

109 Acres in Humphreys County
2620 Sycamore Landing Road
Waverly, TN 37185

\$1,525,000
109.420± Acres
Humphreys County



**109 Acres in Humphreys County
Waverly, TN / Humphreys County**

SUMMARY

Address

2620 Sycamore Landing Road

City, State Zip

Waverly, TN 37185

County

Humphreys County

Type

Farms, Recreational Land

Latitude / Longitude

35.938505 / -87.917124

Taxes (Annually)

1959

Dwelling Square Feet

2200

Bedrooms / Bathrooms

3 / 2.5

Acreage

109.420

Price

\$1,525,000

Property Website

<https://mcewengroup.com/detail/109-acres-in-humphreys-county-humphreys-tennessee/41593>



109 Acres in Humphreys County Waverly, TN / Humphreys County

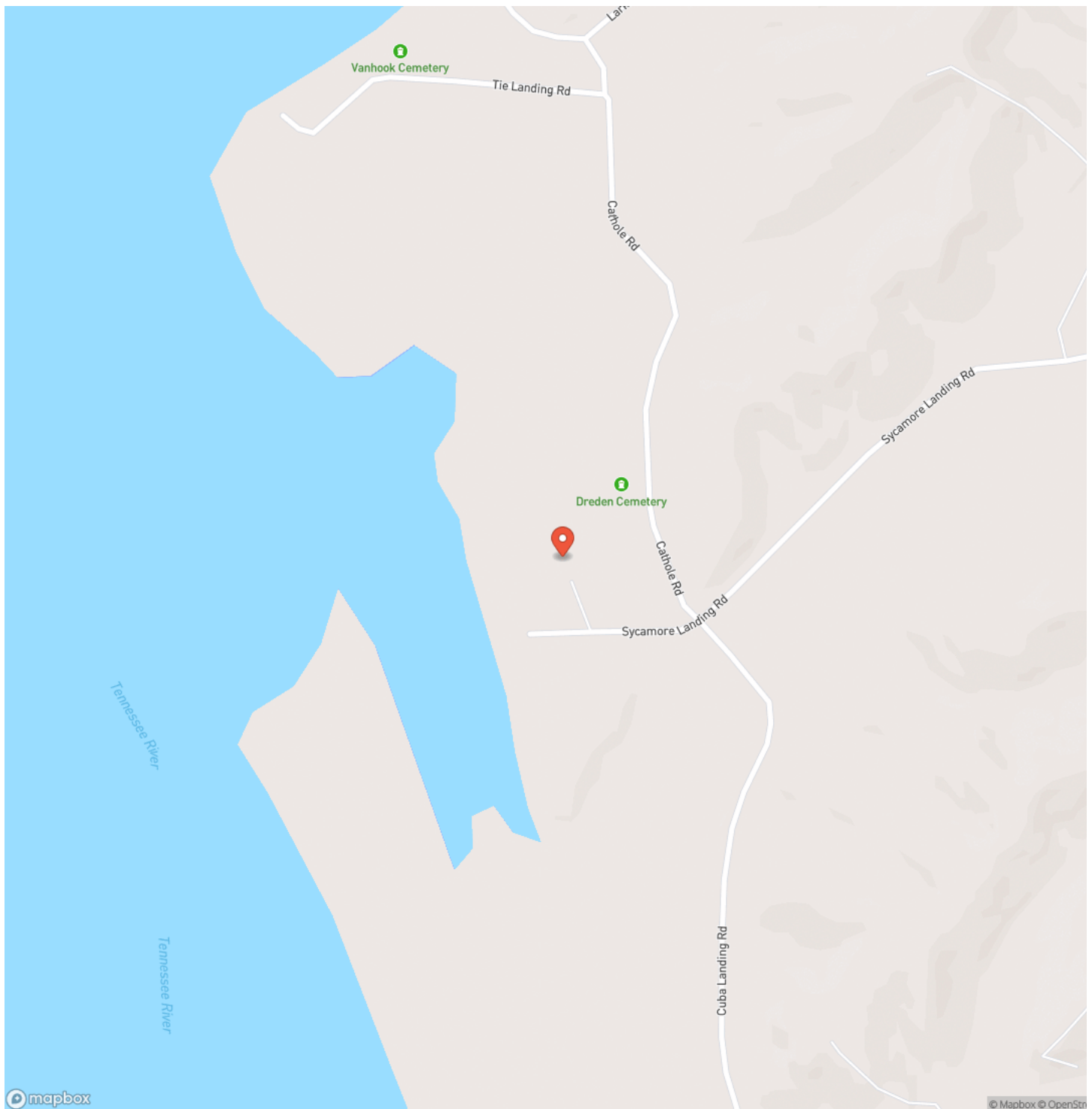
PROPERTY DESCRIPTION

Waverly, Tennessee offers an idyllic escape, and this 109-acre property is the perfect place to do just that. Situated at the confluence of the Tennessee and Duck Rivers, you can take in stunning views and have access to a variety of outdoor activities. Enjoy a refreshing dip in the ground pool, cast your line into one of the many ponds, pick some fruit from the orchards, or go fishing and duck hunting. You're also adjacent to the Tennessee Wildlife Refuge, so you can explore even more of the natural beauty that this area has to offer. Whether you're looking for a peaceful retreat or an adventurous outdoor experience, Waverly, Tennessee is the perfect place for you.

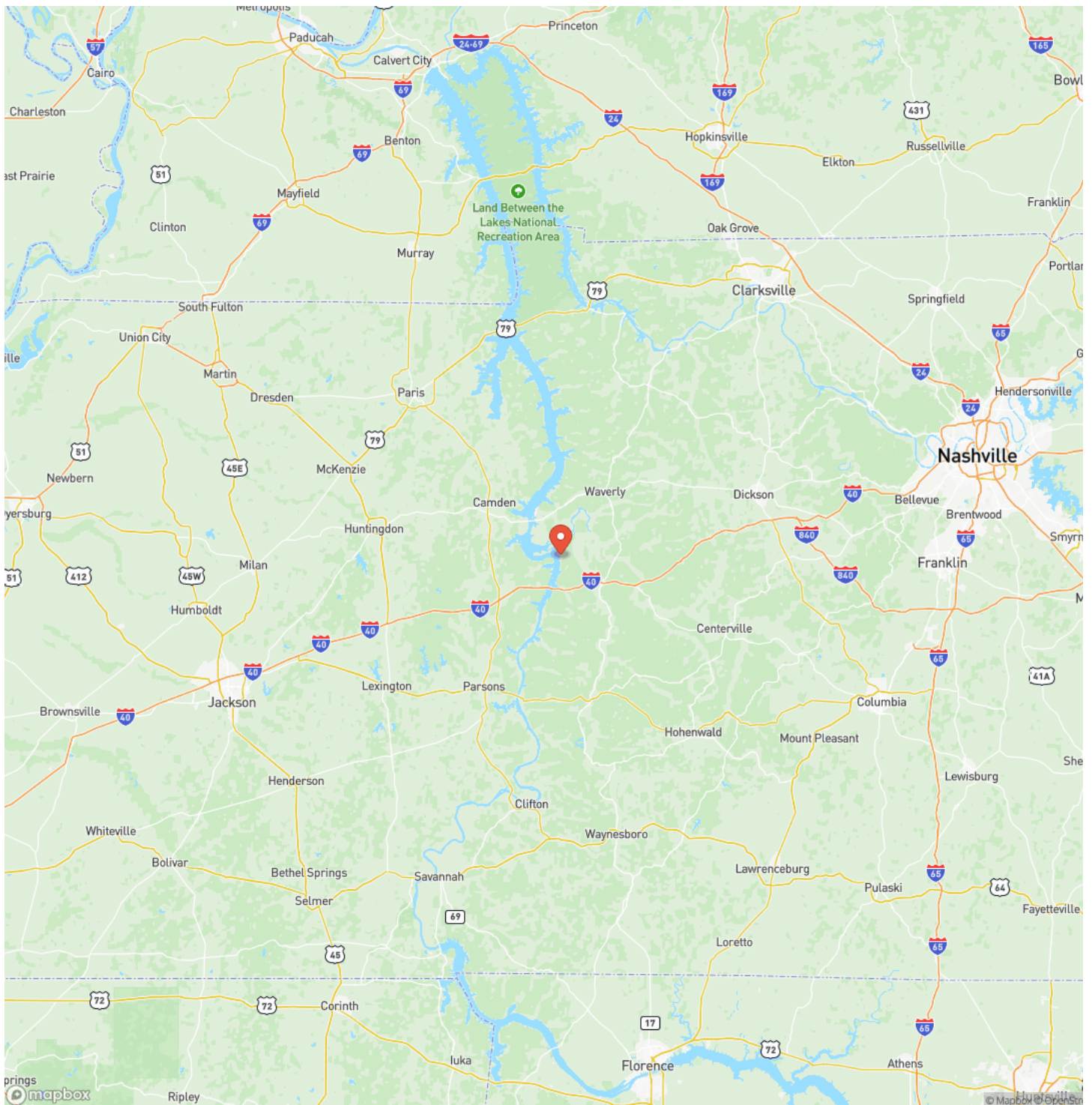
**109 Acres in Humphreys County
Waverly, TN / Humphreys County**



Locator Map



Locator Map



Satellite Map



**109 Acres in Humphreys County
Waverly, TN / Humphreys County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Dan McEwen

Mobile

(931) 626-0241

Email

dan@mcewengroup.com

Address

17A Public Sq

City / State / Zip

Columbia, TN 38401

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, 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 relation 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
