

Lick Creek 65.84
2734 Lick Creek Road
Linden, TN 37096

\$260,000
65.84± Acres
Perry County



Lick Creek 65.84
Linden, TN / Perry County

SUMMARY

Address

2734 Lick Creek Road null

City, State Zip

Linden, TN 37096

County

Perry County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land, Timberland, Riverfront

Latitude / Longitude

35.653027 / -87.893758

Taxes (Annually)

\$261

Acreage

65.84

Price

\$260,000

Property Website

<https://www.mossyoakproperties.com/property/lick-creek-65-84/perry/tennessee/104451/>



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PROPERTY DESCRIPTION

Lick Creek 65.84

Discover the perfect blend of recreation, privacy, and future homesite potential on this beautiful 65.84 surveyed acres located in Perry County, just minutes from Linden, Tennessee. This versatile tract offers an ideal setting for a private getaway, hunting retreat, or permanent residence.

The property features road frontage along Lick Creek Road, along with a 60 foot wide developed deeded easement, providing excellent access throughout. Utilities are already within reach, with power and county water available, making development straightforward and convenient.

One of the standout features is approximately 2,400 feet of year-round Lick Creek frontage, offering scenic views and a peaceful natural setting. The land includes two prime building locations: a flat +/- 4 acre hay field with easy road access, and a scenic +/- 3 acre hilltop homesite with an established access road. The hilltop has recently been converted from timberland into a field with grass seed in place.

Outdoor enthusiasts will appreciate the abundant wildlife, with excellent deer and turkey hunting opportunities. The property has been recently select-cut, leaving a strong stand of hardwoods for future growth while enhancing habitat diversity.

With rolling topography, this tract offers both usability and natural beauty. Conveniently located just 5 minutes from Linden and approximately 1.5 hours from Nashville, you'll enjoy the peace of rural living without being too far from town.

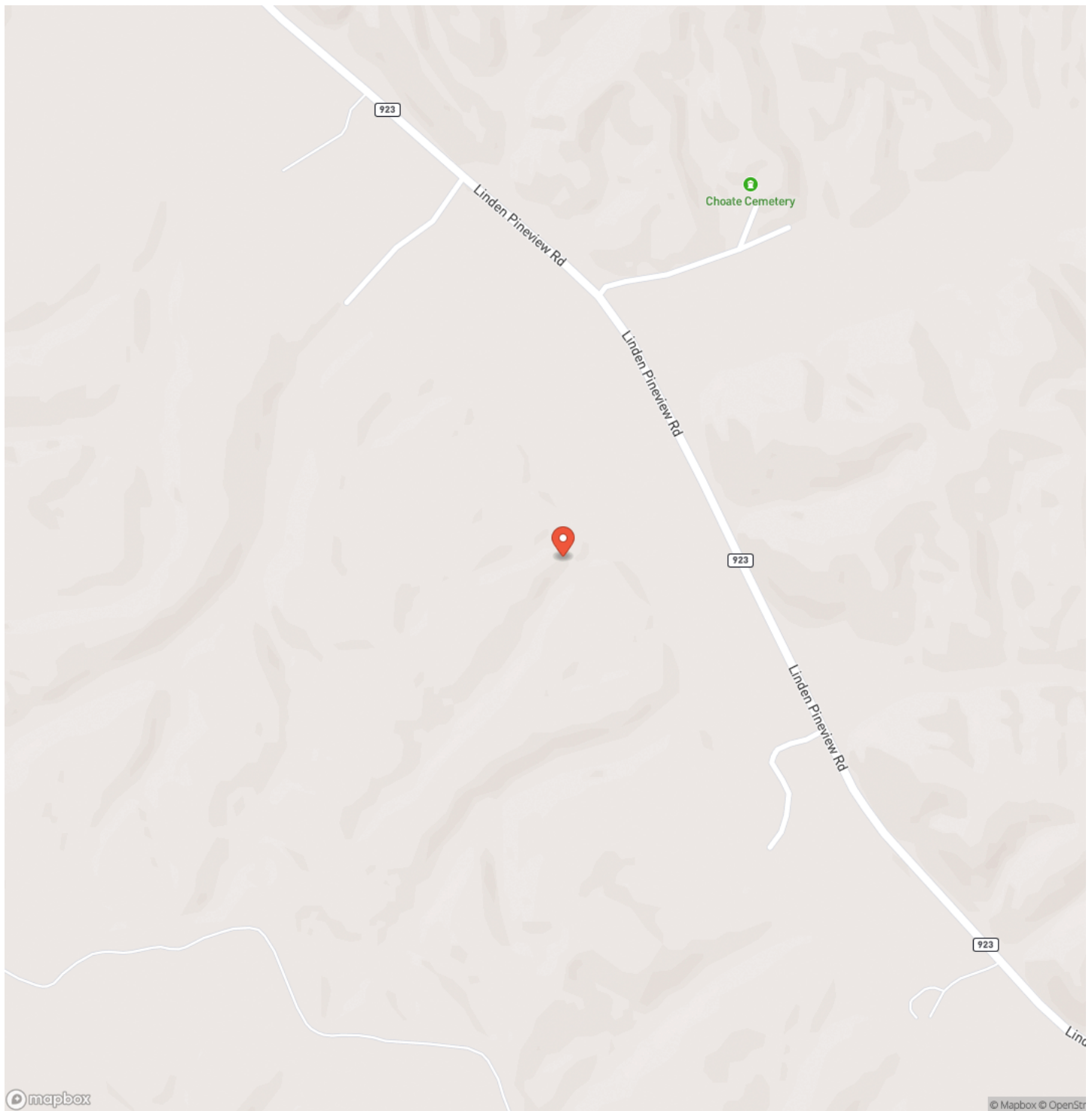
Annual property taxes were \$261 in 2025.

For more information please contact Matt Thrasher at [662-603-4987](tel:662-603-4987) or email mthrasher@mossyoakproperties.com

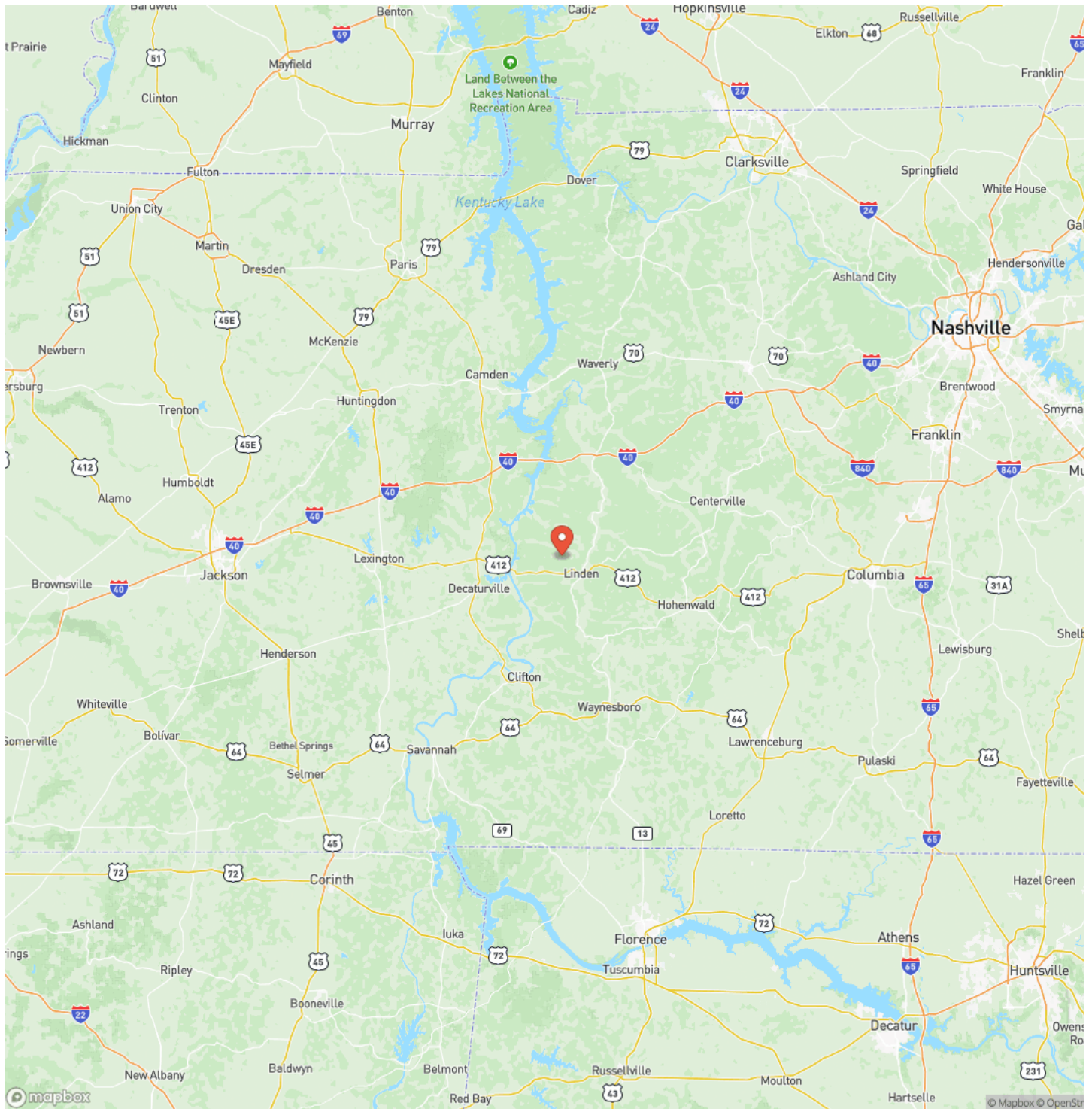
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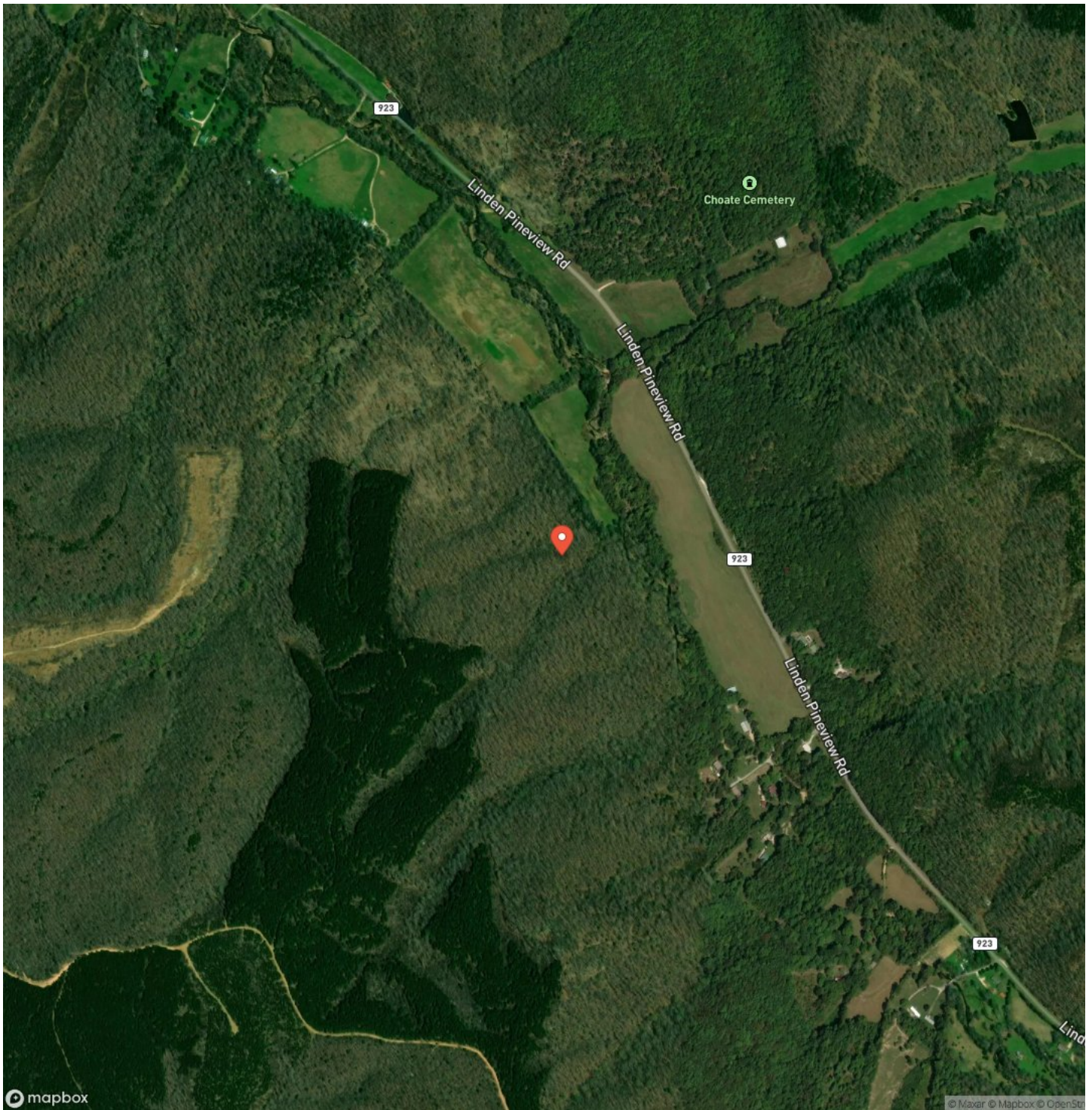
Locator Map



Locator Map



Satellite Map



Lick Creek 65.84
Linden, TN / Perry County

LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Thrasher

Mobile

(662) 603-4987

Office

(662) 603-4987

Email

mthrasher@mossyoakproperties.com

Address

1229 Highway 72

City / State / Zip

Tuscumbia, AL 35674

NOTES

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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.



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

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.

Mossy Oak Properties Southeast Land & Wildlife, LLC
1229 Hwy 72 East
Tuscumbia, AL 35674
(256) 345-0074
<https://www.mossyOakproperties.com/>

