

252 +/- Acres Hickman County TN On Hwy 100
Highway 100
Centerville, TN 37033

\$999,530
252± Acres
Hickman County



252 +/- Acres Hickman County TN On Hwy 100
Centerville, TN / Hickman County

SUMMARY

Address

Highway 100

City, State Zip

Centerville, TN 37033

County

Hickman County

Type

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

Latitude / Longitude

35.801195 / -87.43811

Acreage

252

Price

\$999,530

Property Website

<https://www.mossyoakproperties.com/property/252-acres-hickman-county-tn-on-hwy-100-hickman-tennessee/83400/>



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PROPERTY DESCRIPTION

Consisting of approximately 252 acres, this beautiful Tennessee property offers a rare combination of natural beauty, investment potential, and recreational value. Featuring mature hardwood timber, scenic ridgetop views, a year-round creek, and over two miles of interior roads, this land is ideal for anyone seeking a timber investment, hunting retreat, or a peaceful place to build.

The timber on this property is exceptional, with a strong stand of upland hardwoods dominated by White Oak—one of the most valuable species in the market. Ready-to-cut sawtimber is spread throughout the tract, making this a highly marketable and immediate timber opportunity. The terrain is especially well-suited for wintertime logging, which is advantageous to loggers and mills alike. During wetter months, when mill supply has potential to be lower, timber from tracts like this can command premium prices. The species composition includes a diverse mix of upland oak and poplar, offering multiple products for mills and buyers.

Recreationally, the property shines just as brightly. The area is known for its strong deer and turkey populations, with excellent habitat that consistently supports mature bucks. A tributary of Sulphur Creek creates the western boundary of the land, running year-round and even holding small fish. Expansive flat ridgetops across the tract make it easy to develop food plots, green fields, or future building sites.

Access and infrastructure are also a major plus. The property has over a quarter mile of frontage on Highway 100, with power and county water already available at the road, making it easy to build or develop. Located just 14 miles from Centerville, 12 miles from Hohenwald, and 15 miles from Linden, the land sits only an hour and a half from both Nashville and Jackson, Tennessee.

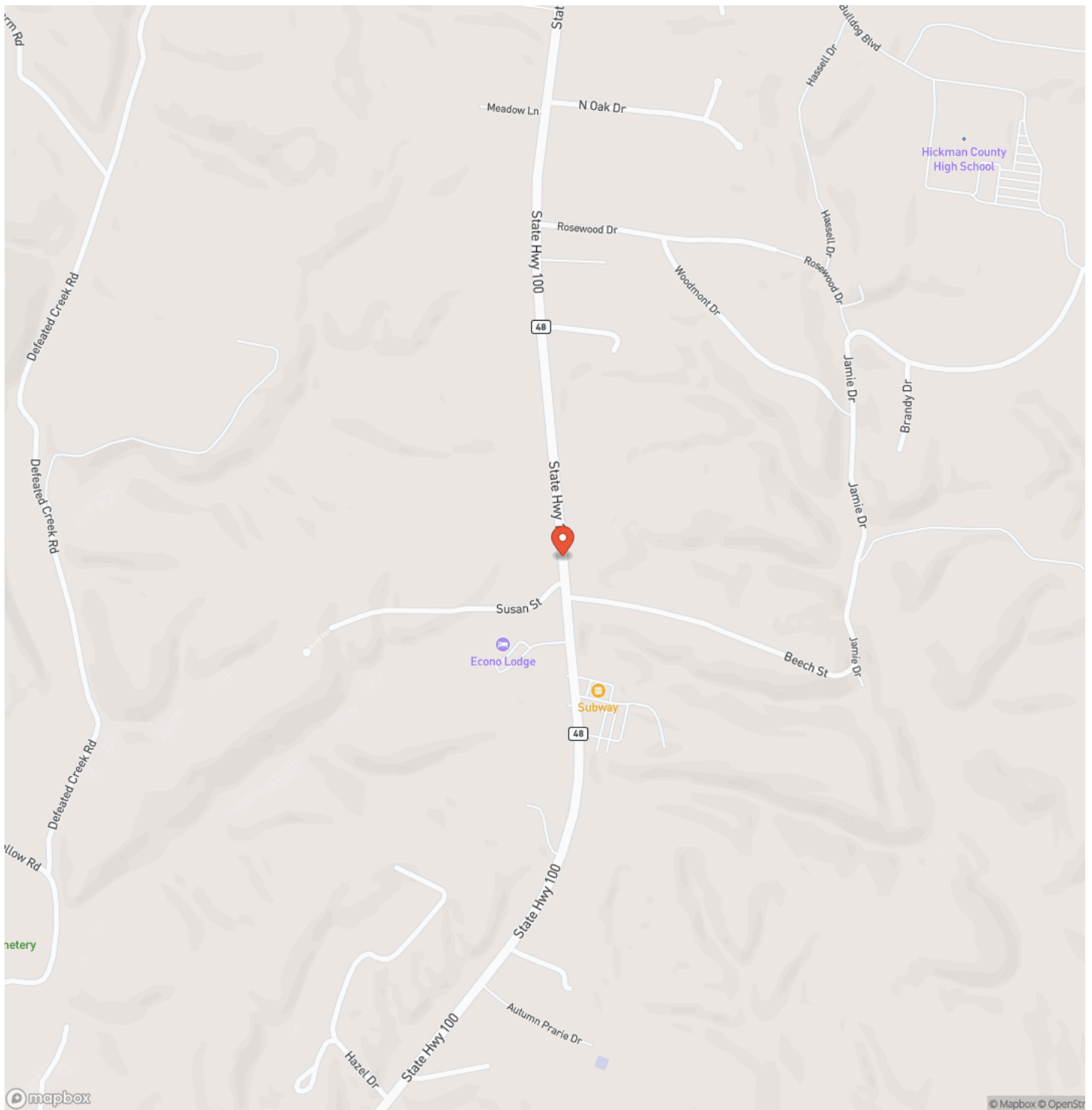
Whether you're looking for a smart timber investment, a recreational paradise, or a quiet place to build with excellent views and privacy, this property checks all the boxes.

For information or private showing email mthrasher@mossyoakproperties.com or call Matt Thrasher at [662-603-4987](tel:662-603-4987).

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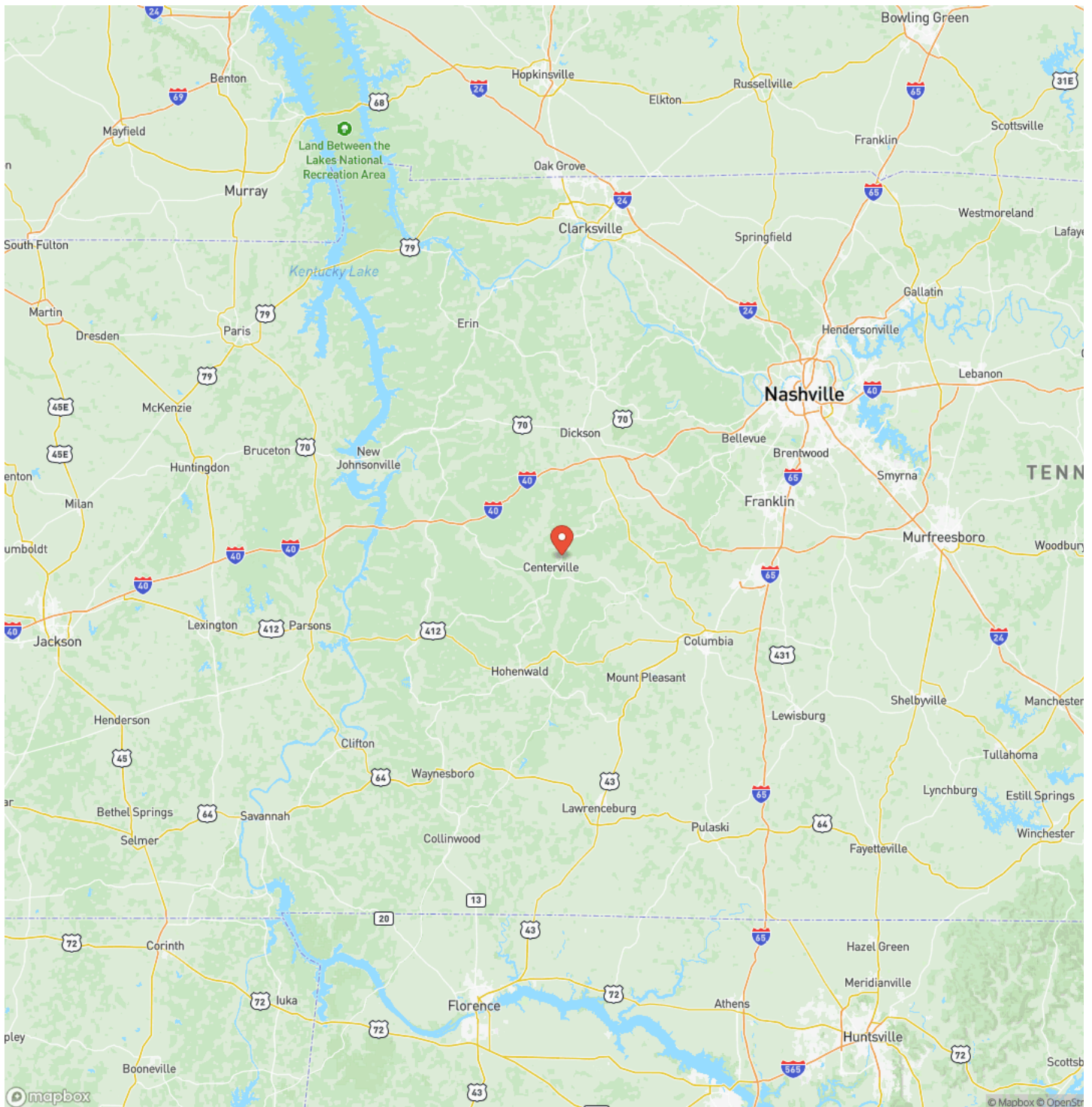


Locator Map



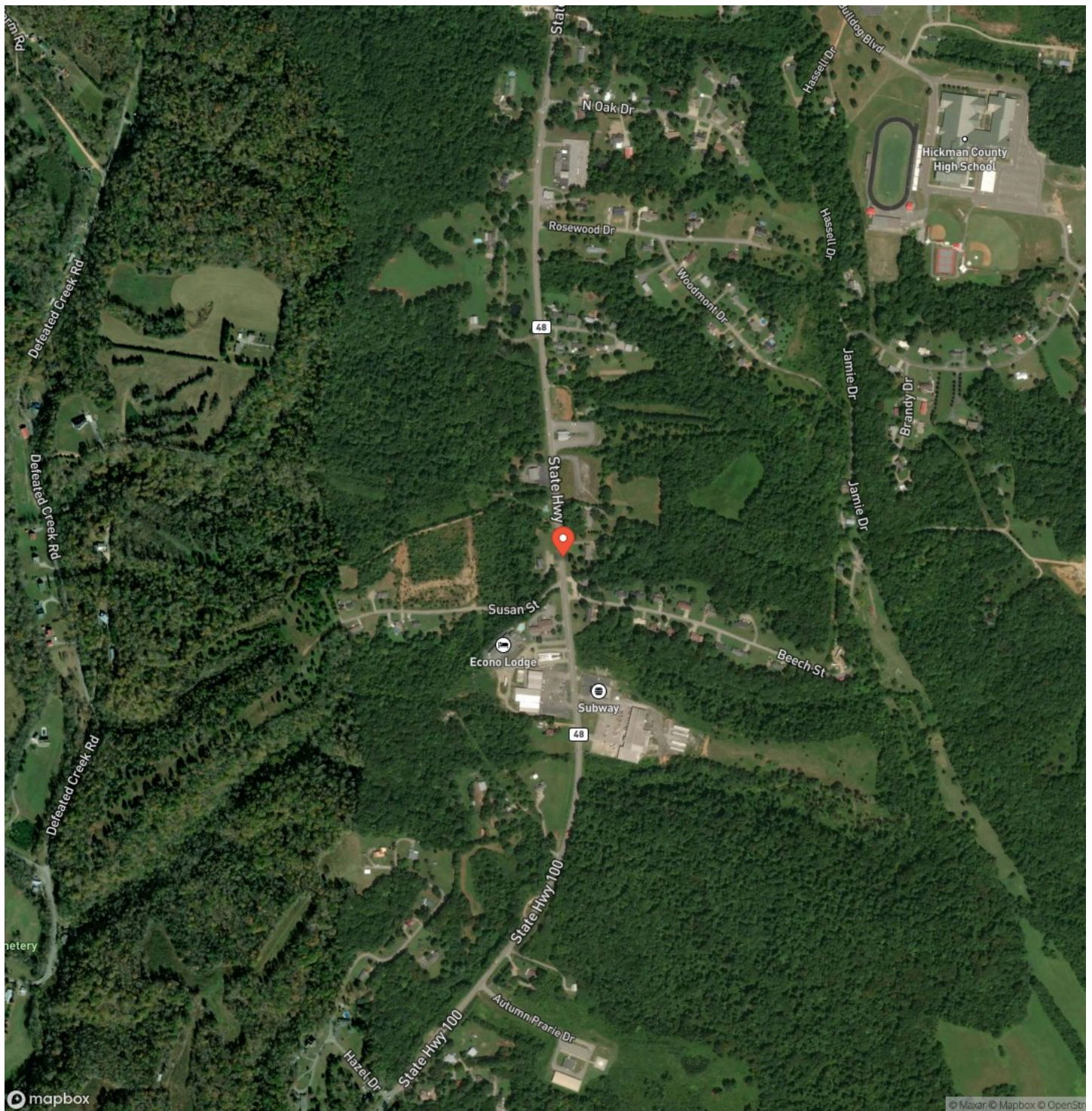
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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MORE INFO ONLINE:

MossyOakProperties.com

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MossyOakProperties.com

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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.

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