

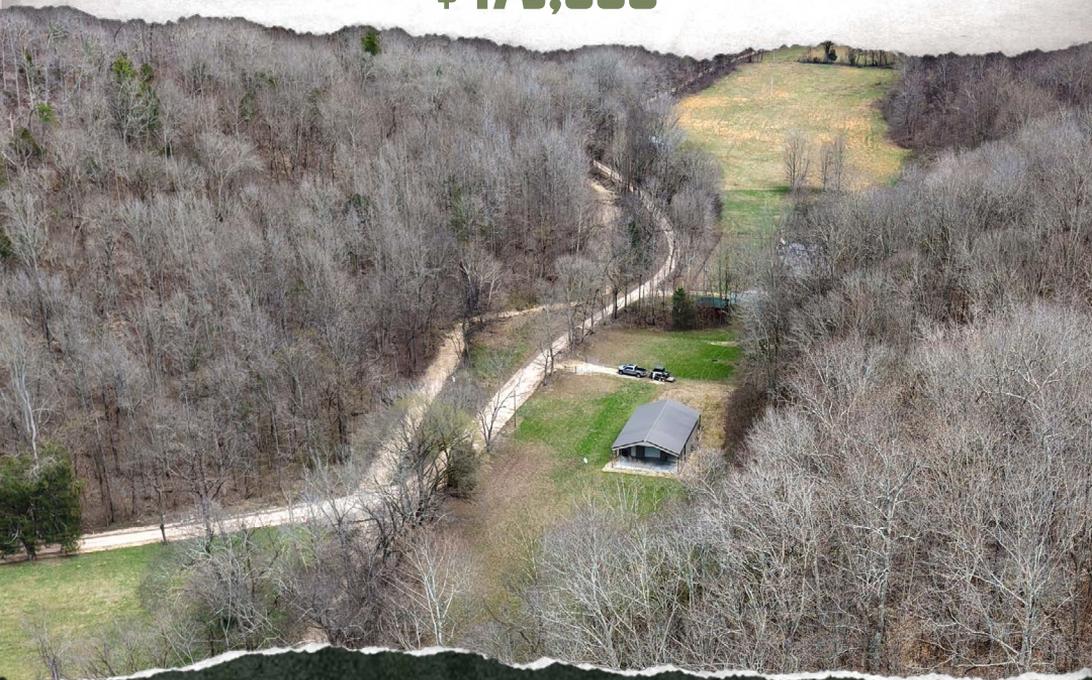


SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

**174.17± ACRES WITH A SHOP
WAYNE COUNTY, TN**

\$475,000



OFFICE (901) 910-1809 | WWW.SMALLTOWNPROPERTIES.COM

THE WAYNE 174.17

PROPERTY PROFILE

LOCATION:

- 3482 Waterfall Creek Road
Collinwood, TN 38450
- Wayne County
- 6± Miles NW of Collinwood
- 20± Miles N of the AL State Line
- 28± Miles SE of the TN River
in Clifton
- 110± Miles SW of Nashville

COORDINATES:

- 35.206757, -87.771500

PROPERTY USE:

- Hunting
- Recreation
- Potential Home Site
- Investment

PROPERTY INFORMATION:

- 174.17± Total Acres
- 5± Acre Pasture
- Gently Rolling Topography
- Mature Hardwood Timber
- Established Trails
- Metal Shop with Power
- Frontage on Waterfall Creek

TAX INFORMATION:

- Parcel: 126-001.00
- 2025 Taxes TBD



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SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WAYNE 174.17

THE WAYNE 174.17 OFFERS AN EXCELLENT COMBINATION OF WOODED TERRAIN, PASTURE, AND SCENIC CREEK FRONTAGE. Located in the hills of Wayne County, Tennessee, this farm is suited for hunting, building, small-scale farming, recreation, and more!

Waterfall Creek winds through the 174.17± acre farm, providing year-round water, natural beauty, and an ideal habitat for wildlife. Approximately 5 acres are currently in open pasture, while the majority of the land is covered in mature hardwood timber with natural draws and gently rolling topography. The diverse habitat creates outstanding opportunities for deer and turkey hunting, as well as trail riding and other outdoor recreation.



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MORE ABOUT THE WAYNE 174.17

The property includes a newly constructed metal shop with power, providing a versatile space for equipment storage, farm operations, or livestock use. Fiber internet availability allows owners to stay connected while enjoying the privacy and tranquility of a rural setting.

With its varied terrain, year-round creek, and existing infrastructure, the Wayne 174.17 offers several potential homesites or an ideal location for a weekend hunting cabin or recreational retreat. This property is well suited for buyers seeking a private rural tract with strong hunting potential, building opportunities, and open ground suitable for livestock or small-scale farming.

**Contact Shane Martin today to schedule a personal tour
and experience #TheSmallTownWay!**



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WAYNE COUNTY, TENNESSEE



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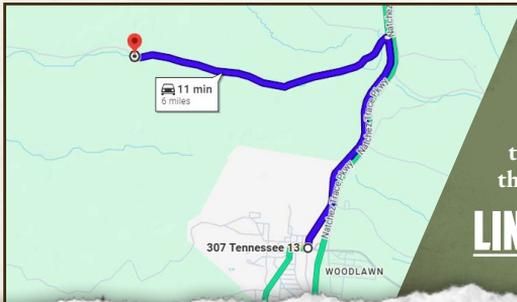
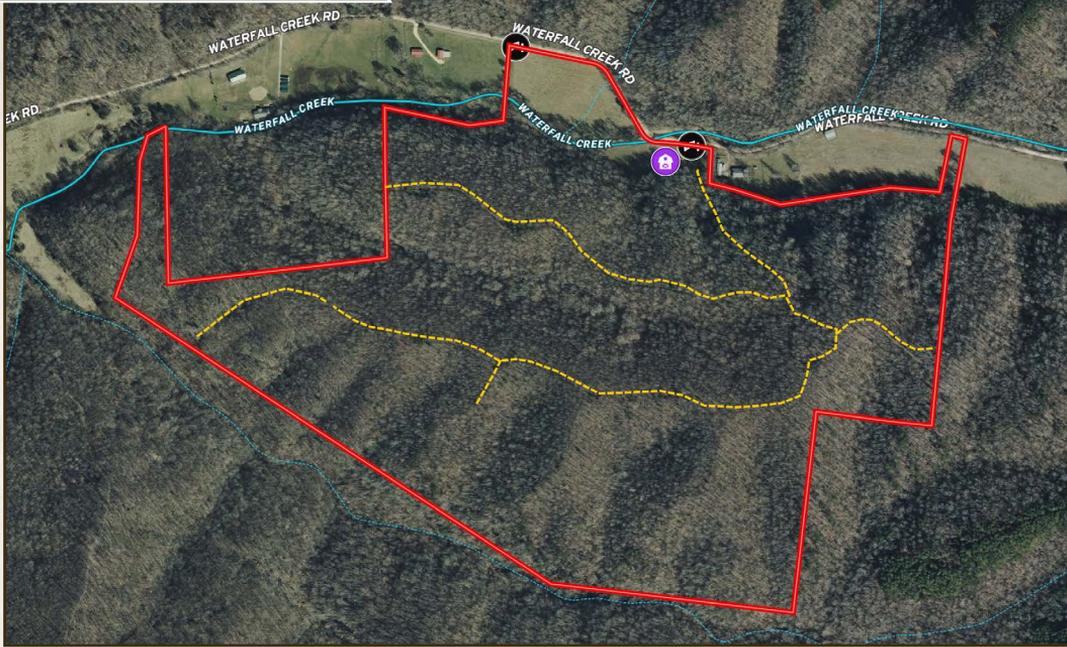
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174.17± ACRES WAYNE COUNTY, TENNESSEE

land id. LINK



Directions From the Intersection of Tennessee Street and TN-13 N in Collinwood, TN: Travel 2.8 miles north on TN-13. Turn left on Waterfall Creek Road and continue left to remain on the same road. Travel 3.2 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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