

CATHEY'S CREEK
Catheys Creek Rd
Mount Pleasant, TN 38461

\$2,704,590
742± Acres
Maury County



CATHEY'S CREEK
Mount Pleasant, TN / Maury County

SUMMARY

Address

Catheys Creek Rd

City, State Zip

Mount Pleasant, TN 38461

County

Maury County

Type

Recreational Land, Undeveloped Land, Timberland, Hunting Land

Latitude / Longitude

35.59688 / -87.35916

Acreage

742

Price

\$2,704,590

Property Website

<https://compasslandpartners.com/property/cathey-s-creek-maury-tennessee/91213/>



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PROPERTY DESCRIPTION

MATURE TIMBER ASSETS + EXCEPTIONAL RECREATIONAL POTENTIAL

Welcome to Cathey's Creek! This exceptional +/- 742-acre tract offers the perfect blend of immediate timber value and long-term investment potential, strategically positioned in Maury County's rapidly developing corridor. With approximately 275 acres of mature hardwood timber and extensive recreational amenities, Cathey's Creek represents a rare opportunity to acquire premium Tennessee land with multiple revenue streams and appreciation potential.

The property's proximity to Nashville (65 miles) and other thriving Middle Tennessee communities positions it perfectly for the growing demand from urban professionals seeking recreational retreats and investment properties. The mature hardwood timber provides immediate asset value, while the tract's recreational features and development potential offer long-term growth opportunities.

INVESTMENT HIGHLIGHTS

Location & Access

- **Road frontage** on Cathey's Creek Road for easy year-round access
- **9 miles of internal roads and trails** throughout the property
- **Multiple nearby communities:** Mount Pleasant (14 mi), Hohenwald (13 mi), Columbia (21 mi)
- **Nashville proximity:** just 65 miles from Tennessee's economic hub
- **Spring Hill proximity:** just 33 miles from this rapidly growing automotive manufacturing center

Timber

- 275 acres of mature hardwood timber
- Well-maintained internal road system for timber management access
- Sustainable harvest potential with proper forest management

Recreation

- Excellent deer and turkey hunting throughout the tract
- Dual creek systems: Cathey's Creek and East Prong Cathey's Creek
- Davy Crockett State Park: 35 miles away
- Diverse terrain supporting varied wildlife populations
- Established trail system for hunting, hiking, and ATV use

Development Potential

- Power available nearby for future improvements
- Multiple potential home sites with creek and timber views
- Strategic location in high-growth Middle Tennessee corridor



- Flexible zoning allows various development scenarios

INVESTMENT ADVANTAGES

This property delivers multiple value propositions that align with current market trends:

- Immediate Income Potential: Mature timber assets provide near-term revenue opportunities through selective harvesting, while hunting leases can generate annual income.

- Strategic Location: Positioned in Tennessee's growth corridor with easy access to Nashville's expanding job market and Spring Hill's automotive industry boom.

- Recreational Premium: Premium hunting and outdoor recreation properties continue to appreciate as urban populations seek rural retreats and investment diversification.

- Infrastructure Ready: Existing road network and nearby utilities minimize development costs for future improvements or subdivisions.

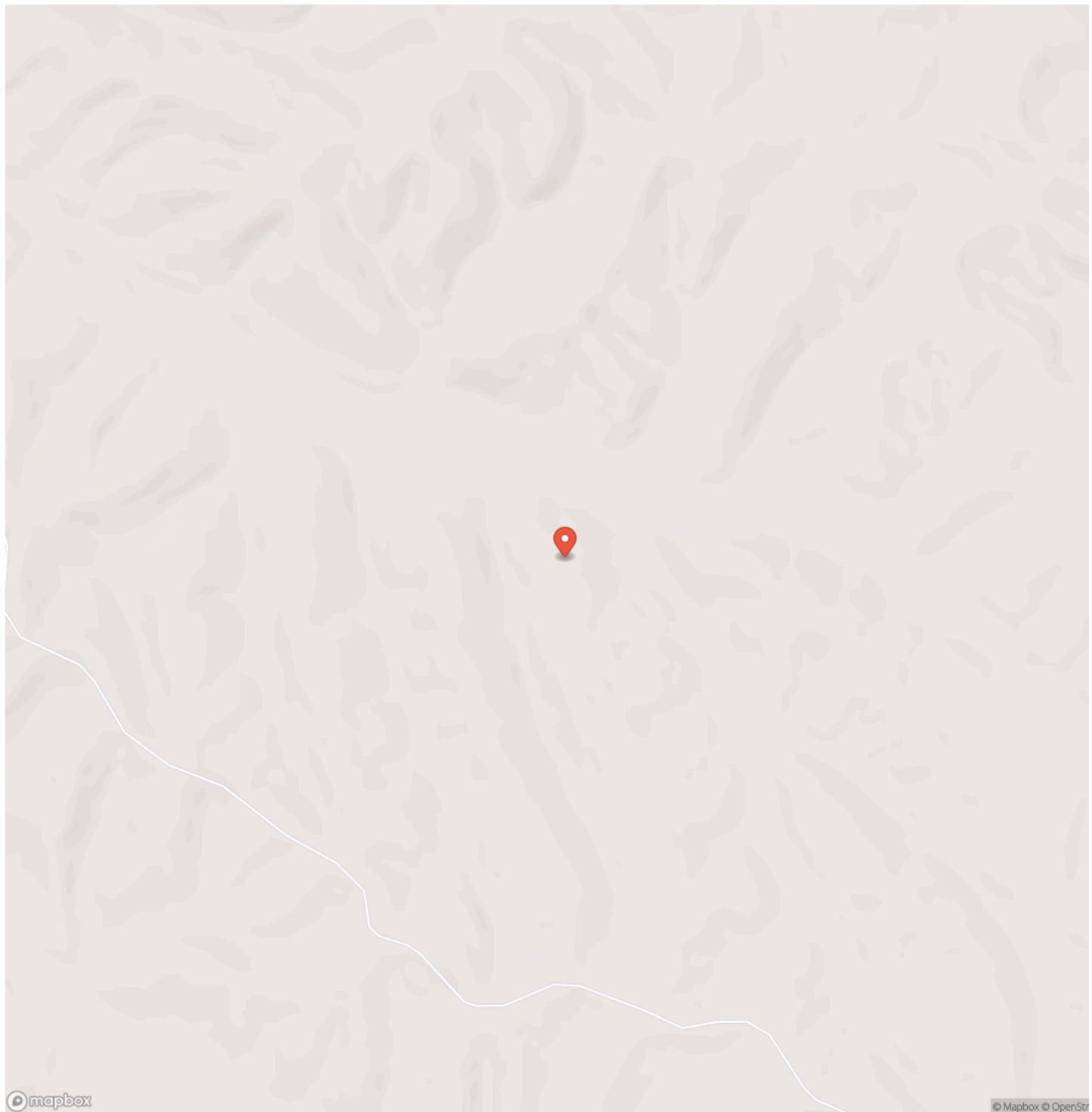
With Tennessee's continued population growth and Nashville's expanding influence, properties of this caliber in prime locations are increasingly rare. Contact us today to schedule your private showing.



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Locator Map

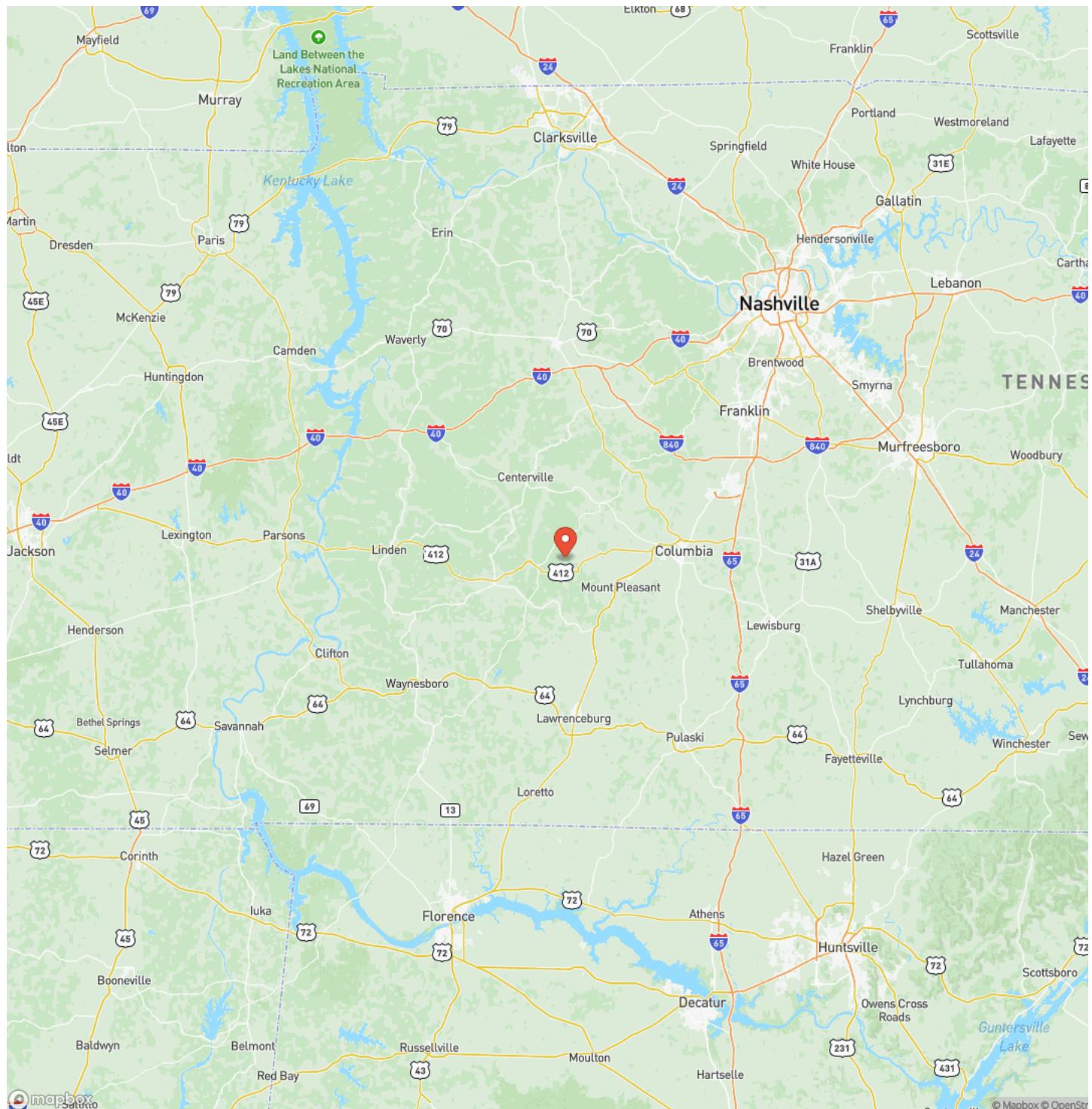


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Locator Map



Satellite Map



CATHEY'S CREEK Mount Pleasant, TN / Maury County

LISTING REPRESENTATIVE

For more information contact:



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NOTES



MORE INFO ONLINE:

<https://compasslandpartners.com/>

NOTES



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