or building your dream home. With quick access to **Clarksville, Dickson, and Nashville**, this tract delivers both seclusion and convenience.

Land & Features

The property offers a diverse mix of habitat and terrain, including **marketable hardwood timber**, rolling ridge tops, sheltered valleys, and approximately **4± acres of open ground** suitable for building sites, gardening, or food plots. Vaughn Lane Farm includes multiple water features—a tranquil **pond**, natural **springs**, and **2,500± feet of secondary creeks**—creating a rich environment for wildlife and adding beauty throughout the seasons.

With an impressive **4,050± feet of road frontage**, the farm provides flexibility for access, future entrances, or potential multi-home development. The setting is peaceful, with no through-traffic and quiet country surroundings.

Utilities & Access

Power and water are already available, with **county water and electricity** along Vaughn Lane. ☐

0 Vaughn Lane

☐. Gentle rolling ground and wide open corridors make it easy to plan driveways, homesites, barns, or future improvements. Whether you intend to build a full-time residence or use the property recreationally, the infrastructure is in place to support your vision.

Wildlife & Recreation

This area of **southwestern Montgomery County** is known for producing **exceptional deer and turkey**, and this farm is no exception. Surrounded by agricultural fields and large timbered tracts, the property serves as a natural travel corridor for wildlife. The combination of creek bottom, oak ridges, and secluded pockets of open ground creates ideal bedding and feeding areas.

The farm includes **excellent food plot locations** in both valleys and ridge tops, allowing for strategic placement based on wind and seasonal patterns. Natural funnels formed by the terrain offer prime stand locations for bow or rifle hunters.

With water, timber, and open ground all present, Vaughn Lane Farm is perfectly suited for **long-term wildlife management**, weekend recreation, or a private hunting retreat.

Homesites & Building Potential

The farm provides **numerous building sites**, each offering its own character and perspective of the land. Options include:

- **Elevated homesites** with long views over timbered ridges
- **Valley build sites** near the creek for privacy and shade
- **Quiet clearings** ideal for a home, barn, or cabin tucked into the woods

With **county water and electricity already available**, siting a home is simple. The property's scale and layout also allow the possibility for **multiple dwellings**, ideal for a family compound, guest cabin, or rental structure.

Surroundings & Location



Vaughn Lane Farm sits in a peaceful pocket of **southwestern Montgomery County**, surrounded by **large, well-managed farms** that help preserve the rural character of the area. This location offers unmatched access to outdoor recreation while remaining convenient to urban services.

Approximate drive times:

- **25 minutes to Clarksville**
- **30 minutes to Dickson**
- **1 hour to Nashville**

This combination of accessibility and privacy makes it ideal for a primary residence, weekend getaway, or long-term land investment.

For additional information or to schedule a showing please 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



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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