

ROCKHOUSE RIDGE
Rockhouse Road
Hohenwald, TN 38462

\$187,500
75± Acres
Perry County



ROCKHOUSE RIDGE
Hohenwald, TN / Perry County

SUMMARY

Address

Rockhouse Road

City, State Zip

Hohenwald, TN 38462

County

Perry County

Type

Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

35.5393 / -87.698

Acreage

75

Price

\$187,500

Property Website

<https://compasslandpartners.com/property/rockhouse-ridge-perry-tennessee/91246/>



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PROPERTY DESCRIPTION

TENNESSEE TIMBER INVESTMENT WITH EXCEPTIONAL ROAD FRONTAGE

Welcome to an exceptional investment opportunity known as Rockhouse Ridge, a remarkable +/- 75-acre timber tract in Perry County, Tennessee. This property offers a blend of timber investment, recreational opportunity, and future development potential.

Location & Access

The tract is conveniently located just 9 miles from Hohenwald and 16 miles from Linden, with Columbia (36 miles) and Lawrenceburg (39 miles) providing additional amenities. The property boasts over 3,100 feet of paved road frontage on Rockhouse Road, ensuring excellent accessibility and visibility. An additional 1,500+ feet of internal logging road provides immediate access throughout the tract and could easily be improved for everyday vehicle use.

Timber Investment

The standout feature of this property is approximately 65 acres of well-established 10-year-old planted loblolly pine. This valuable timber asset offers optimal growth and future harvest potential. The timber stand also represents both current value and long-term investment opportunity.

Recreation & Wildlife

Outdoor enthusiasts will appreciate the abundant wildlife including white-tailed deer, wild turkey, and various small game species. The property's proximity to Buffalo River public access points, Laurel Hill Wildlife Management Area, and the historic Natchez Trace Parkway provides endless recreational opportunities nearby.

Water & Natural Features

Seasonally flowing Rockhouse Creek meanders along the southern property boundary, adding natural beauty and providing a valuable water source for wildlife. The topography creates diverse habitats perfect for hunting and wildlife observation.

Development Potential

With no restrictions or conservation easements, this property offers unlimited potential. Excellent road frontage combined with the natural lay of the land make it ideal for subdivision into three or more tracts, each maintaining substantial acreage (15+ acres) and road access. Creative buyers will find even more possibilities for development or recreational use.

Utilities & Infrastructure

While currently undeveloped with no existing structures, electricity is less than one mile west on Rockhouse Road, making future development both feasible and cost-effective.

Investment Highlights

- 75± acres of prime Tennessee land
- 65± acres of established 10-year loblolly pine timber
- 3,100+ feet of paved road frontage
- 1,500+ feet of internal road access
- No restrictions or easements
- Excellent subdivision potential
- Prime hunting and recreation opportunities
- Strategic location near multiple towns and attractions

Whether you're seeking a timber investment, recreational retreat, development opportunity, or combination of all three, Rockhouse Ridge delivers exceptional value and unlimited potential in the heart of Tennessee.

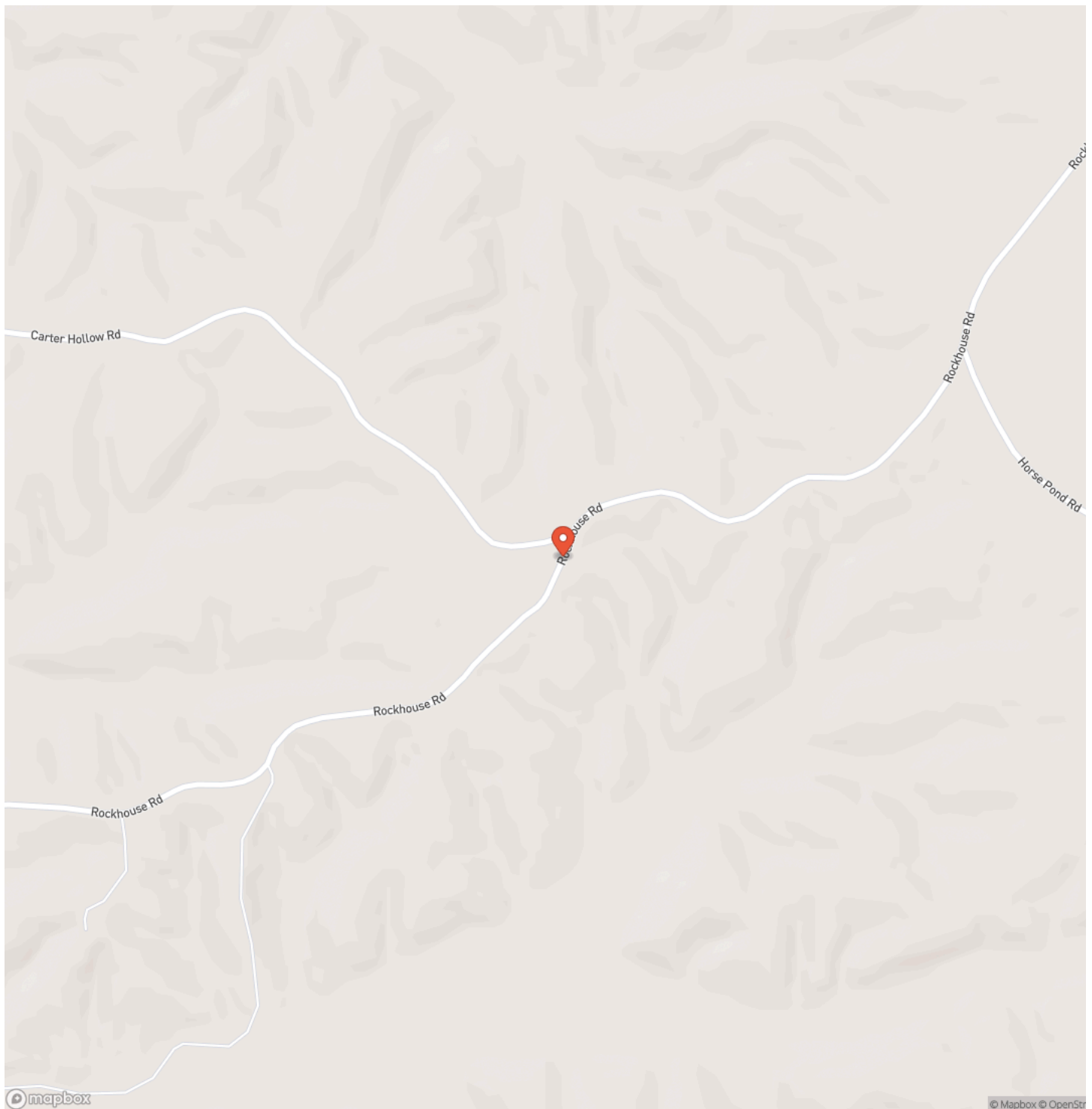
Contact us today to schedule a showing with one of our agents.



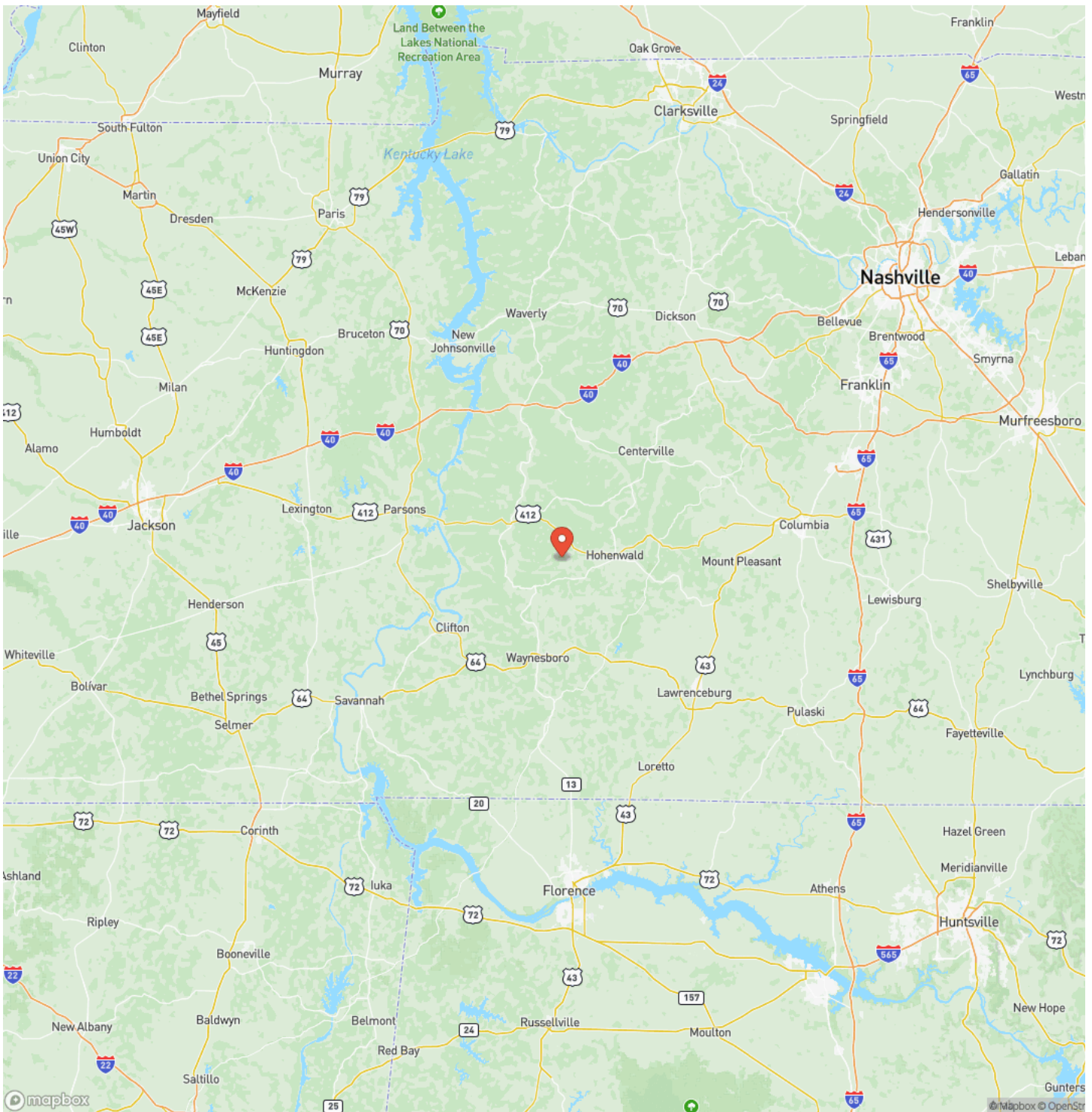
ROCKHOUSE RIDGE
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Locator Map



Locator Map



Satellite Map



ROCKHOUSE RIDGE
Hohenwald, TN / Perry County

LISTING REPRESENTATIVE

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NOTES

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This image shows a blank 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

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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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