

70 Acres in Nunnelly  
0 Bells Branch Rd  
Nunnelly, TN 37137

**\$399,000**  
70.820± Acres  
Hickman County





**70 Acres in Nunnelly**  
**Nunnelly, TN / Hickman County**

---

**SUMMARY**

**Address**

0 Bells Branch Rd

**City, State Zip**

Nunnelly, TN 37137

**County**

Hickman County

**Type**

Undeveloped Land

**Latitude / Longitude**

35.849313 / -87.438557

**Acreage**

70.820

**Price**

\$399,000

**Property Website**

<https://mcewengroup.com/property/70-acres-in-nunnelly-hickman-tennessee/77365/>



## **70 Acres in Nunnelly** **Nunnelly, TN / Hickman County**

---

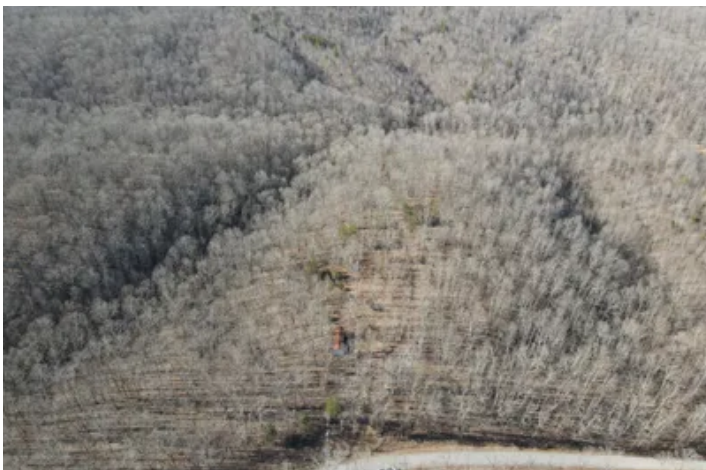
### **PROPERTY DESCRIPTION**

This property is under contract with a home sale contingency and first right of reffusal. The seller is accepting offers, which will be presented to current buyers for the opportunity to match.

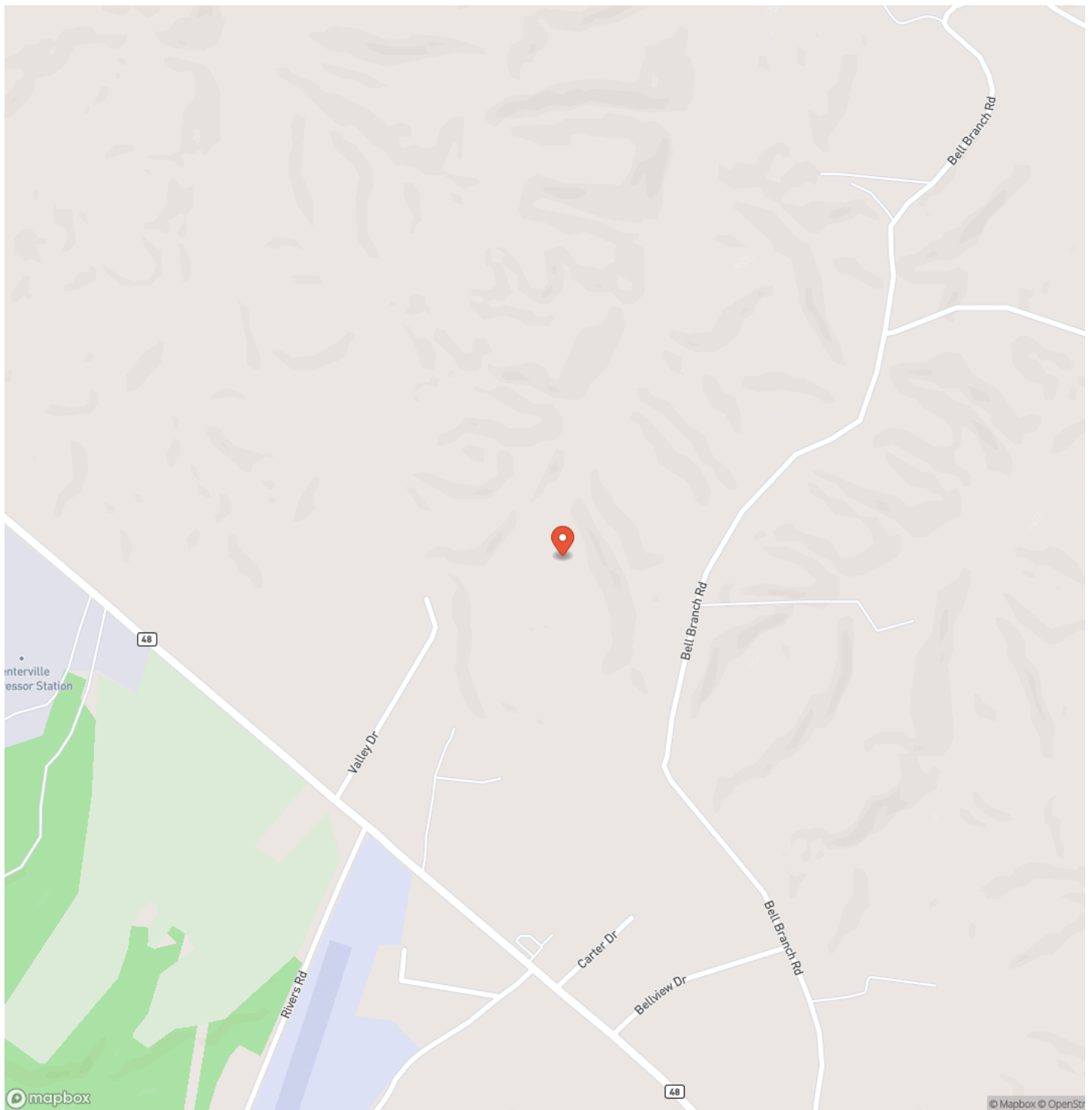
Nestled in the tranquil landscapes of Nunnelly, Tennessee, this expansive 70-acre property offers a harmonious blend of natural beauty and recreational opportunities. The rolling hills are blanketed with mature woodlands, providing a serene backdrop for those seeking a private retreat. A pond enhances the property's allure, and could be enhanced for fishing and relaxation. Meandering trails traverse the acreage, ensuring easy access throughout and inviting exploration, whether on foot, horseback, or ATV. This property embodies the essence of rural Middle Tennessee, presenting an ideal canvas for your dream home, a weekend getaway, or a hunting retreat. Embrace the opportunity to own a piece of Tennessee's scenic countryside, where privacy and nature converge.



**70 Acres in Nunnelly**  
**Nunnelly, TN / Hickman County**



## Locator Map

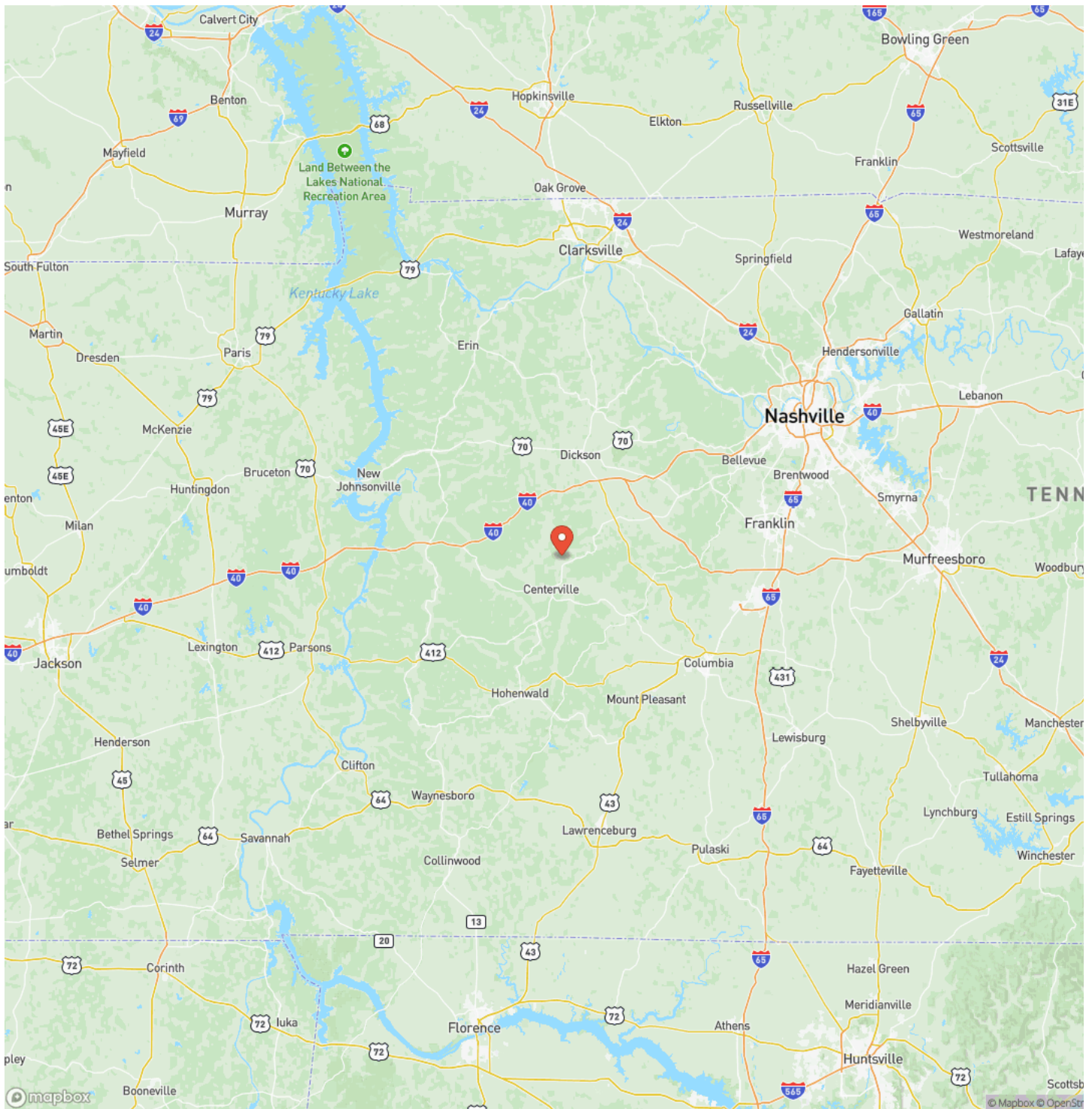


**MC EWEN GROUP**

FARMS | RECREATIONAL PROPERTIES | ESTATES



## Locator Map



**MC EWEN GROUP**

FARMS | RECREATIONAL PROPERTIES | ESTATES



## Satellite Map



**70 Acres in Nunnelly**  
**Nunnelly, TN / Hickman County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Owen Lowe

## Mobile

(615) 651-9494

## Email

owen@mcewengroup.com

### Address

## 17A Public Square

## City / State / Zip

## 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.



---

**McEwen Group, LLC**  
17A Public Sq  
Columbia, TN 38401  
(931) 381-1808  
[www.mcewengroup.com](http://www.mcewengroup.com)

---