

**7 Acres on the Cumberland River**  
1054 Sunrise Cir  
Ashland City, TN 37015

**\$2,500,000**  
7.180± Acres  
Cheatham County



**7 Acres on the Cumberland River  
Ashland City, TN / Cheatham County**

**SUMMARY**

**Address**

1054 Sunrise Cir

**City, State Zip**

Ashland City, TN 37015

**County**

Cheatham County

**Type**

Recreational Land, Residential Property, Riverfront, Single Family

**Latitude / Longitude**

36.242645 / -87.049789

**Dwelling Square Feet**

3600

**Bedrooms / Bathrooms**

2 / 3

**Acreage**

7.180

**Price**

\$2,500,000

**Property Website**

<https://mcewengroup.com/property/7-acres-on-the-cumberland-river-cheatham-tennessee/81813/>



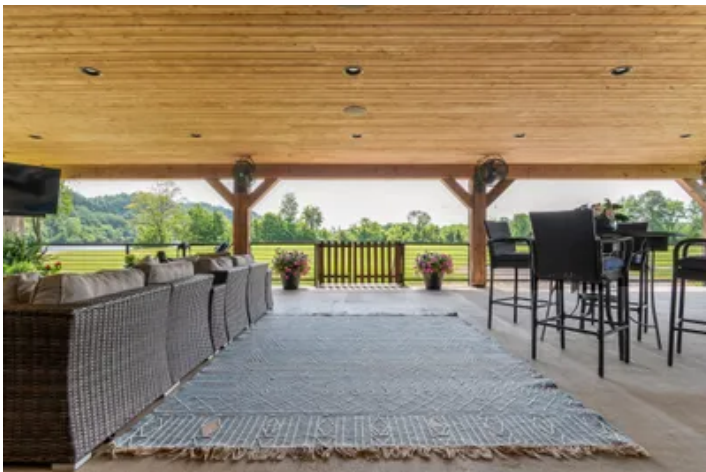
## **7 Acres on the Cumberland River Ashland City, TN / Cheatham County**

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### **PROPERTY DESCRIPTION**

This home sits directly on the shoreline of Cumberland River, just 30 minutes from downtown Nashville. It features a 2-bedroom, 3600 square foot home on over 7 acres of beautiful open land, including over 700 feet of shoreline on the river. A rare quality of this property is a two-slip boat dock, feet from the house. The house itself has a spacious interior with incredible outdoor living spaces, including a large covered entertaining porch and an elevated balcony accessible from the kitchen and living room. These spaces overlook the beautiful adjacent bluff line across the river, as well as the flowing waters of the Cumberland itself. The owners and their guests can enjoy this beautiful place as well as the open water, whenever they choose. It's only minutes by car or boat to the growing river town of Ashland City and within a reasonable distance, by boat or jet ski, to several marinas. Schedule your showing today on the historic waters of the Cumberland River.

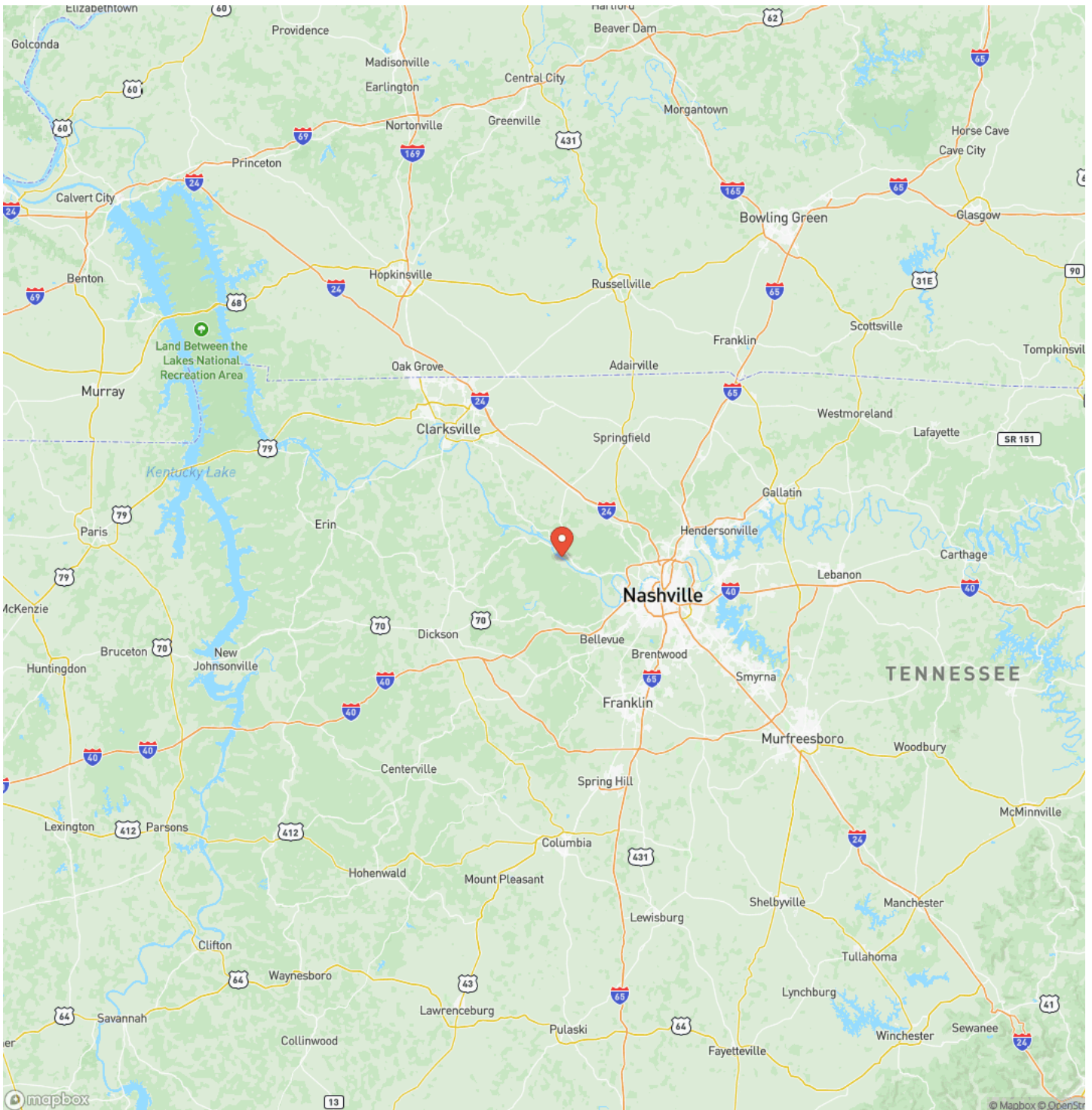
7 Acres on the Cumberland River  
Ashland City, TN / Cheatham County



# Locator Map



## Locator Map



## Satellite Map



## 7 Acres on the Cumberland River Ashland City, TN / Cheatham 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

## 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, 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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