

72 Acres in Charlotte
0 Shelter Branch Road
Charlotte, TN 37036

\$700,000
72.230± Acres
Dickson County



72 Acres in Charlotte
Charlotte, TN / Dickson County

SUMMARY

Address

0 Shelter Branch Road

City, State Zip

Charlotte, TN 37036

County

Dickson County

Type

Hunting Land, Recreational Land, Farms

Latitude / Longitude

36.293301 / -87.287466

Taxes (Annually)

336

Acreage

72.230

Price

\$700,000

Property Website

<https://mcewengroup.com/property/72-acres-in-charlotte-dickson-tennessee/89525/>



72 Acres in Charlotte

Charlotte, TN / Dickson County

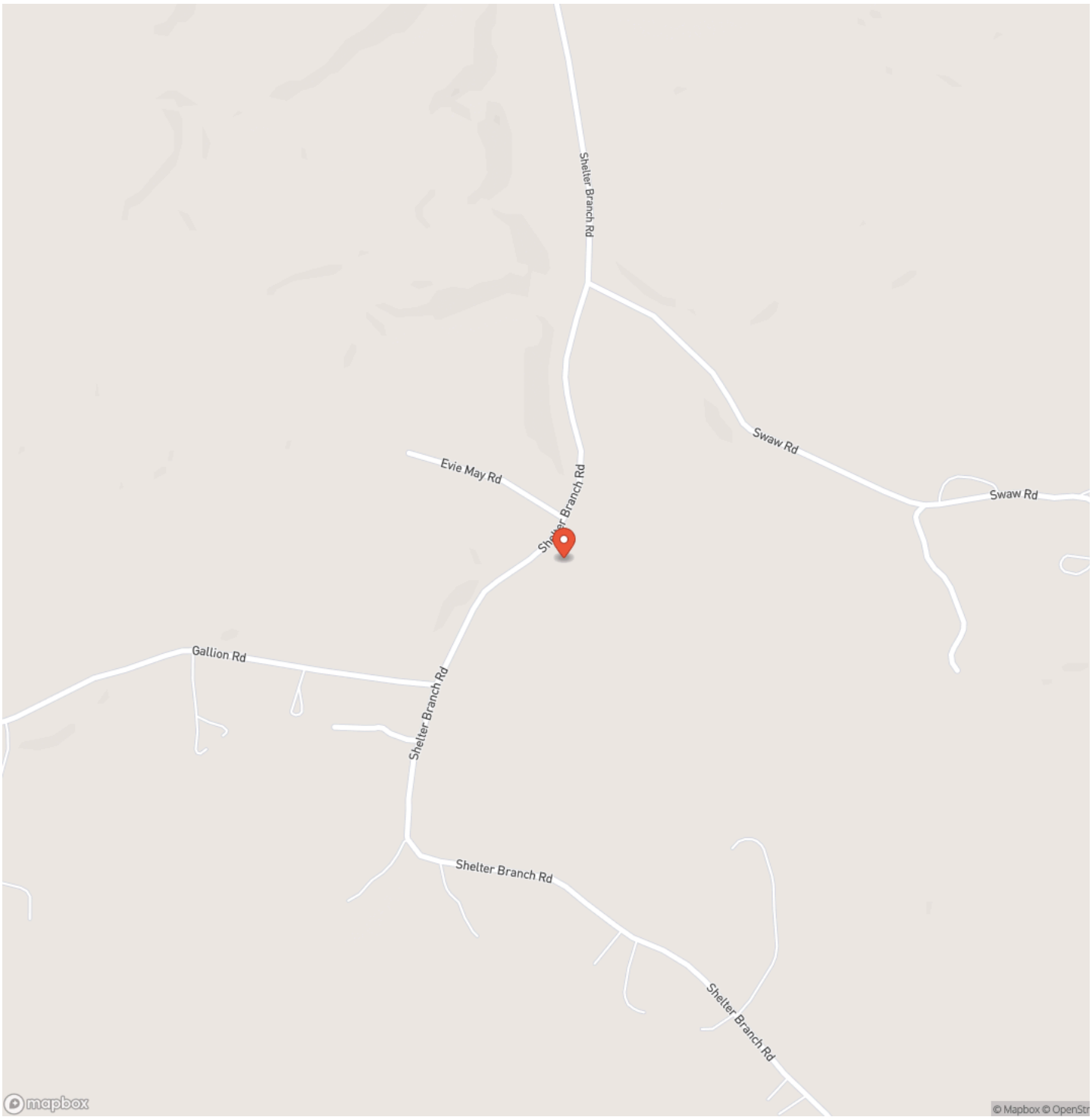
PROPERTY DESCRIPTION

Just an hour from Nashville, this 72-acre haven is a tapestry of rolling meadows, mature woodlands, and a creek that quietly winds through the landscape. Arrive and unwind—glamping is already in place with an elevated canvas tent situated on a deck overlooking the creek, a hot tub, and a grill. Water and electric are already on site. Multiple possible, private homesites offer a gentle canvas for a secluded estate, a working farm, or simply continued enjoyment as a restful retreat. Tracts of this size and natural character are rare—an inviting sanctuary where beauty, privacy, and possibility meet.

72 Acres in Charlotte
Charlotte, TN / Dickson County

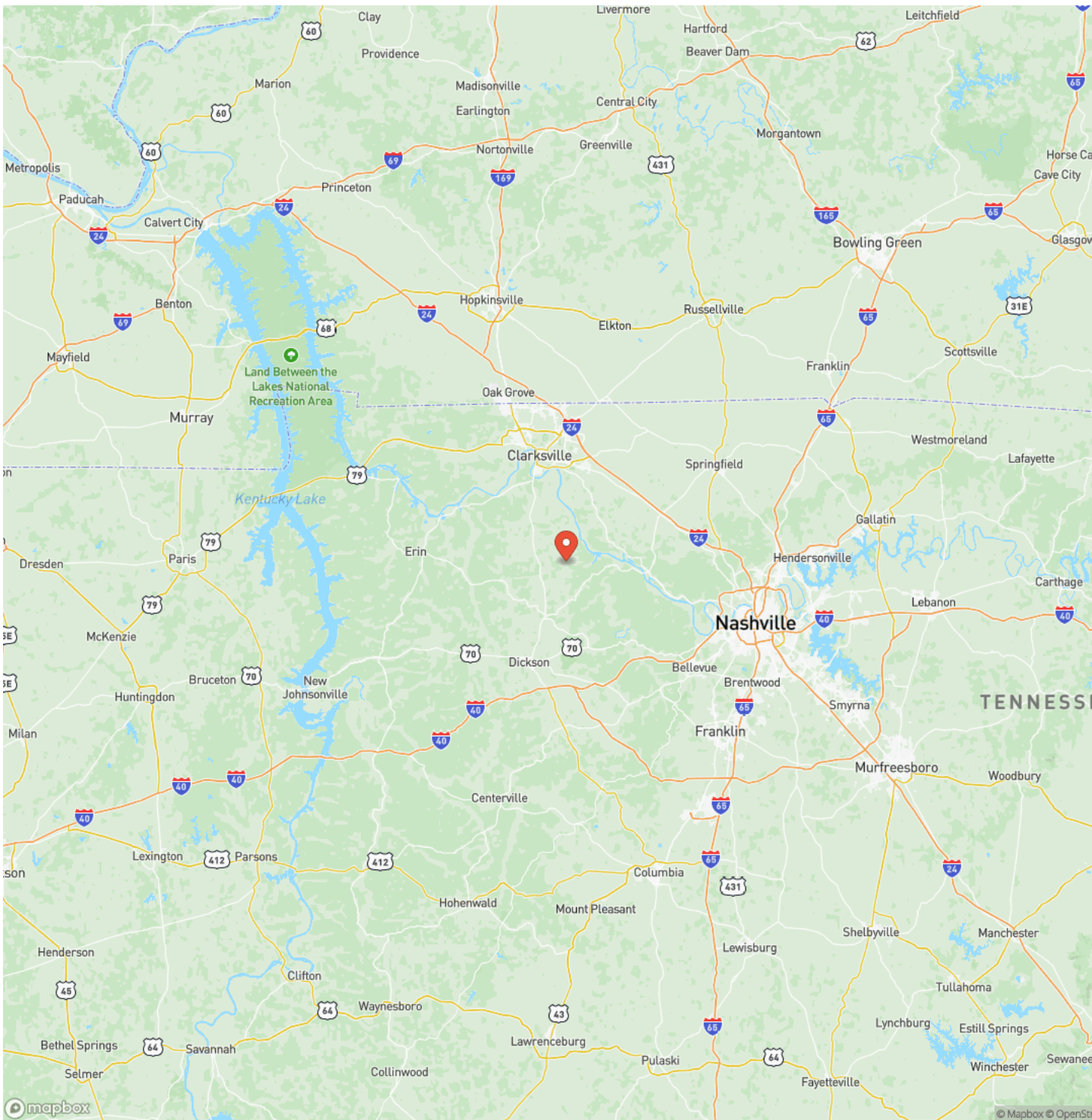


Locator Map



72 Acres in Charlotte
Charlotte, TN / Dickson County

Locator Map



Satellite Map



72 Acres in Charlotte
Charlotte, TN / Dickson 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]

[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
