

**Sowell Bend Farm**  
0 Carpenter Bridge  
Columbia, TN 38401

**\$18,900,000**  
1,376± Acres  
Maury County



**Sowell Bend Farm**  
**Columbia, TN / Maury County**

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**SUMMARY**

**Address**

0 Carpenter Bridge

**City, State Zip**

Columbia, TN 38401

**County**

Maury County

**Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land, Horse Property, Riverfront, Timberland

**Latitude / Longitude**

35.599032 / -86.863308

**Taxes (Annually)**

8127

**Dwelling Square Feet**

2100

**Acreage**

1,376

**Price**

\$18,900,000

**Property Website**

<https://mcewengroup.com/property/sowell-bend-farm-maury-tennessee/79075/>



**MC EWEN GROUP**

FARMS | RECREATIONAL PROPERTIES | ESTATES

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**Columbia, TN / Maury County**

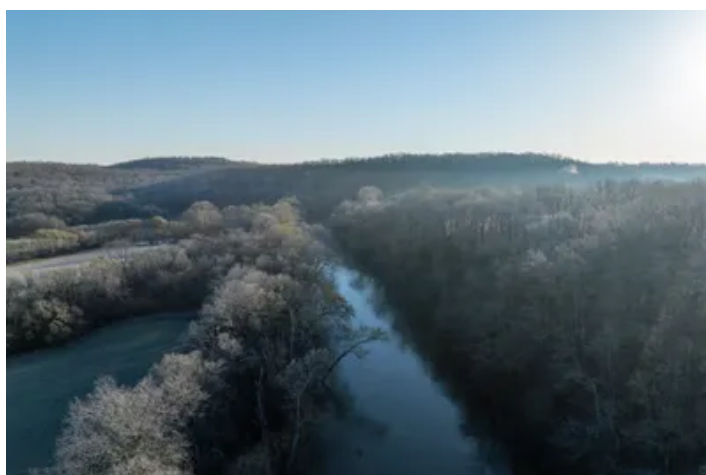
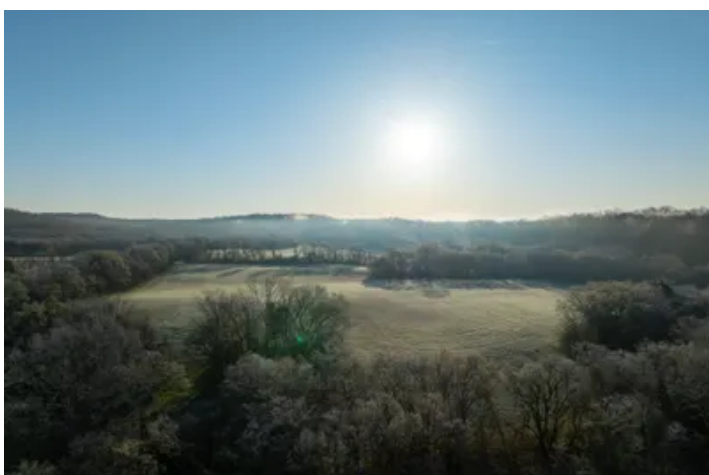
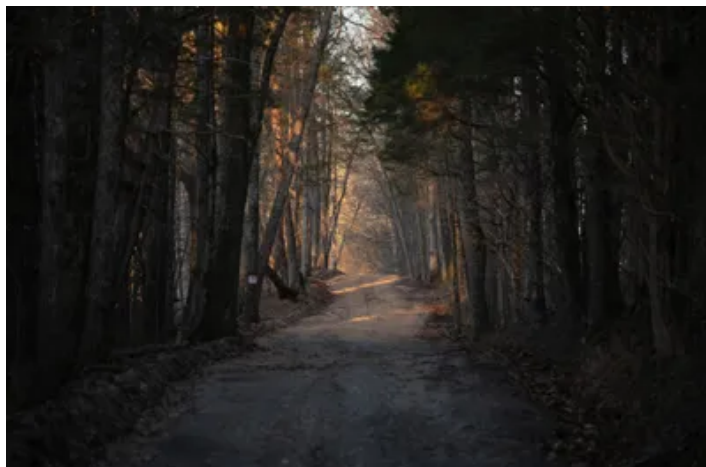
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**PROPERTY DESCRIPTION**

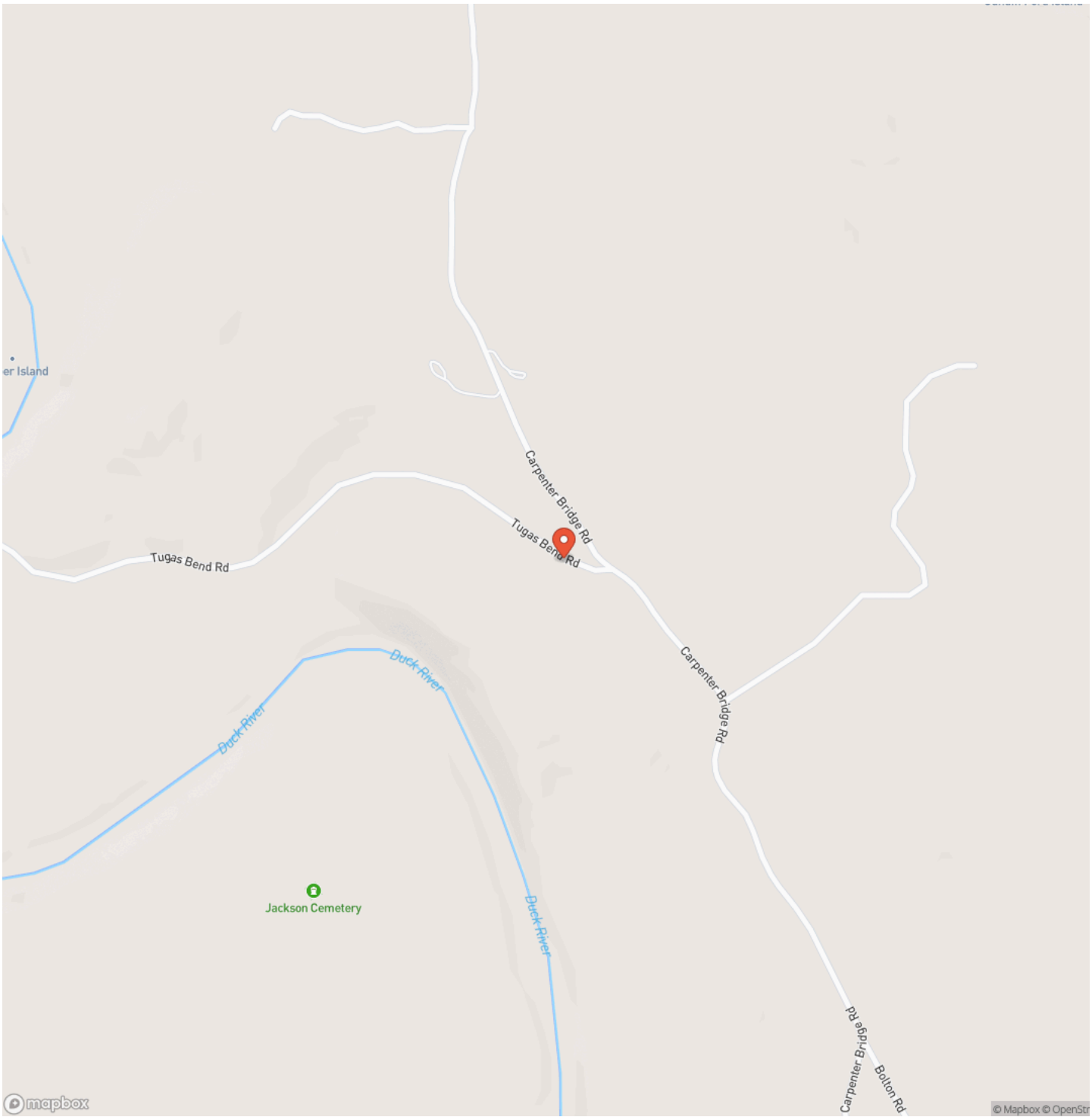
Sowell Bend Farm is one of Tennessee's most impressive land holdings. It's located 20 minutes west of Columbia near the I-65 corridor, placing this farm within 40 minutes of downtown Nashville. It features 1,376 contiguous acres of farmland and forestland, while boasting nearly 5 miles of frontage on Duck River that surrounds the property on three sides. The landscape features approximately 300 open acres, with 270 acres currently in row crop production. For sportsmen and families is a getaway cabin original to the turn of the 19th century. Other than the superb location and recreational opportunities, one of the best qualities of this farm is the privacy offered in the midst of well over 2 square miles of land. There are an untold number of potential building sites on this property, and it offers a wide variety of opportunities for future improvements and land management practices. This farm is like stepping back in time, and for the next owner, stepping into a long legacy of stewarding some of the most prime and historic land in the entire state of Tennessee. This is truly a one of a kind, generational farm.

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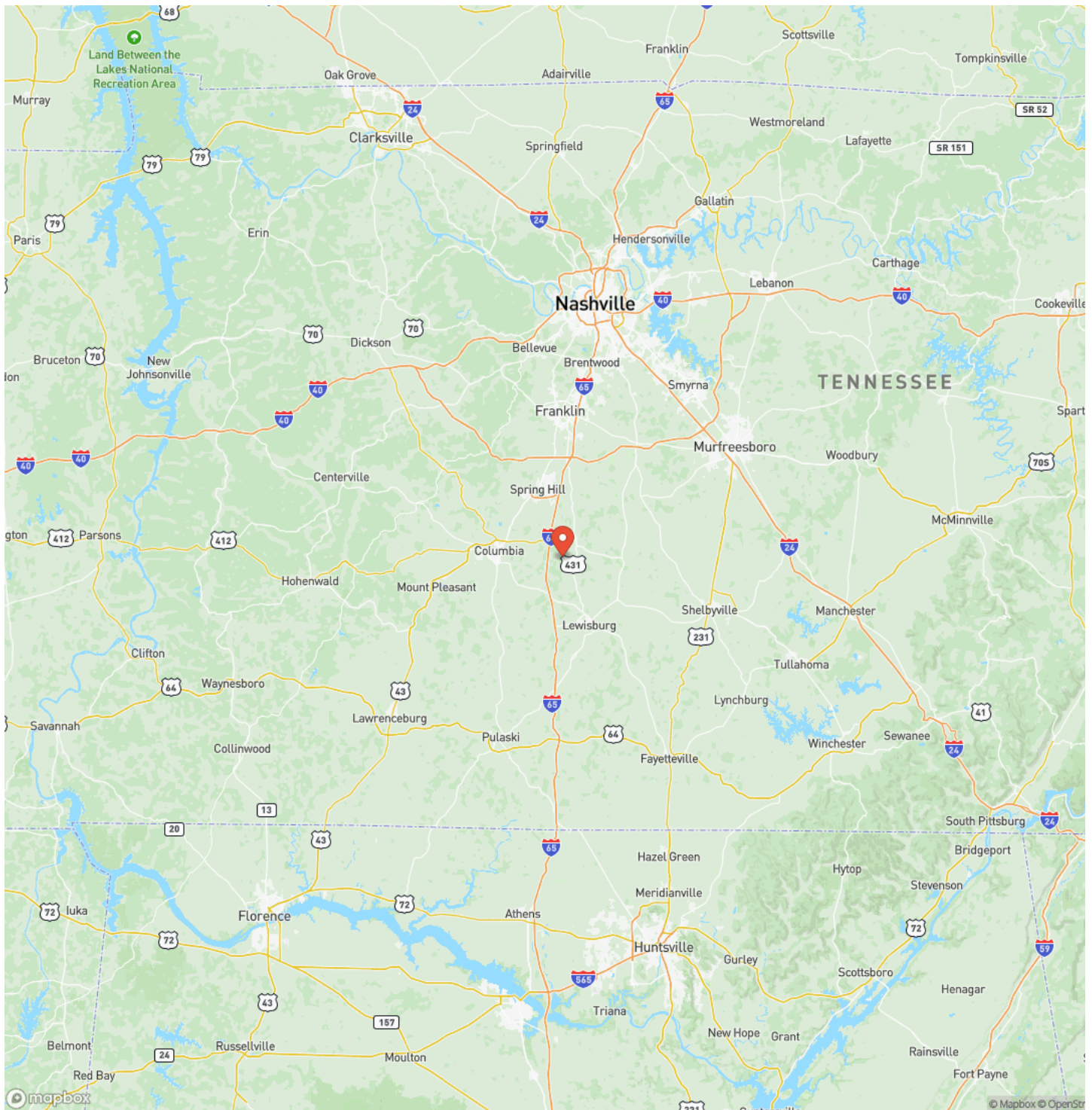
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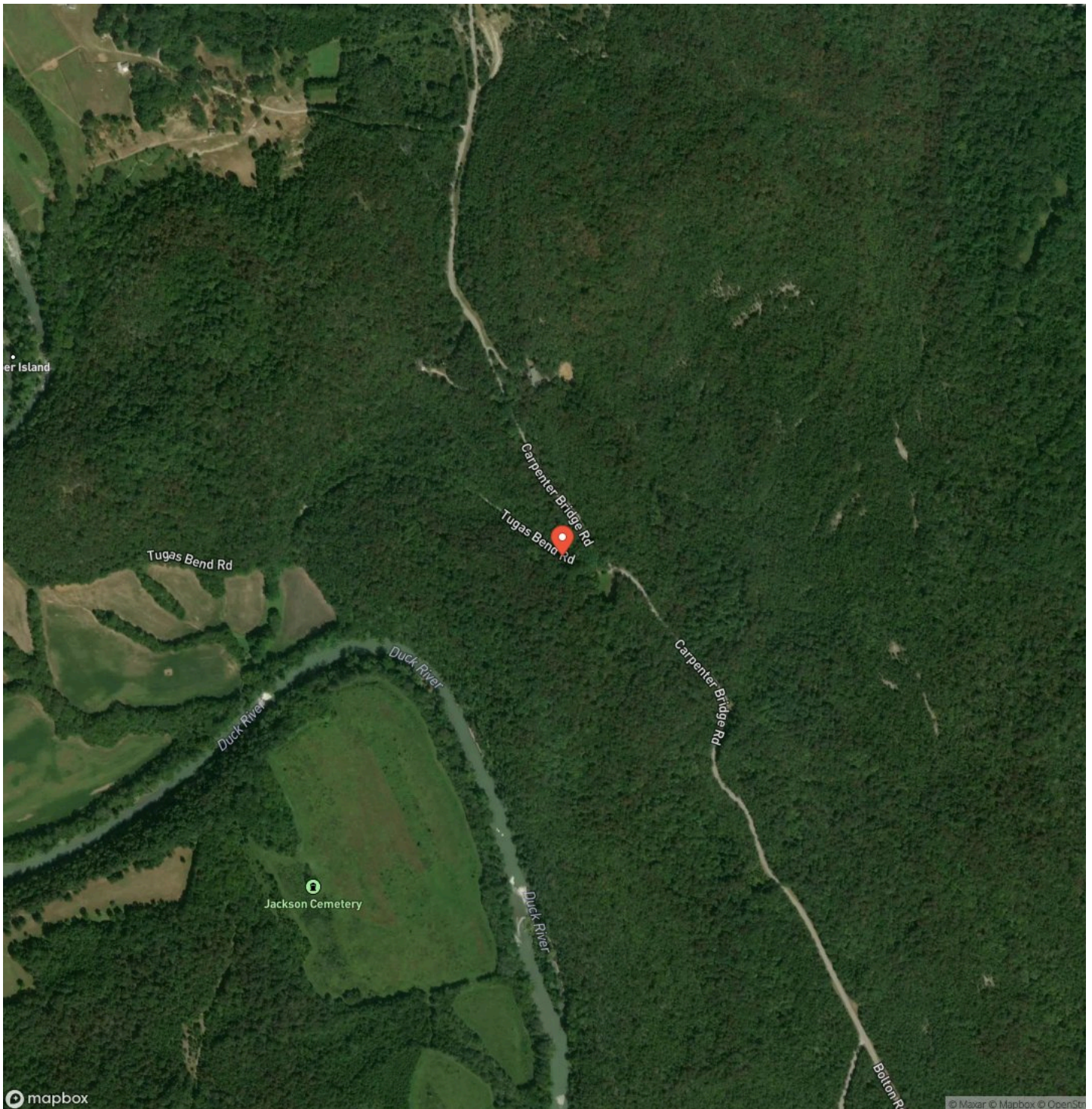
Locator Map



## Locator Map



## Satellite Map



**Sowell Bend Farm**  
**Columbia, TN / Maury 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 blue 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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