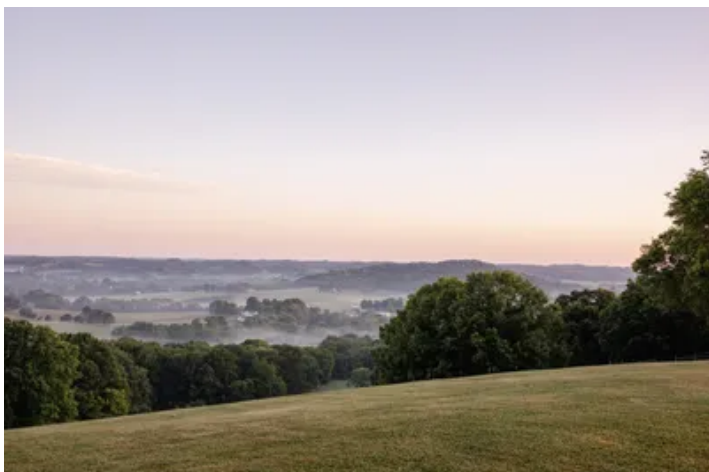


**145 Acres in Giles County**  
800 Trade Branch Road  
Lynnville, TN 38472

**\$2,900,000**  
145.580± Acres  
Giles County



**145 Acres in Giles County**  
**Lynnville, TN / Giles County**

**SUMMARY**

**Address**

800 Trade Branch Road

**City, State Zip**

Lynnville, TN 38472

**County**

Giles County

**Type**

Farms, Hunting Land, Recreational Land, Residential Property

**Latitude / Longitude**

35.366492 / -86.984627

**Taxes (Annually)**

1506

**Dwelling Square Feet**

1080

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

145.580

**Price**

\$2,900,000

**Property Website**

<https://mcewengroup.com/property/145-acres-in-giles-county-giles-tennessee/57634/>



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FARMS | RECREATIONAL PROPERTIES | ESTATES

**145 Acres in Giles County  
Lynnville, TN / Giles County**

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**PROPERTY DESCRIPTION**

Experience the charming countryside of Lynnville, Tennessee from the comfort of this stunning cabin located on the peaceful Trade Branch Road. Offering breathtaking views of the rolling landscape, complete with horses, livestock, and picturesque farmhouses. The 145-acre farm has a barn and a 2-bedroom, 2-bath cabin with an inviting, wrap-around porch with a cozy fireplace and a great screened-in space for meals. About 65 acres of grazing pasture with the balance in mixed forest. The property is only a couple of miles from Soda Pop Junction and other shops on the historic square of downtown Lynnville and an hour from downtown Nashville.



**145 Acres in Giles County  
Lynnville, TN / Giles County**



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**MORE INFO ONLINE:**

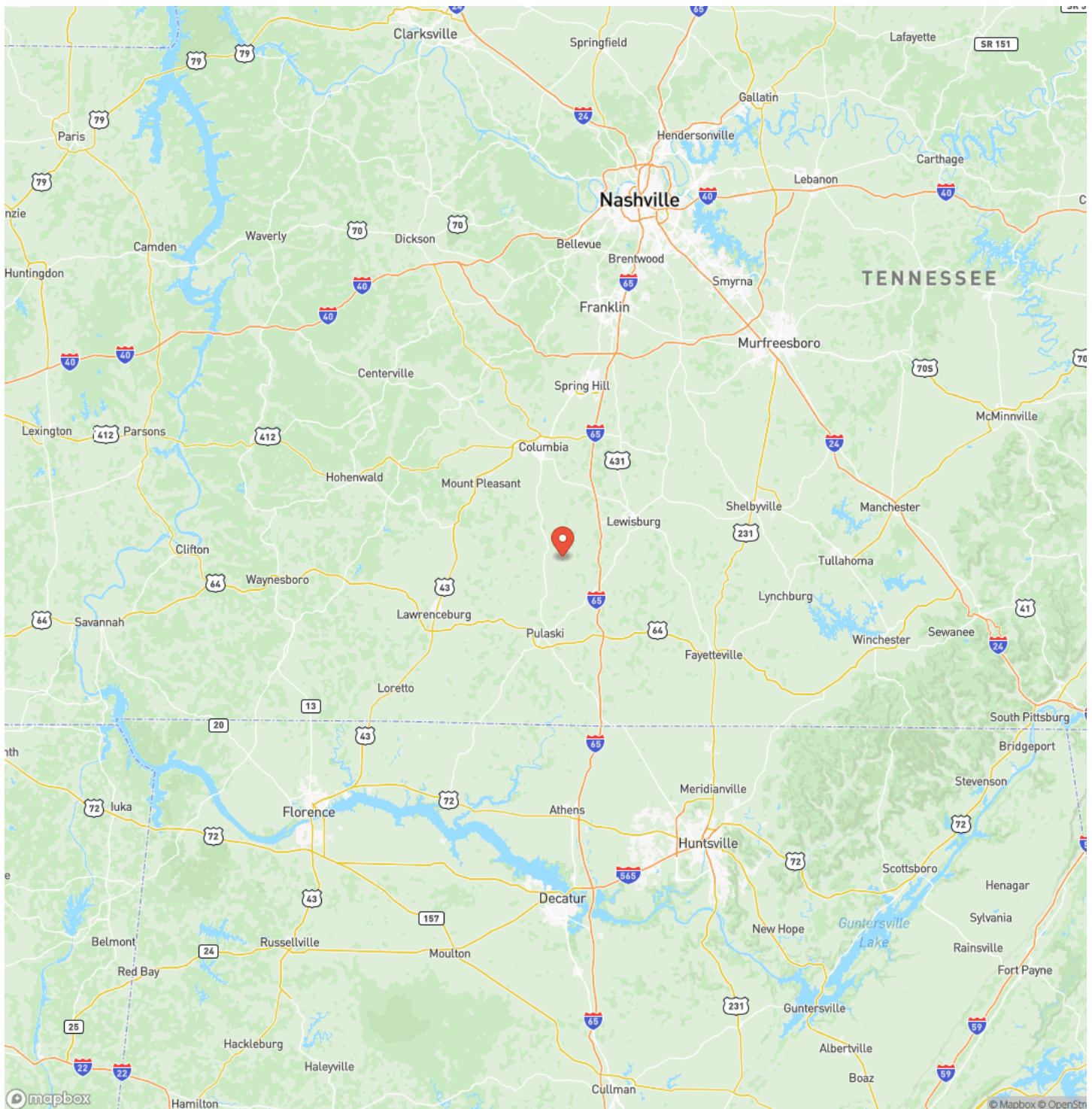
**[www.mcewengroup.com](http://www.mcewengroup.com)**

## Locator Map



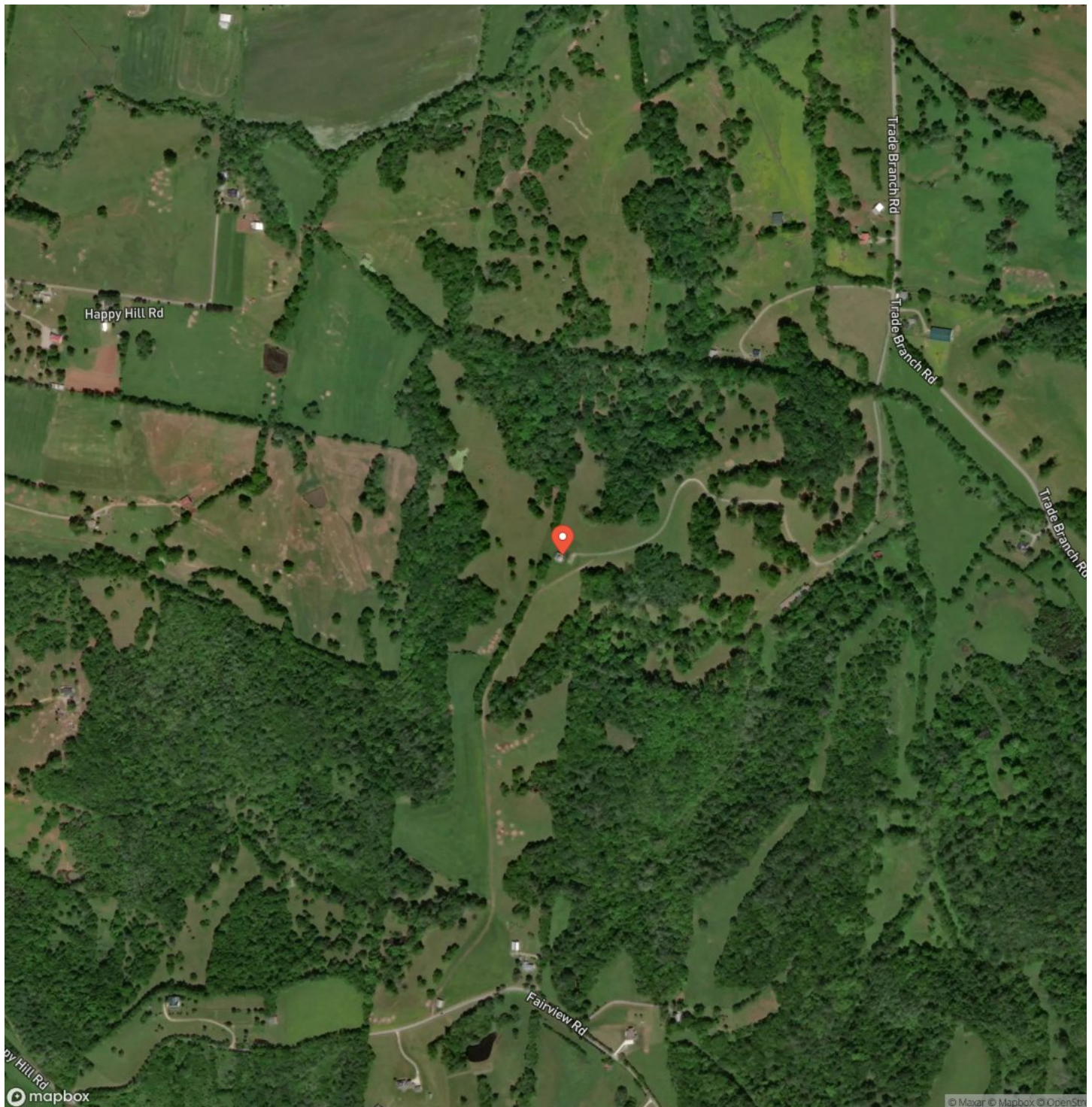


## Locator Map





## Satellite Map



**145 Acres in Giles County  
Lynnville, TN / Giles 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

[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.



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