

241 Acres in Montgomery County
3751 Drake Road
Adams, TN 37010

\$5,000,000
241.800± Acres
Montgomery County



**241 Acres in Montgomery County
Adams, TN / Montgomery County**

SUMMARY

Address

3751 Drake Road

City, State Zip

Adams, TN 37010

County

Montgomery County

Type

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

Latitude / Longitude

36.524957 / -87.191298

Taxes (Annually)

506

Dwelling Square Feet

1097

Bedrooms / Bathrooms

3 / 1

Acreage

241.800

Price

\$5,000,000

Property Website

<https://mcewengroup.com/property/241-acres-in-montgomery-county-montgomery-tennessee/64468/>



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PROPERTY DESCRIPTION

These 241 acres sit minutes from I-24 and just 20 minutes from Clarksville. It features a healthy mix of fenced pastures and timber. It's currently a working cattle farm with 2 ponds, 2,100+/- feet of perennial creek frontage, 4 barns, miscellaneous paddocks and corrals, and a caretaker house. It has approximately 130+/- acres of open ground that can be used for grazing or hay production. The current owners have enjoyed deer hunting and excellent turkey hunting on this farm for years. With approximately 2,300 feet of frontage on Drake Road, this property has future development potential. This is a great location for a farm, close to town, just 45 minutes from downtown Nashville.

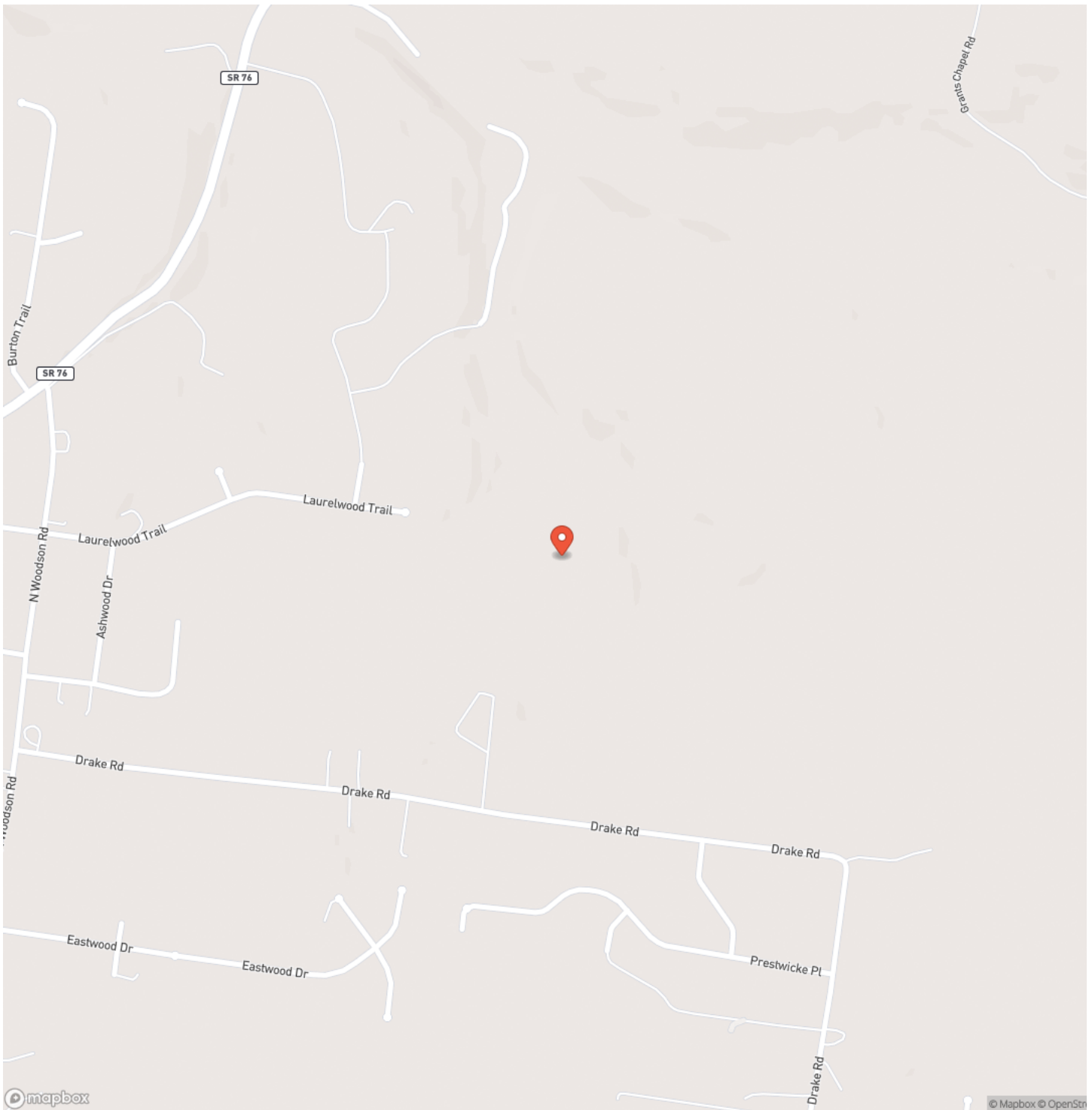
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Adams, TN / Montgomery County



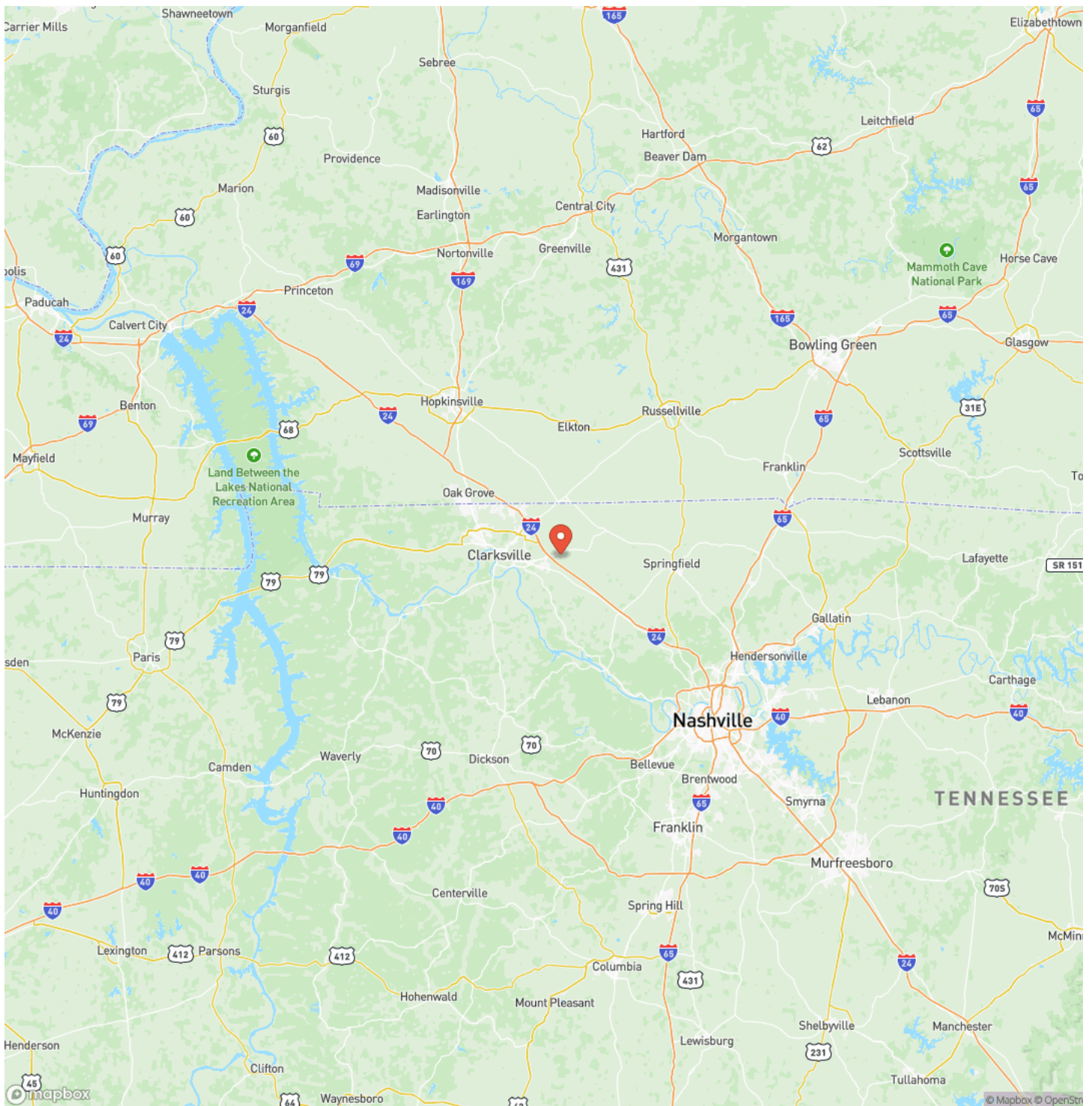
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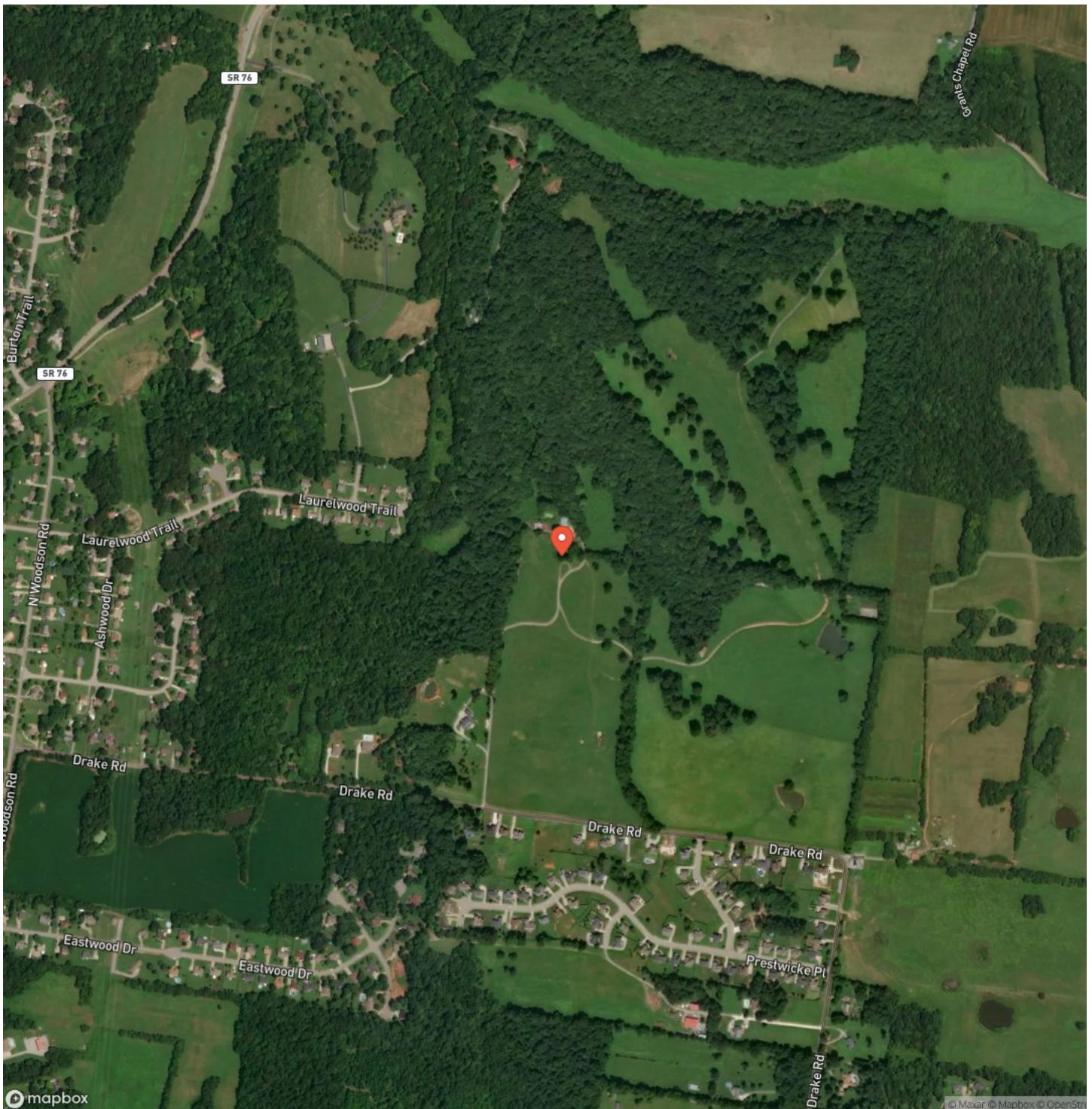
Locator Map



Locator Map



Satellite Map



**241 Acres in Montgomery County
Adams, TN / Montgomery County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Dan McEwen

Mobile

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Email

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Address

17A Public Sq

City / State / Zip

Columbia, TN 38401

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

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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