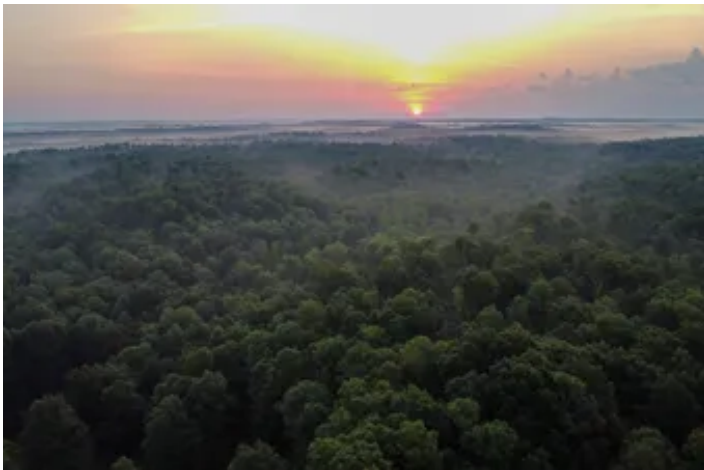


BUCKSNORT RIDGE RETREAT
HWY 230
McEwen, TN 37101

\$7,541,250
2,011± Acres
Hickman County



BUCKSNORT RIDGE RETREAT
McEwen, TN / Hickman County

SUMMARY

Address

HWY 230

City, State Zip

McEwen, TN 37101

County

Hickman County

Type

Recreational Land, Undeveloped Land, Timberland, Hunting Land

Latitude / Longitude

35.930985 / -87.636286

Acreage

2,011

Price

\$7,541,250

Property Website

<https://compasslandpartners.com/property/bucksnort-ridge-retreat-hickman-tennessee/91245/>



BUCKSNORT RIDGE RETREAT

McEwen, TN / Hickman County

PROPERTY DESCRIPTION

RARE, LARGE CONTIGUOUS TRACT NEAR NASHVILLE

What truly sets Bucksnot Ridge Retreat apart is its remarkable size and continuity. At 2,011± acres of unbroken wilderness, this property represents an increasingly rare opportunity in Middle Tennessee's rapidly developing landscape—making it especially attractive for investors, recreational users, or those seeking a legacy holding.

The property's comprehensive trail network is another distinguishing feature uncommon for tracts of this size. Multiple access points ensure convenient entry from different directions, while the well-maintained internal road system seamlessly connects all areas of the property.

LOCATION & ACCESS

Bucksnot Ridge Retreat enjoys an enviable position in Middle Tennessee, situated just 50 miles west of Nashville. The property is located 40 miles west of Franklin, 15 miles southwest of Dickson, and 12 miles south of McEwen, placing it within easy reach of metropolitan areas while maintaining its rural character. Just 15 miles east of the Tennessee River, this location offers the perfect balance of accessibility and seclusion.

ROAD FRONTAGE & ACCESS

- Over 1 mile of paved road frontage on Highway 230
 - 750± feet of county dirt road frontage on Caney Holley Road (north access)
 - Extensive internal road and trail system throughout the property
 - Primary road connects both frontages—from Highway 230 to Caney Hollow Road
 - Wooded ridgetop trail network provides comprehensive tract access
-

OFF-GRID CABIN

The property features a charming one-bedroom off-grid cabin, powered by both solar energy and a backup generator. The cabin offers sustainable living without sacrificing comfort. The spacious living room centers around a magnificent grand stone fireplace, creating a warm and inviting atmosphere for relaxation or entertaining. A covered porch extends the living space outdoors, providing the ideal spot to enjoy morning coffee while taking in the natural beauty of the surroundings.

TIMBER STAND

The timber resources on Bucksnot Ridge Retreat represent significant value and long-term investment potential. The forest consists almost entirely of premium White Oak, one of the most sought-after hardwood species. Professional select-cutting operations in recent years have enhanced the forest's health and productivity while maintaining its natural beauty. This sustainable management approach ensures continued timber value while preserving the property's ecological integrity and wildlife habitat.

HUNTING OPPORTUNITIES

Bucksnot Ridge Retreat offers exceptional recreational opportunities for the outdoor enthusiast. The diverse terrain and mature forest create prime deer and turkey habitat, supported by established food plots. The varied topography—from wooded ridgetops to creek bottoms—provides ideal wildlife corridors, bedding areas, and feeding zones. In addition, Tanyard Branch runs through the property, offering a year-round water source.

INVESTMENT OPPORTUNITY

This exceptional property represents a once-in-a-lifetime opportunity to own a substantial piece of Tennessee real estate. With Nashville's continued growth and development pressure, large contiguous tracts like Bucksnot Ridge Retreat are increasingly scarce.

The combination of prime location, extensive road frontage, quality timber, and recreational amenities makes this an ideal investment for:

- Recreational retreats



- Hunting preserves
- Timber investment and management
- Future development potential
- Legacy family properties
- Corporate retreats or event venues

With no conservation easement restrictions in place, landowners enjoy complete flexibility for property management and potential development while maintaining the tract's recreational value.

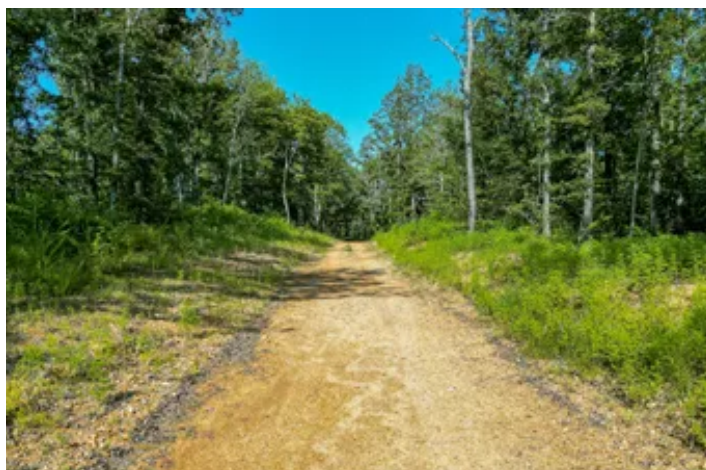
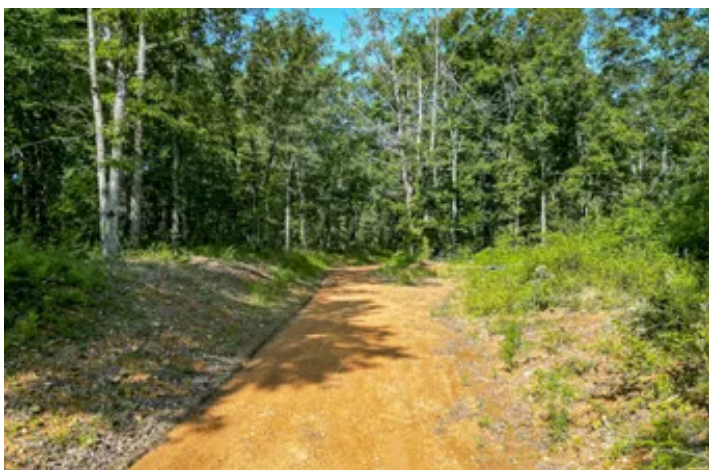
CONTACT US

Located in the heart of Middle Tennessee's scenic countryside, Bucksnot Ridge Retreat offers the perfect balance of accessibility and privacy. Its proximity to Nashville, Franklin, and Dickson, combined with its expansive rural setting, creates an unparalleled opportunity for those seeking to escape the urban environment while maintaining convenient access to metropolitan amenities.

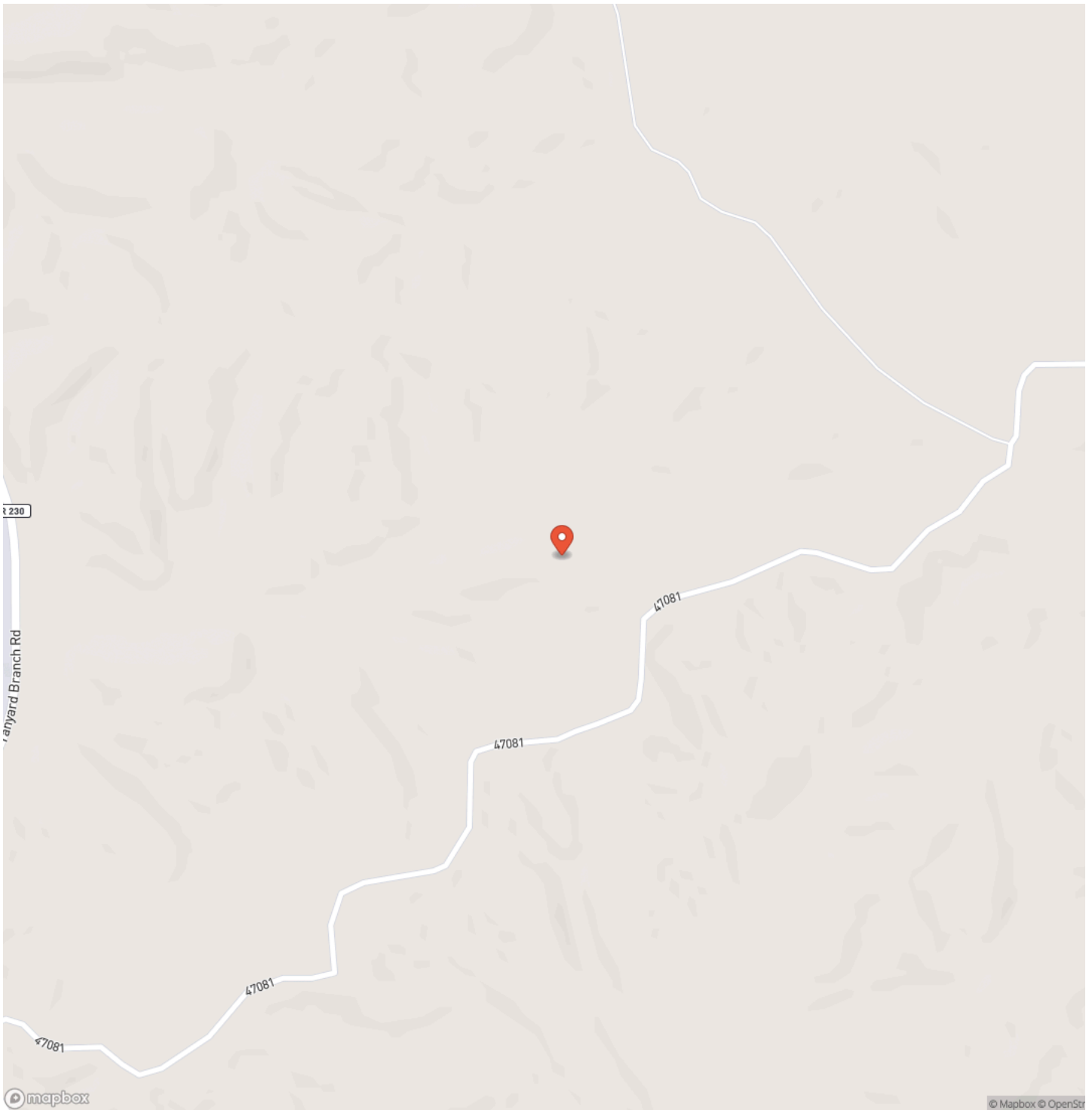
For private showings and additional information, contact us today.



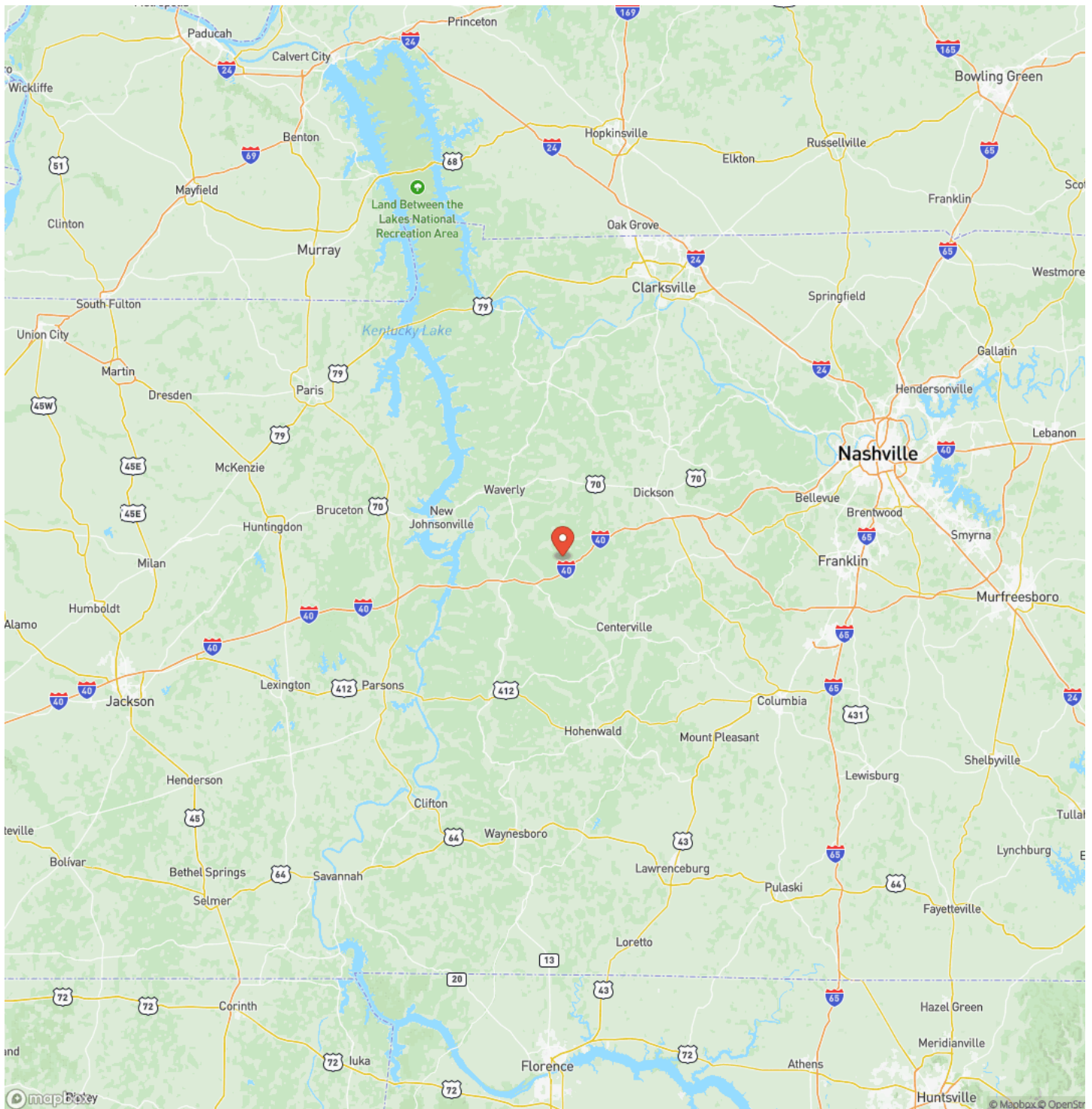
BUCKSNORT RIDGE RETREAT
McEwen, TN / Hickman County



Locator Map



Locator Map



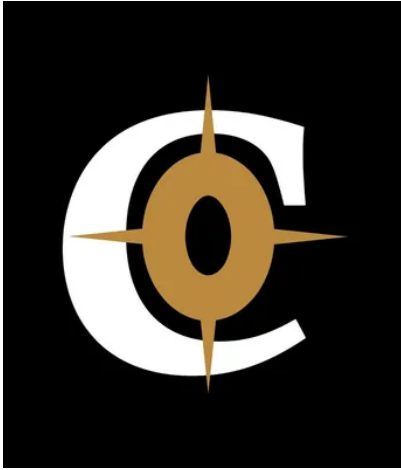
Satellite Map



BUCKSNORT RIDGE RETREAT
McEwen, TN / Hickman County

LISTING REPRESENTATIVE

For more information contact:



Representative

Compass South Land Sales

Mobile

(800) 731-2278

Office

(843) 538-6814

Email

landsales@compasssouth.com

Address

452 Upchurch Ln

City / State / Zip

NOTES



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<https://compasslandpartners.com/>

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Compass Land Partners
452 Upchurch Ln
Walterboro, SC 29488
(800) 731-2278
<https://compasslandpartners.com/>

