

493 Acres in Cumberland Furnace
4801 Highway 48
Cumberland Furnace, TN 37051

\$5,500,000
493.470± Acres
Montgomery County



493 Acres in Cumberland Furnace
Cumberland Furnace, TN / Montgomery County

SUMMARY

Address

4801 Highway 48

City, State Zip

Cumberland Furnace, TN 37051

County

Montgomery County

Type

Farms, Horse Property, Business Opportunity, Residential Property, Recreational Land, Hunting Land, Single Family

Latitude / Longitude

36.371313 / -87.375151

Dwelling Square Feet

3877

Bedrooms / Bathrooms

5 / 3.5

Acreage

493.470

Price

\$5,500,000

Property Website

<https://mcewengroup.com/property/493-acres-in-cumberland-furnace-montgomery-tennessee/76692/>



MC EWEN GROUP

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Cumberland Furnace, TN / Montgomery County

PROPERTY DESCRIPTION

This 493-acre farm is located just 10 miles south of Clarksville and 1 hour from Nashville. It features 200+ acres of combined open land, 1.8 miles of combined road frontage and 1.5 miles on a beautiful named creek. It also features a quality, well draining landscape. The open ground has historically proven use as prime row crop and pasture ground that has supported a variety of farming practices over the decades: beef cattle, chickens, sheep, soybeans, corn, wheat and tobacco. The balance of the landscape involves a collection of forested hills and gentle ridges that elevate the biodiversity of the farm.

This farm has been in the same family since the 1940's. It would be an incredible place for mixed agricultural and recreational use that is conveniently situated within a rural region along the main route in-between Dickson and Clarksville, one of the fastest growing cities in Tennessee.

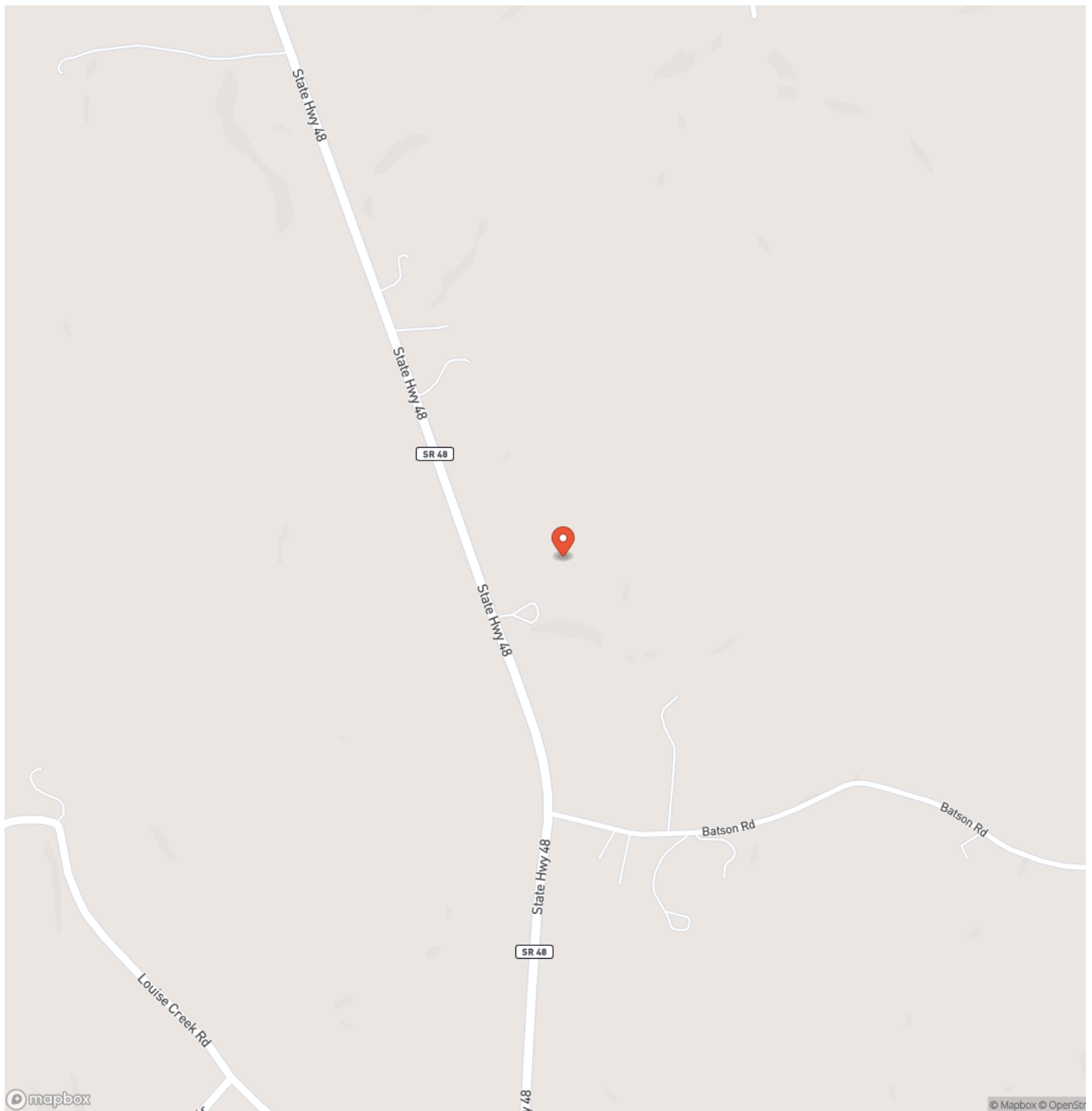
The current owners have cited large groups of deer and turkey regularly using the property. The landscape contains every foundation a sportsman and conservationist could dream of in order to create a habitat for all forms of wildlife: a lot of forest, big fields and year-round quality water. Additionally, nearly half of the landscape on this farm is high quality, income-producing agricultural ground that can be leased or used by the owner to farm themselves. This land can meet a number of agricultural goals and it's been proven by the same farming family for two generations.

This farm is a great investment in the land itself but also in quality future memories with family and friends. Kids can enjoy the clear, wadeable creek running for over a mile through the property. It's a classic, neat country setting for family gatherings. It is also relatively accessible considering its place in a rural area due to its situation along Highway 48 connecting I-40 to Clarksville, making it easier for the owners to spend more quality time on their property.

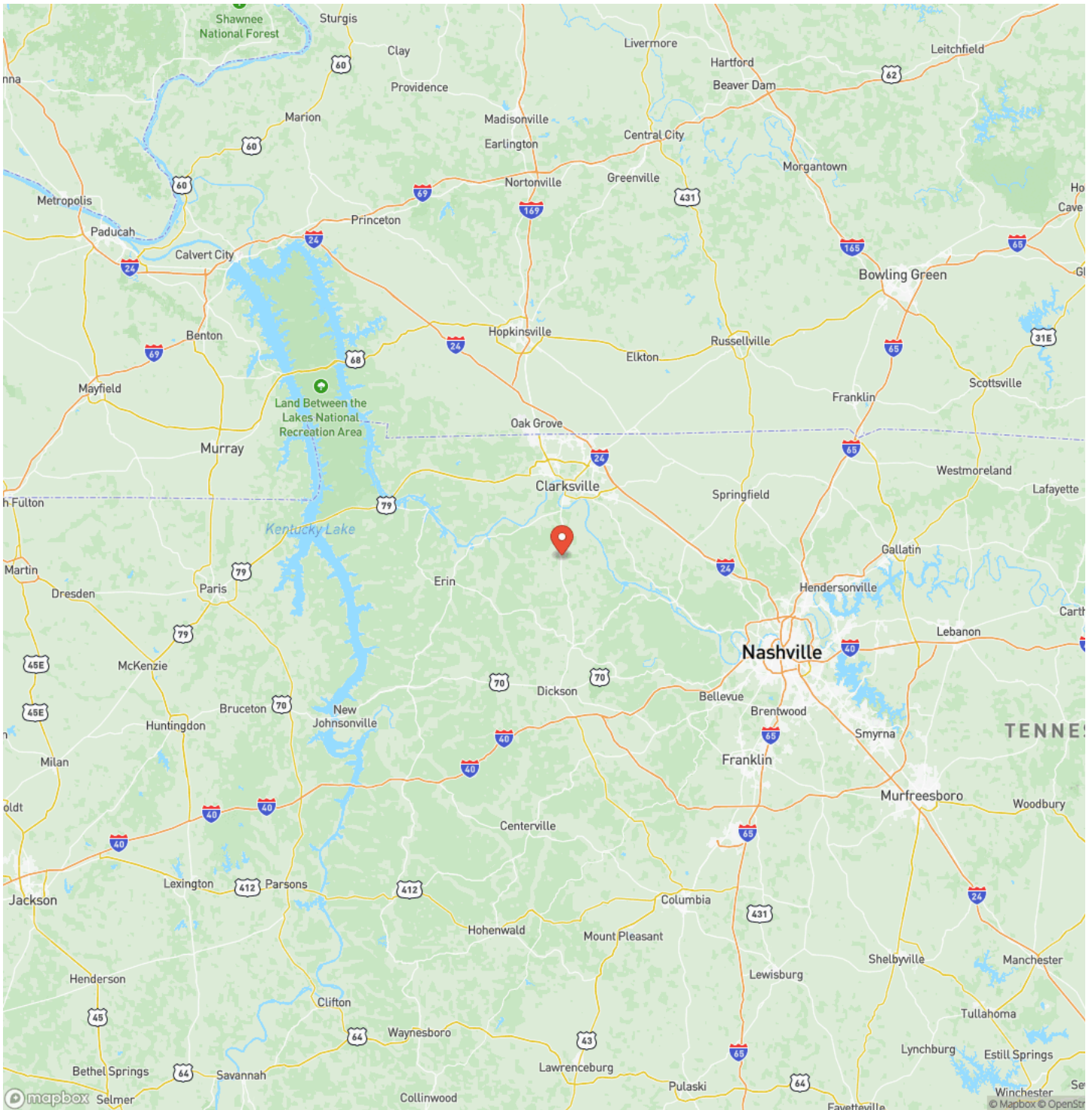
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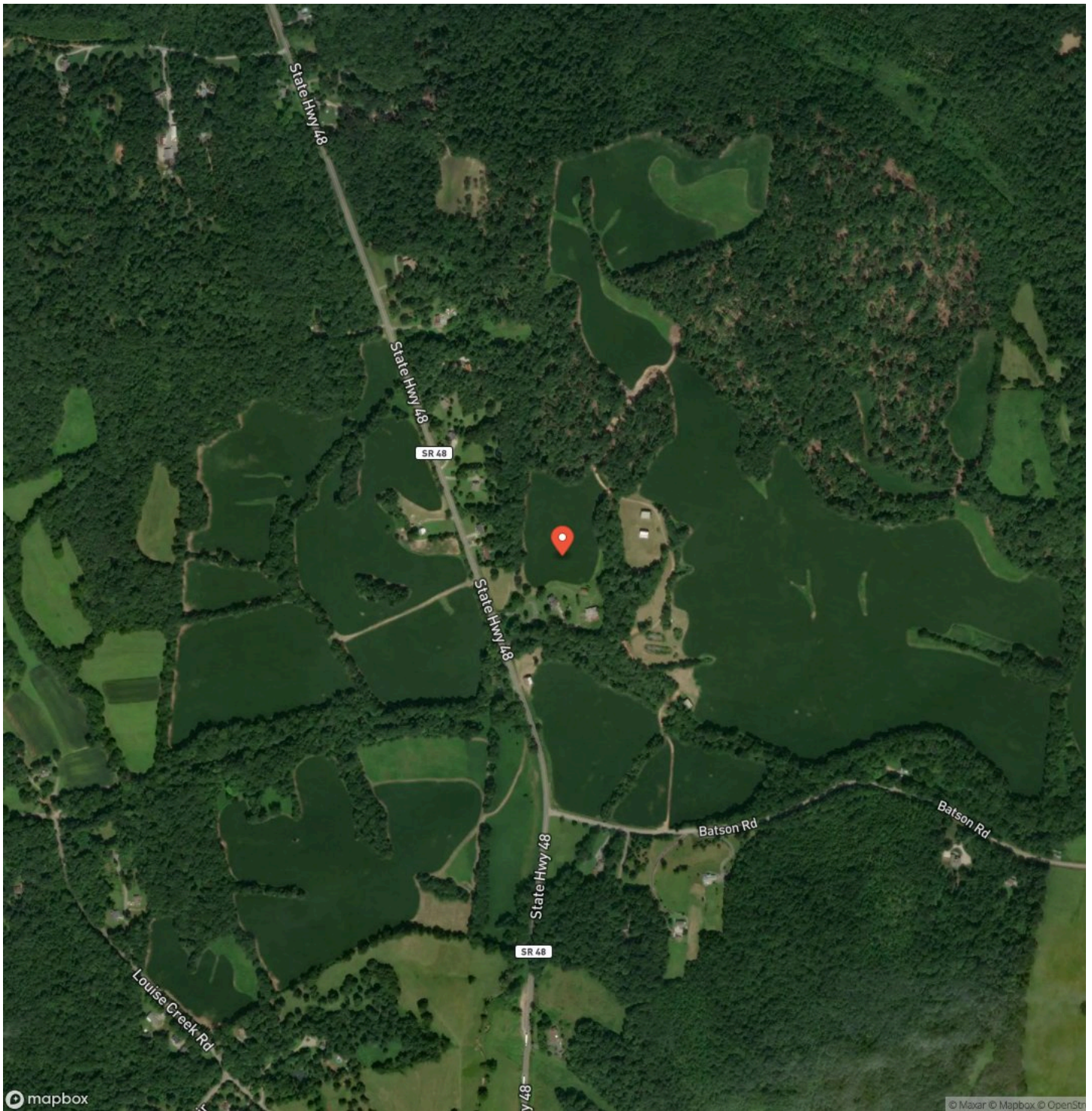
Locator Map



Locator Map



Satellite Map



**493 Acres in Cumberland Furnace
Cumberland Furnace, TN / Montgomery 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

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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

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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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