

**197 Acres in Culleoka**  
**3552 Tanyard Hollow Road**  
**Culleoka, TN 38451**

**\$2,495,900**  
**197.400± Acres**  
**Maury County**



**197 Acres in Culleoka**  
**Culleoka, TN / Maury County**

**SUMMARY**

**Address**

3552 Tanyard Hollow Road

**City, State Zip**

Culleoka, TN 38451

**County**

Maury County

**Type**

Farms, Hunting Land, Recreational Land,  
Residential Property, Horse Property, Lot,  
Business Opportunity

**Latitude / Longitude**

35.429473 / -87.01391

**Taxes (Annually)**

2402

**Dwelling Square Feet**

1512

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

197.400

**Price**

\$2,495,900

**Property Website**

<https://mcewengroup.com/detail/197-acres-in-culleoka-maury-tennessee/28896>



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**PROPERTY DESCRIPTION**

Gorgeous farm in quiet valley just south of Columbia TN. Situated at the head of the valley and off the road, the main home offers 3 bedroom and 2 bathrooms as well as an inground pool, great for entertaining, and huge patio overlooking the gently rolling pasture around the house. The 2nd home located near Tanyard Hollow Rd is one level and offers 3 bedrooms and 2 bathrooms. This property would make a great multi-generational farm or a recreational retreat for the busy professional with room for a caretaker.



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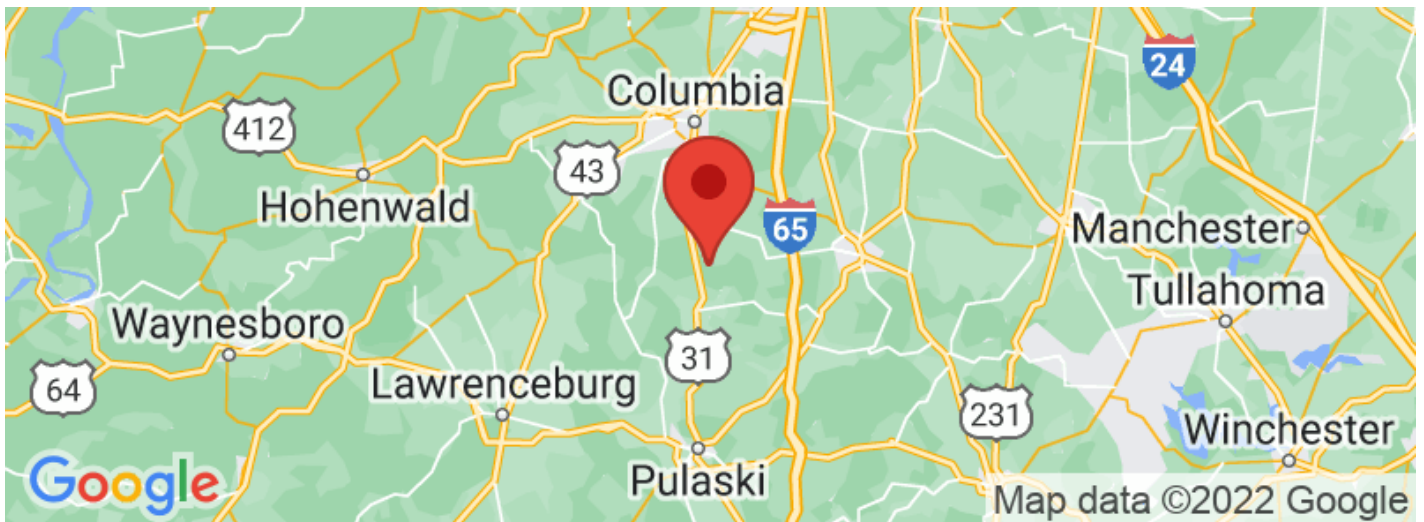
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## Locator Maps





197 Acres in Culleoka  
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## Aerial Maps



197 Acres in Culleoka  
Culleoka, TN / Maury County

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## 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

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## NOTES

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## NOTES

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## **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.

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