

55 Acres in Franklin  
5448 Waddell Hollow Road  
Franklin, TN 37064

**\$3,575,000**  
55.050± Acres  
Williamson County



55 Acres in Franklin  
Franklin, TN / Williamson County

SUMMARY

Address

5448 Waddell Hollow Road

City, State Zip

Franklin, TN 37064

County

Williamson County

Type

Farms, Recreational Land

Latitude / Longitude

35.944019 / -86.979633

Taxes (Annually)

15530

Acreage

55.050

Price

\$3,575,000

Property Website

<https://mcewengroup.com/detail/55-acres-in-franklin-williamson-tennessee/27556>



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**PROPERTY DESCRIPTION**

The gently rolling, 55-acre Waddell Hollow farm features a spring-fed, year-round creek and multiple building sites including the original homesite where an 1815 log home stands alongside towering walnut and maple trees and native wildflowers.

A conservation easement allows an additional residential site on the farm, preventing subdividing and keeping the spirit of the historic land. All negotiable with the Land Trust of Tennessee.

Waddell Hollow and the area surrounding it are known for fertile land and fresh spring water. Arrowheads and other artifacts found on the property show it was home to the Shawnee, Cherokee, and Choctaw tribes long before it was settled in 1815, and four log structures remain on the property from that time.

The farm is currently used for growing hay, yielding approximately 48-60 round bales annually, and is an ideal layout for horses with 35 acres in pasture and the balance in hardwoods.

The privacy the property offers is exceptional given it is only a 5-minute drive to the Leiper's Fork community for shopping, restaurants, day spa, and library. A 15-minute commute takes you to downtown Franklin and a 25-minute drive to Belle Meade, Green Hills, and other neighboring Nashville communities.



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**MCEWEN GROUP**

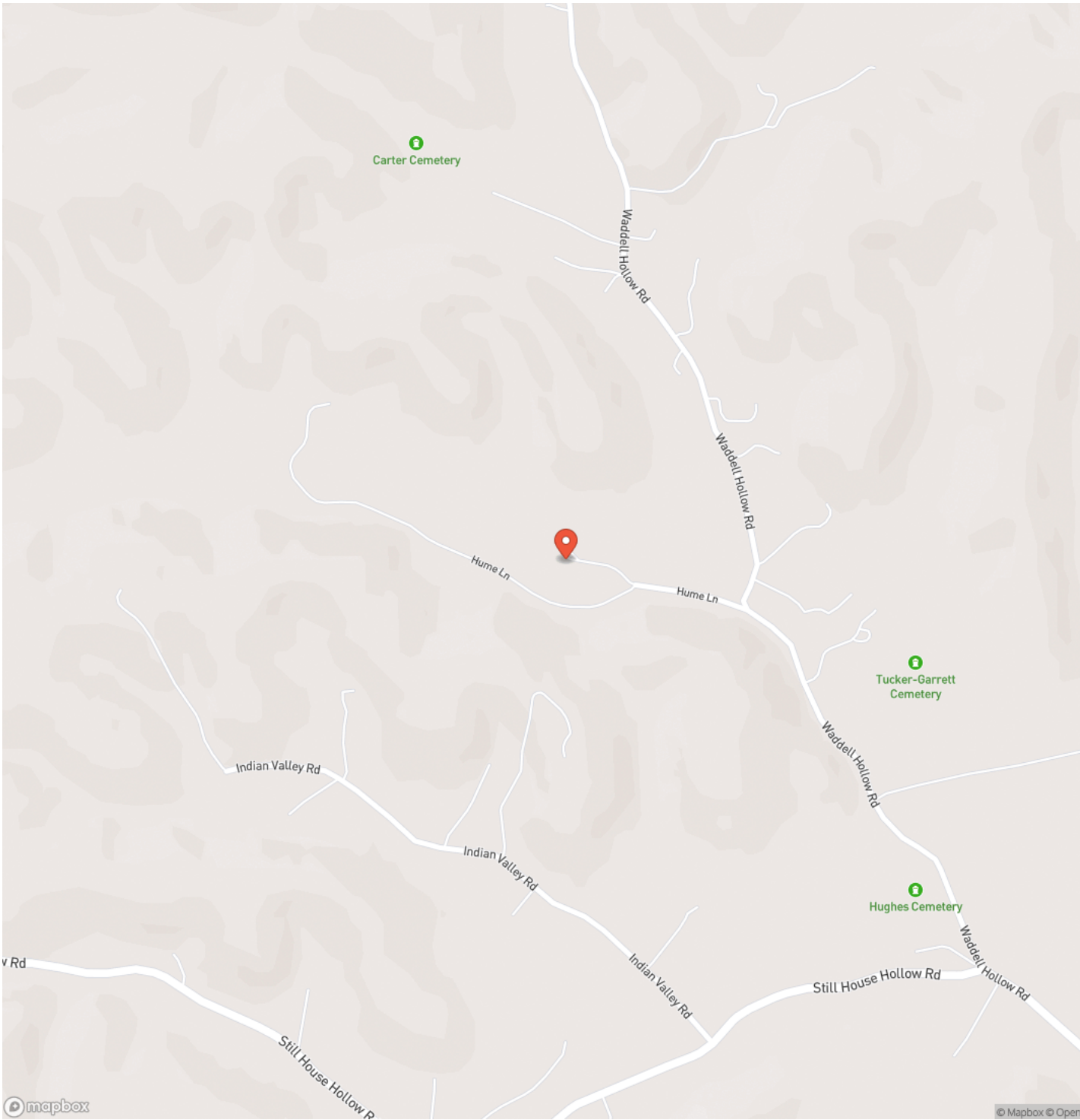
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FARMS | RECREATIONAL PROPERTIES | ESTATES

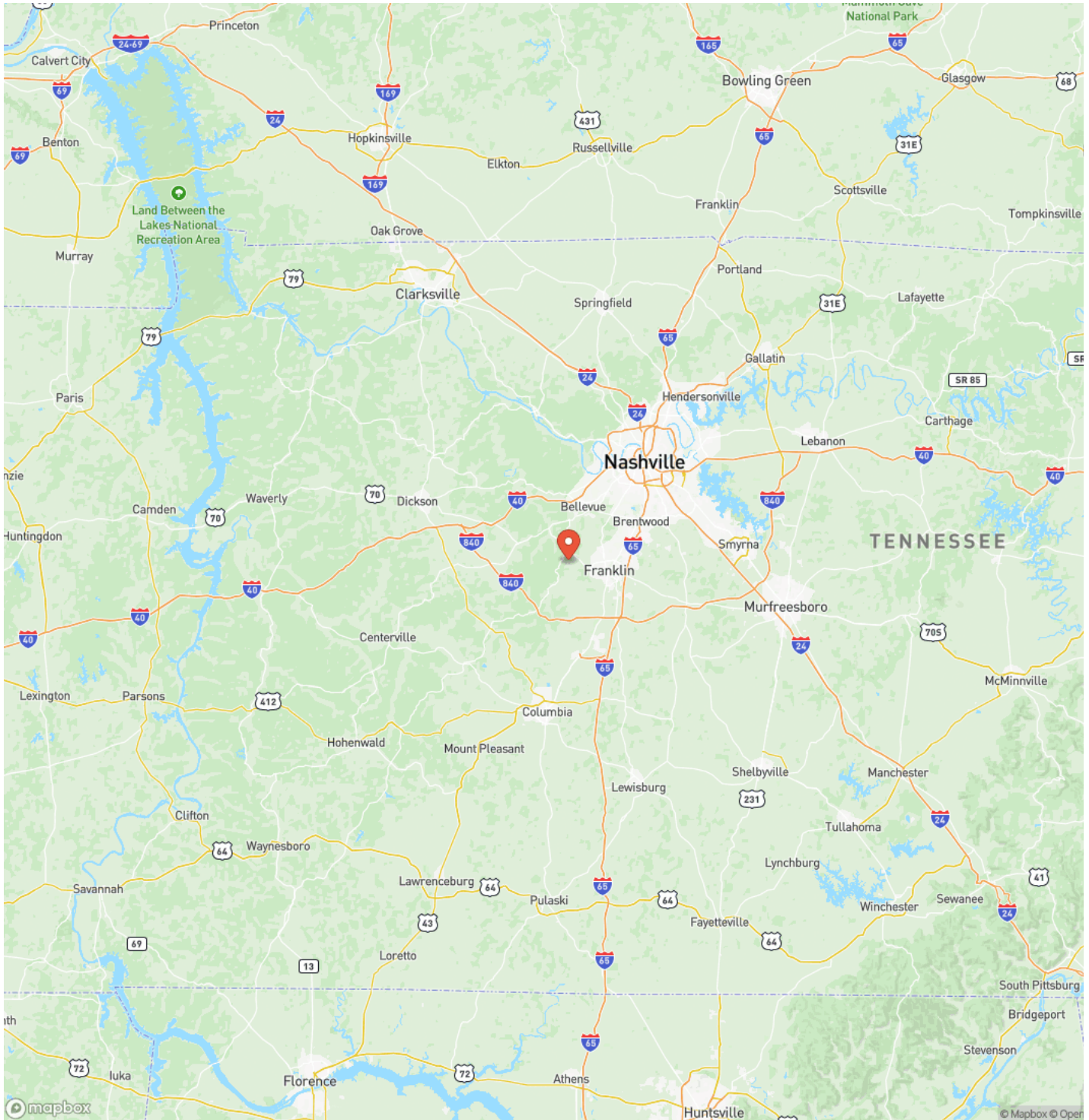
**MORE INFO ONLINE:**

**[www.mcewengroup.com](http://www.mcewengroup.com)**

# Locator Map

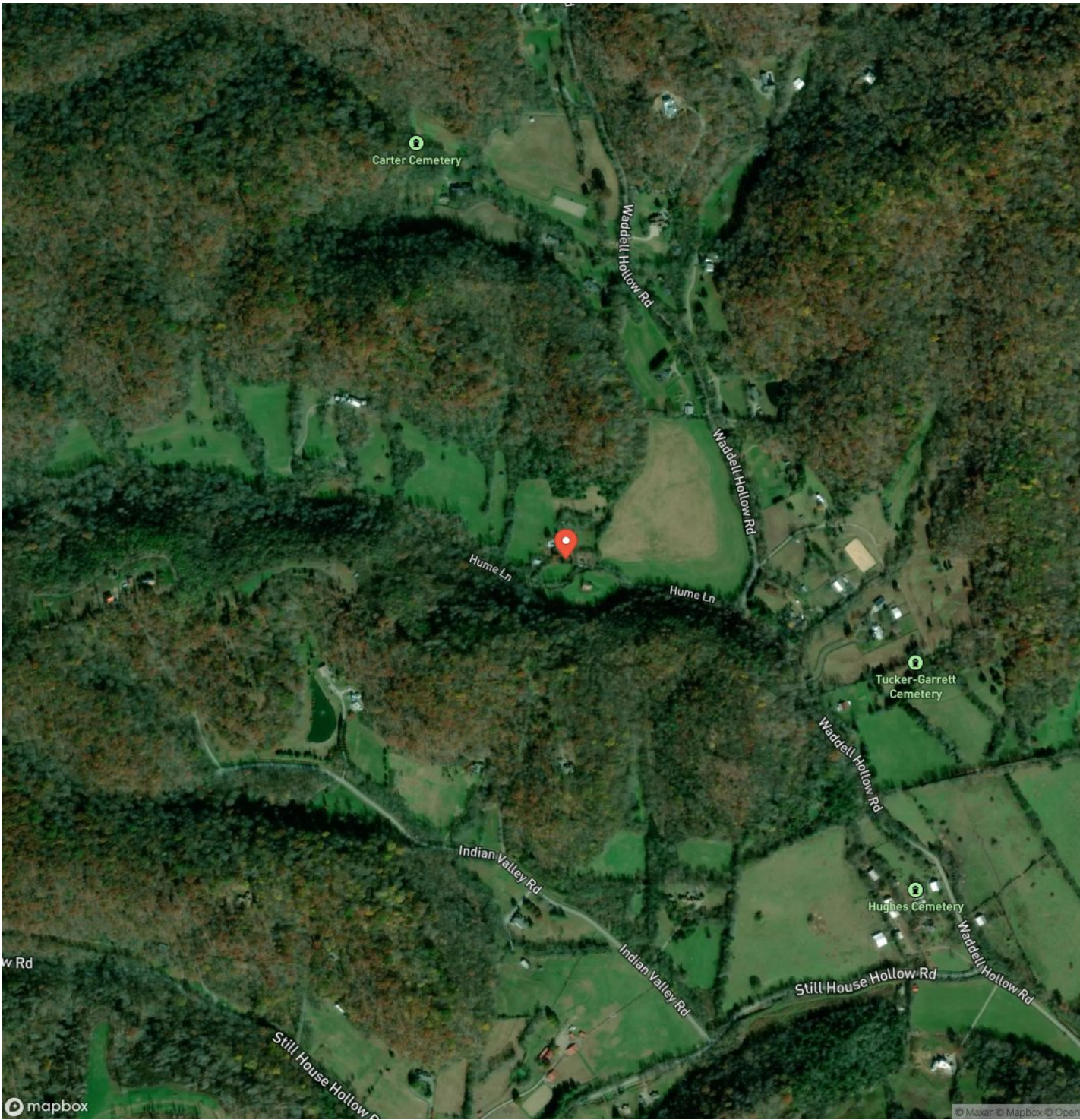


## Locator Map





# Satellite Map





55 Acres in Franklin  
Franklin, TN / Williamson 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

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## NOTES

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**

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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