

Gun Valley Ranch
3320 Slayden Marion Rd
Cumberland Furnace, TN 37051

\$465,000
1.9± Acres
Dickson County



Gun Valley Ranch
Cumberland Furnace, TN / Dickson County

SUMMARY

Address

3320 Slayden Marion Rd

City, State Zip

Cumberland Furnace, TN 37051

County

Dickson County

Type

Residential Property, Single Family

Latitude / Longitude

36.315078 / -87.44124

Dwelling Square Feet

1,590

Bedrooms / Bathrooms

3 / 2

Acreage

1.9

Price

\$465,000

Property Website

<https://mcewengroup.com/property/gun-valley-ranch/dickson/tennessee/94241/>

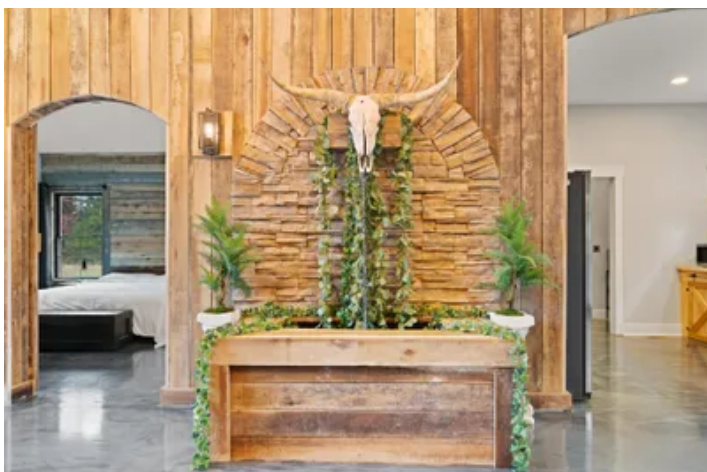


Gun Valley Ranch
Cumberland Furnace, TN / Dickson County

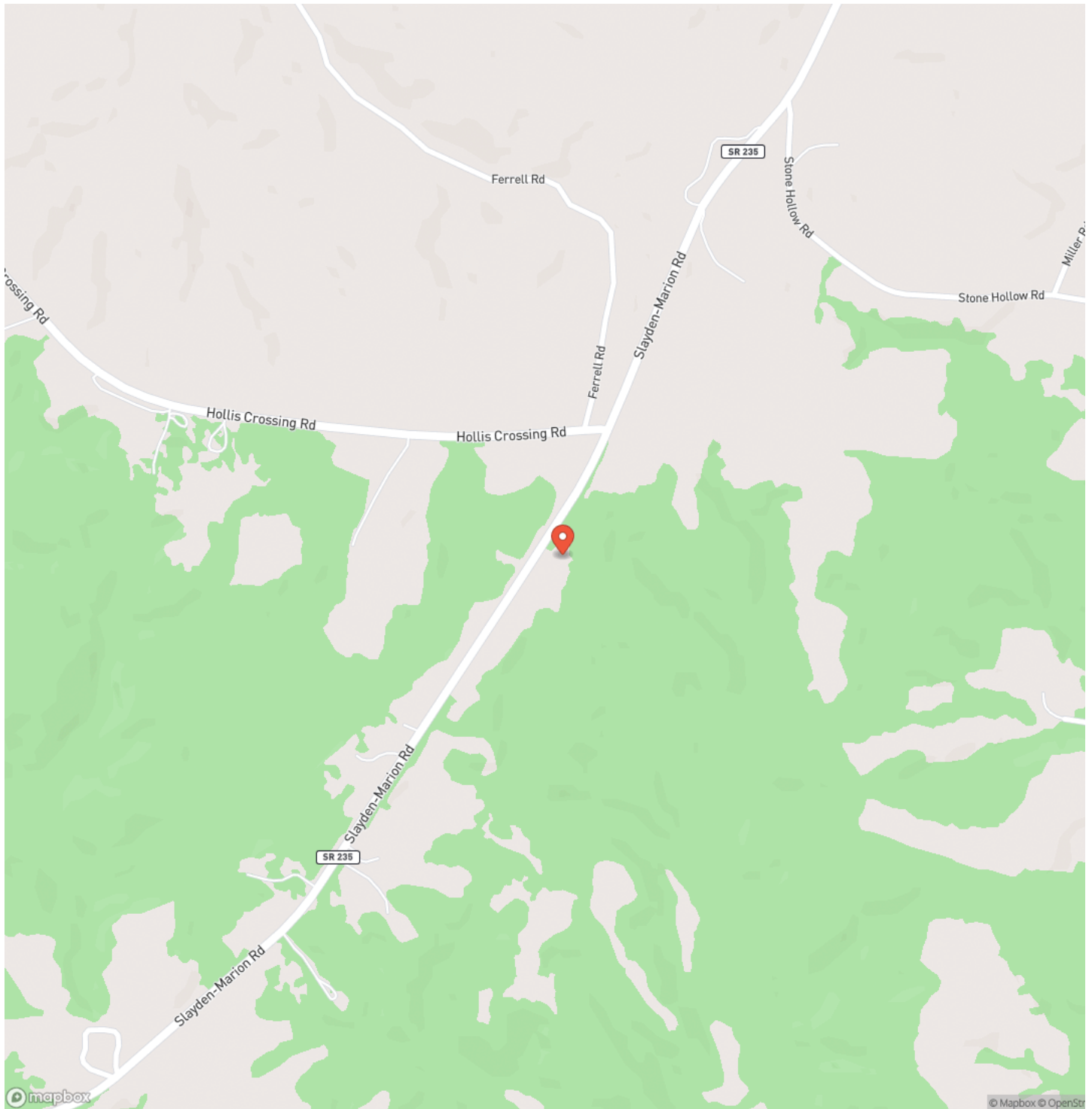
PROPERTY DESCRIPTION

Amazing Turn-Key BNB or Full-Time Country Home Amazing opportunity to own a fully furnished, turn-key short-term rental already in active use-or enjoy full-time living in this beautifully renovated 3 bed, 2 bath home. Updated in 2023, this property offers a bright, open floor plan with abundant windows that fill the space with natural light. Inside, you'll find three spacious bedrooms, including a comfortable primary suite with its own private bath, plus a well-appointed shared bath for the two additional bedrooms. The layout is ideal for both guests and everyday living. Set on a beautiful, level lot, this home is perfectly positioned for peaceful country living at its finest, while still offering an easy commute to Dickson and Clarksville. Whether you're looking to expand your investment portfolio with a proven BNB or move right into a stylish, move-in-ready home, this property checks all the boxes. Option to purchase more land if a buyer is interested!

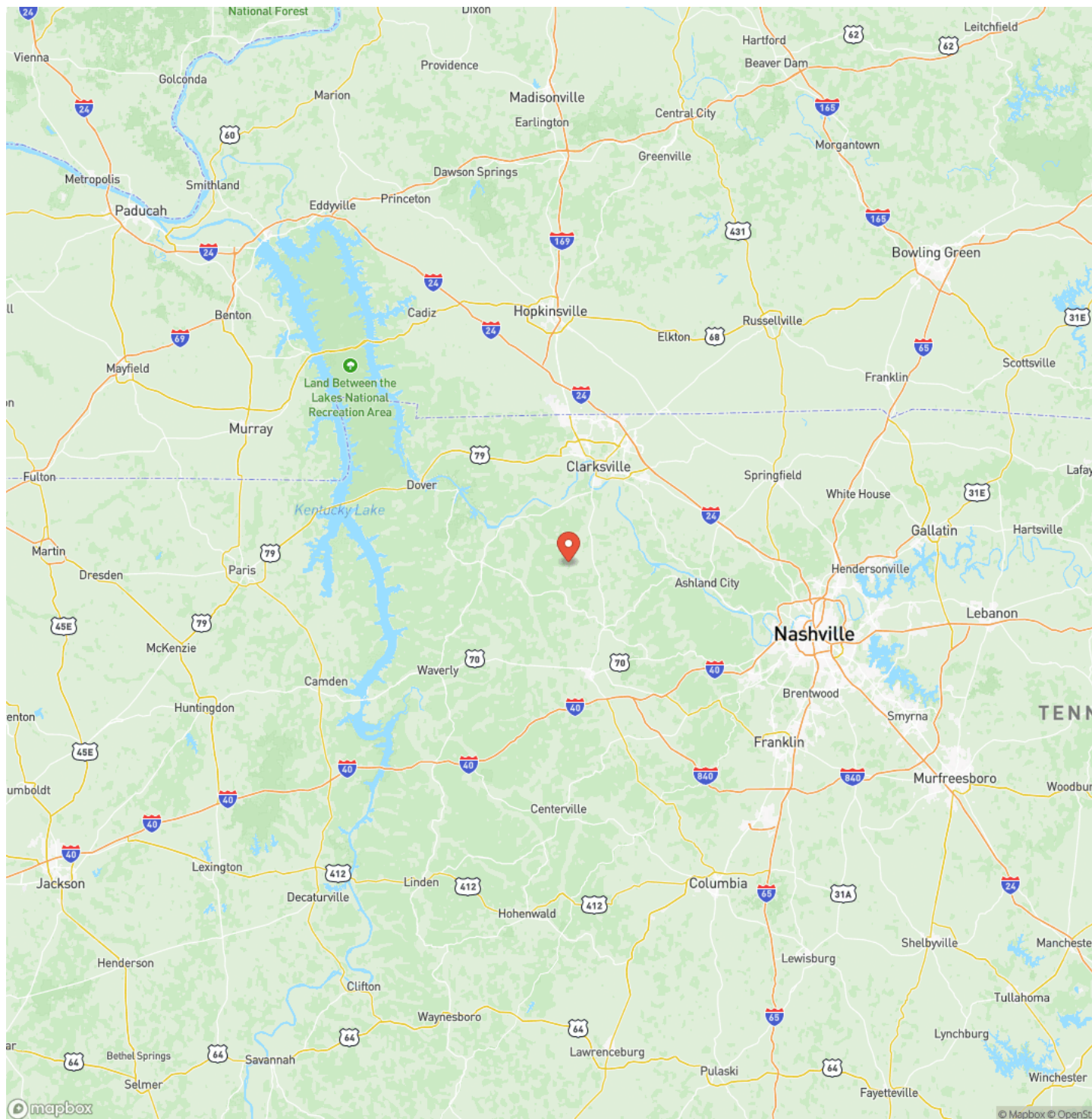
Gun Valley Ranch
Cumberland Furnace, TN / Dickson County



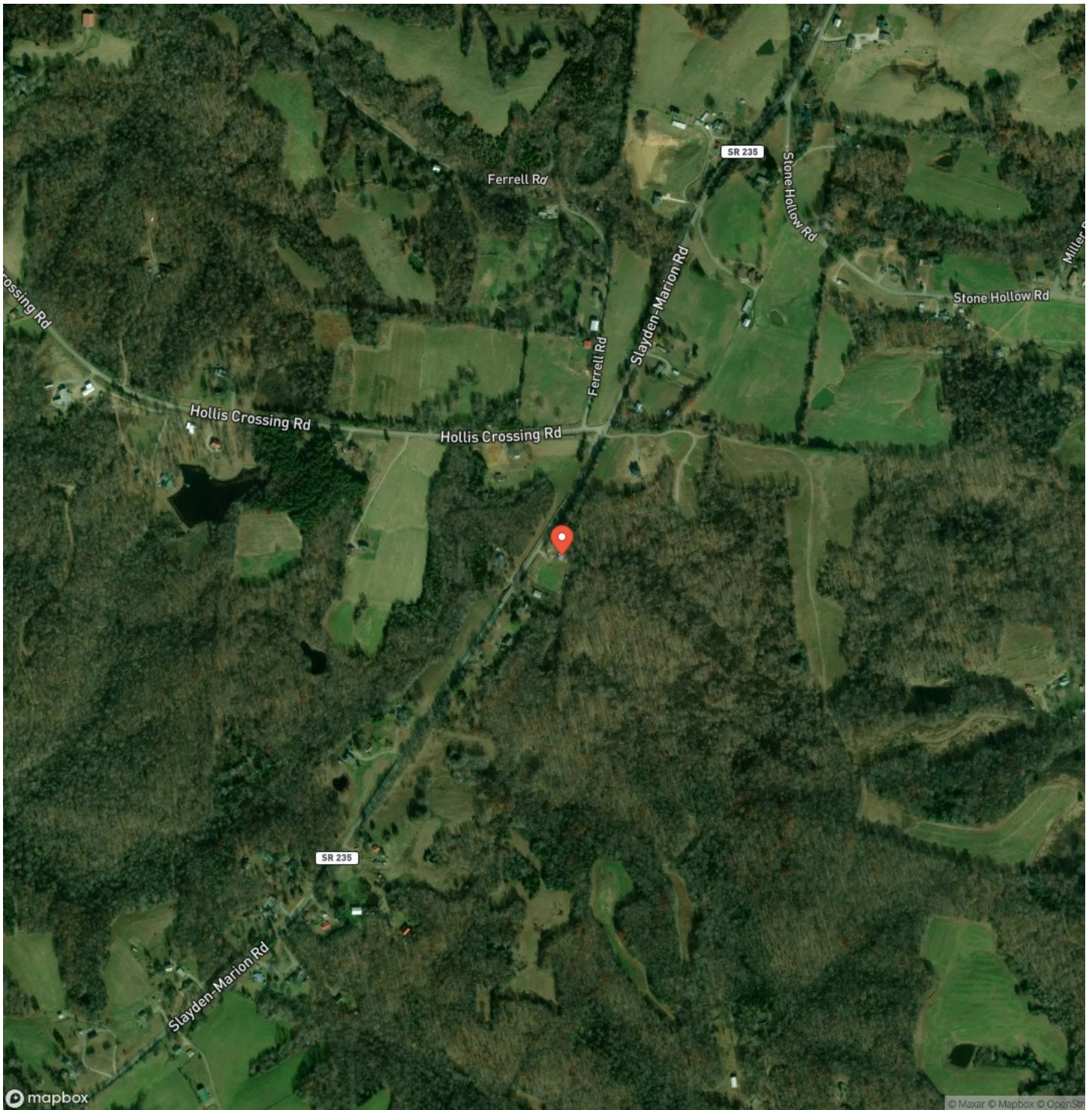
Locator Map



Locator Map



Satellite Map



Gun Valley Ranch
Cumberland Furnace, TN / Dickson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Nora Chalifoux

Mobile

(615) 707-1061

Email

nora@mcewengroup.com

Address

City / State / Zip

Columbia, TN 38401

NOTES

[illegible]

This image shows a single 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.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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 relationship 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.

MC EWEN GROUP

FARMS | RECREATIONAL PROPERTIES | ESTATES

McEwen Group, LLC
17A Public Sq
Columbia, TN 38401
(931) 381-1808
<https://mcewengroup.com/>
