

Lick Creek 31.35  
2670 Lick Creek Road  
Linden, TN 37096

**\$155,000**  
31.35± Acres  
Perry County



**Lick Creek 31.35**  
**Linden, TN / Perry County**

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**SUMMARY**

**Address**

2670 Lick Creek Road

**City, State Zip**

Linden, TN 37096

**County**

Perry County

**Type**

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

**Latitude / Longitude**

35.651909 / -87.893095

**Taxes (Annually)**

\$124

**Acreage**

31.35

**Price**

\$155,000

**Property Website**

<https://www.mossyoakproperties.com/property/lick-creek-31-35-perry-tennessee/104597/>



## Lick Creek 31.35

### Linden, TN / Perry County

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#### **PROPERTY DESCRIPTION**

Lick Creek 31.35

Discover the perfect blend of recreation, privacy, and future homesite potential on this beautiful 31.35 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 has a 60 foot wide crowned developed deeded easement off Lick Creek Road, 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 1,350 feet of year-round Lick Creek frontage, offering scenic views and a peaceful natural setting. The land includes a prime building location, 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.

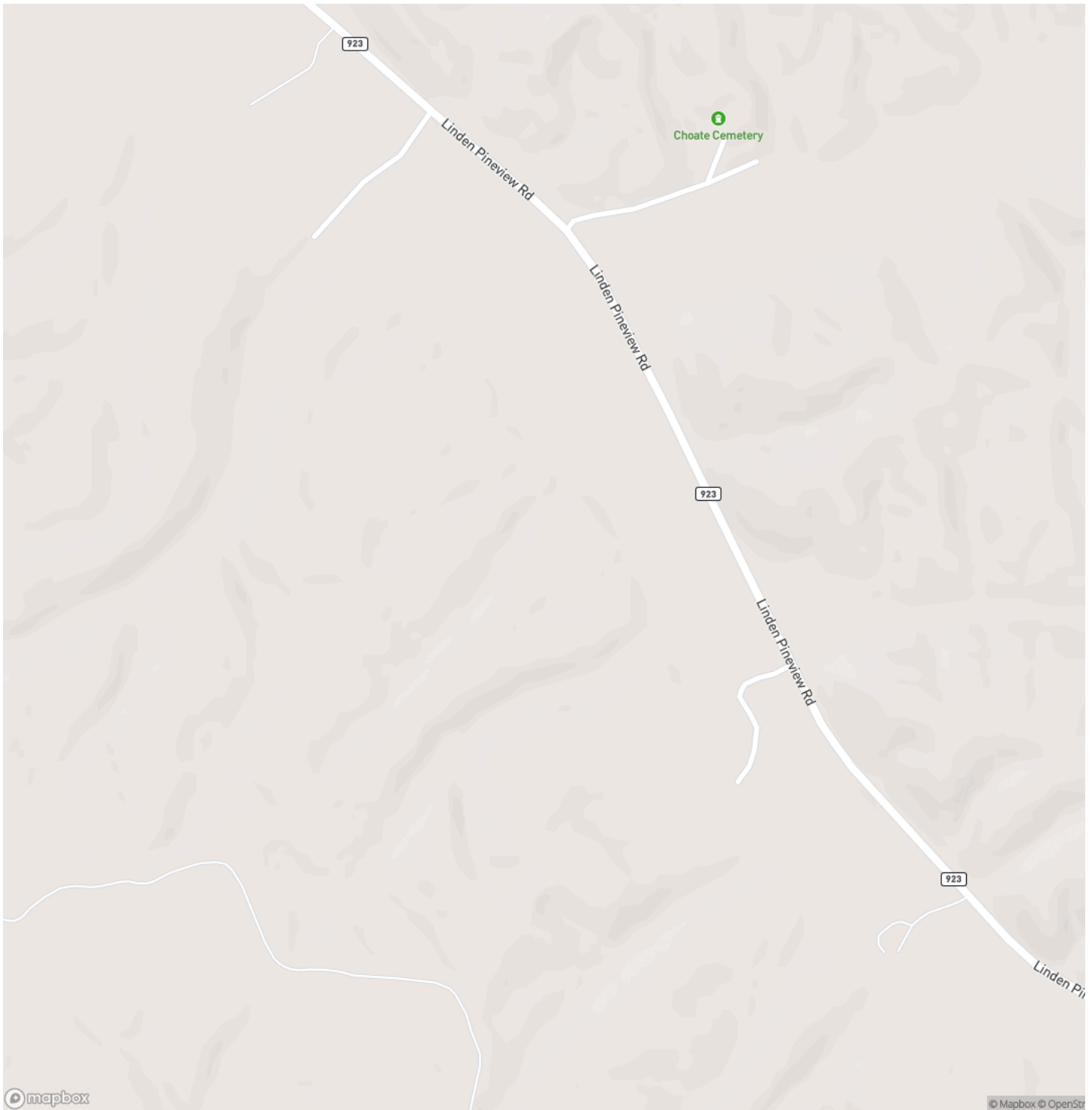
Annual property taxes were \$124 in 2025.

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

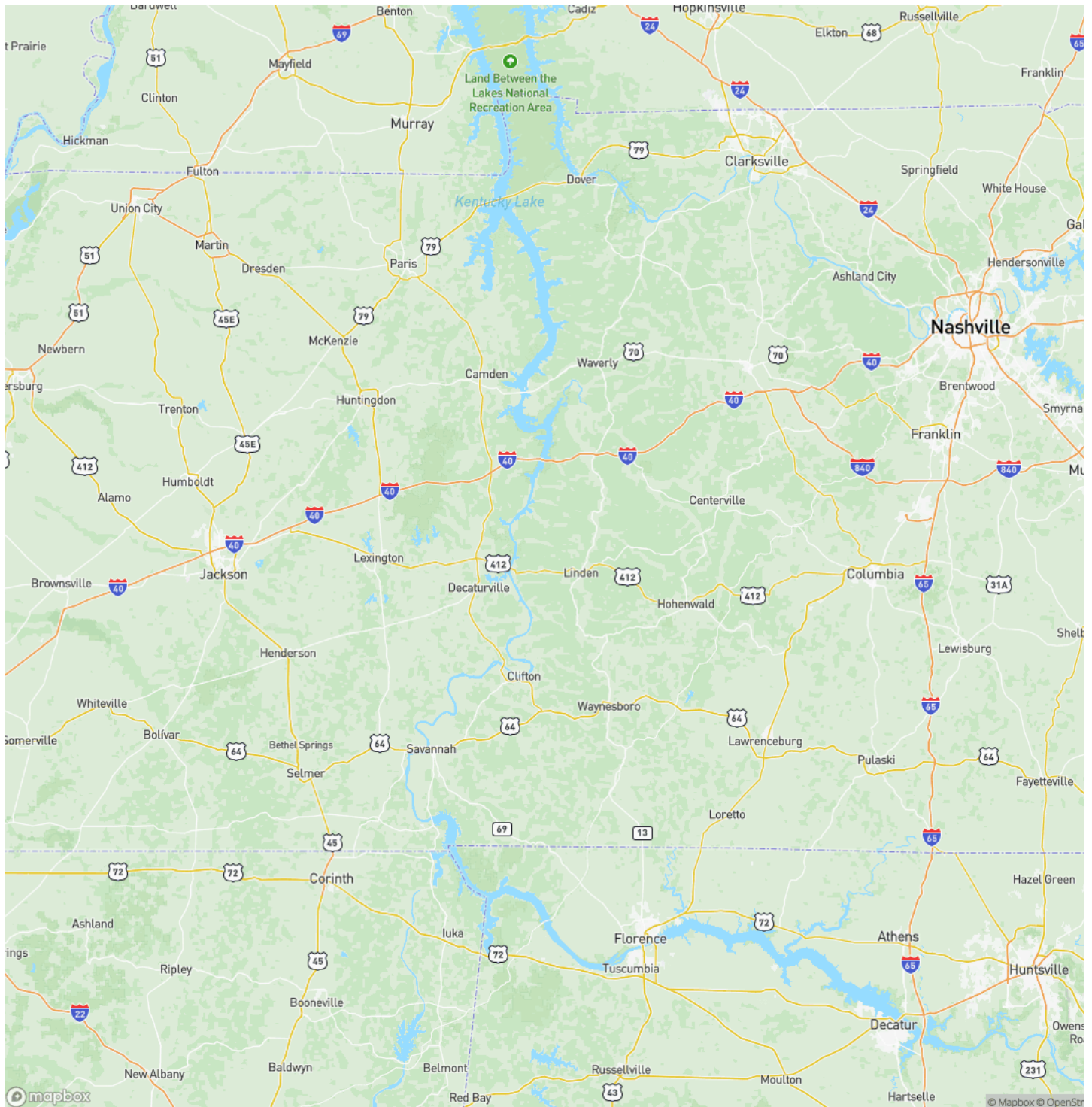
Lick Creek 31.35  
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## Locator Map



## Locator Map



## Satellite Map



**Lick Creek 31.35**  
**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 blue 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.

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