

153 Acre Buffalo River Farm
37 David Blue Road
Summertown, TN 38483

\$799,000
153± Acres
Lawrence County



153 Acre Buffalo River Farm
Summertown, TN / Lawrence County

SUMMARY

Address

37 David Blue Road

City, State Zip

Summertown, TN 38483

County

Lawrence County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

35.41589 / -87.397798

Acreage

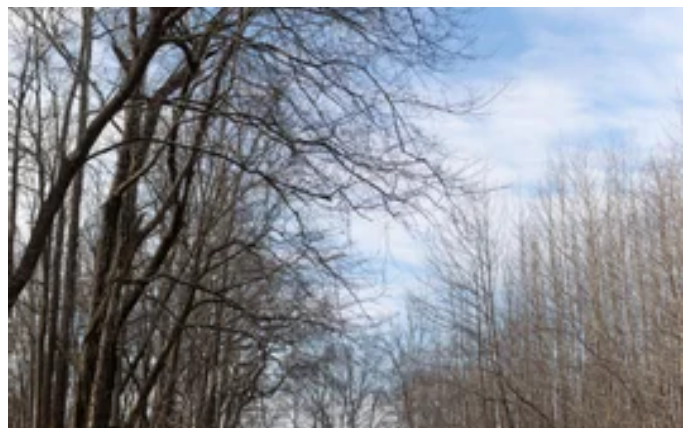
153

Price

\$799,000

Property Website

<https://mcewengroup.com/detail/153-acre-buffalo-river-farm-lawrence-tennessee/35501>



153 Acre Buffalo River Farm

Summertown, TN / Lawrence County

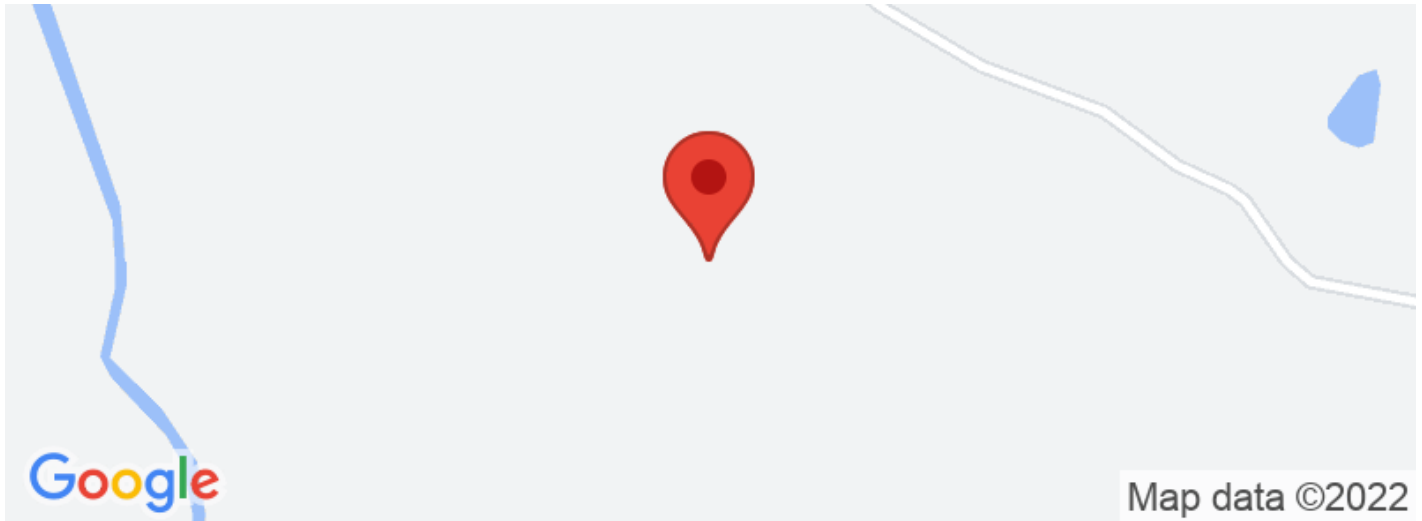
PROPERTY DESCRIPTION

This is a high quality 153-acre farm in Summertown with over 1,600 feet of frontage on the upper Buffalo River. The river frontage is highly accessible with a fantastic gravel bar. It features a great location just 35 minutes from Columbia with long road frontage. It has 65+ acres open, revolving around a 50-acre, well-draining field that sits out of the flood zone and is currently used for row cropping. Two large, notable springs originate on the property and form a significant wetland within the bottomland. It has two large stands of mature loblolly pine, partnered with mixed woods on the peripherals of the fields. This is the perfect opportunity for wildlife habitat management: deer, turkey and ducks. This is an all-season property for spring, summer, fall and winter outdoor recreation: swimming, smallmouth bass fishing, rock hounding and hunting. It also features countless sites for building a getaway cabin and barn.

153 Acre Buffalo River Farm
Summertown, TN / Lawrence County



Locator Maps



Aerial Maps



153 Acre Buffalo River Farm
Summertown, TN / Lawrence 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

NOTES

[illegible]

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.

McEwen Group, LLC
17A Public Sq
Columbia, TN 38401
(931) 381-1808
www.mcewengroup.com
