

45 Acres in Ashland City  
1753 Little Marrowbone  
Ashland City, TN 37015

**\$1,295,000**  
45.800± Acres  
Cheatham County





**45 Acres in Ashland City**  
**Ashland City, TN / Cheatham County**

**SUMMARY**

**Address**

1753 Little Marrowbone

**City, State Zip**

Ashland City, TN 37015

**County**

Cheatham County

**Type**

Farms, Recreational Land, Residential Property

**Latitude / Longitude**

36.246616 / -86.982057

**Taxes (Annually)**

4779

**Dwelling Square Feet**

4120

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

45.800

**Price**

\$1,295,000

**Property Website**

<https://mcewengroup.com/property/45-acres-in-ashland-city-cheatham-tennessee/55023/>



## **45 Acres in Ashland City**

### **Ashland City, TN / Cheatham County**

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#### **PROPERTY DESCRIPTION**

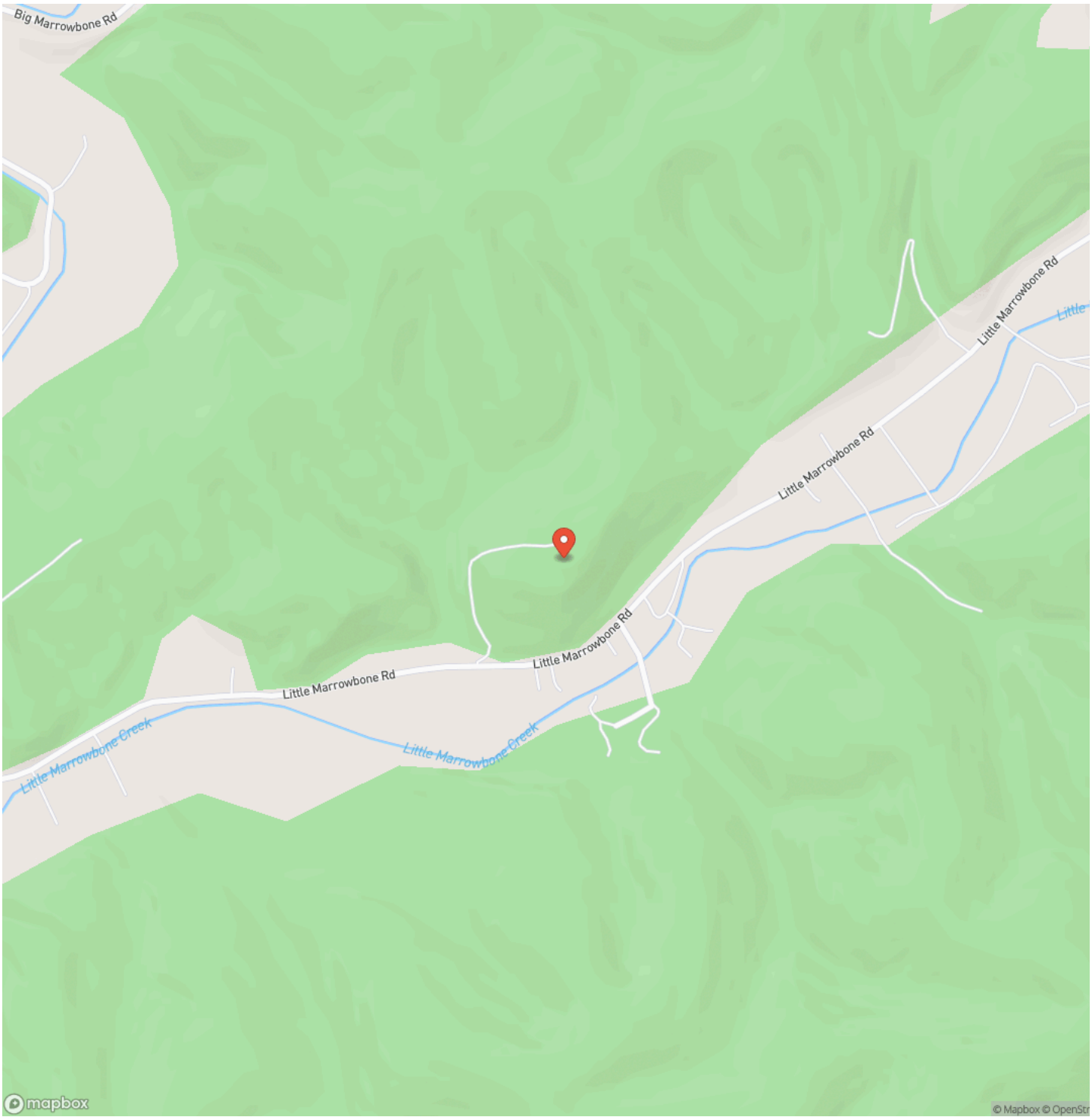
This getaway home is located in Ashland City, just 30 minutes from downtown Nashville. It's situated on top of a secluded hilltop, surrounded by 45 forested acres. It features ultimate privacy, with 3 bedrooms and 3 bathrooms. The interior trim is almost entirely finished in wood, giving you that feeling of a true cabin. It has a loft and an underground 2 car garage, reinforced with concrete walls. A beautiful deck is the perfect place to grill and relax in the hilltop breeze. An oversized concrete driveway is perfect for turning and parking a boat trailer so that you can enjoy boating on the Cumberland River just minutes away. The forest is an oak, hickory and poplar mix where you can enjoy a little hunting, taking walks and listening to the bird life around the cabin. Running through a hollow at the base of the hill is a small perennial spring branch with a beautiful cascade. This is a great place for rest and relaxation, family and friends in the countryside just west of Nashville.



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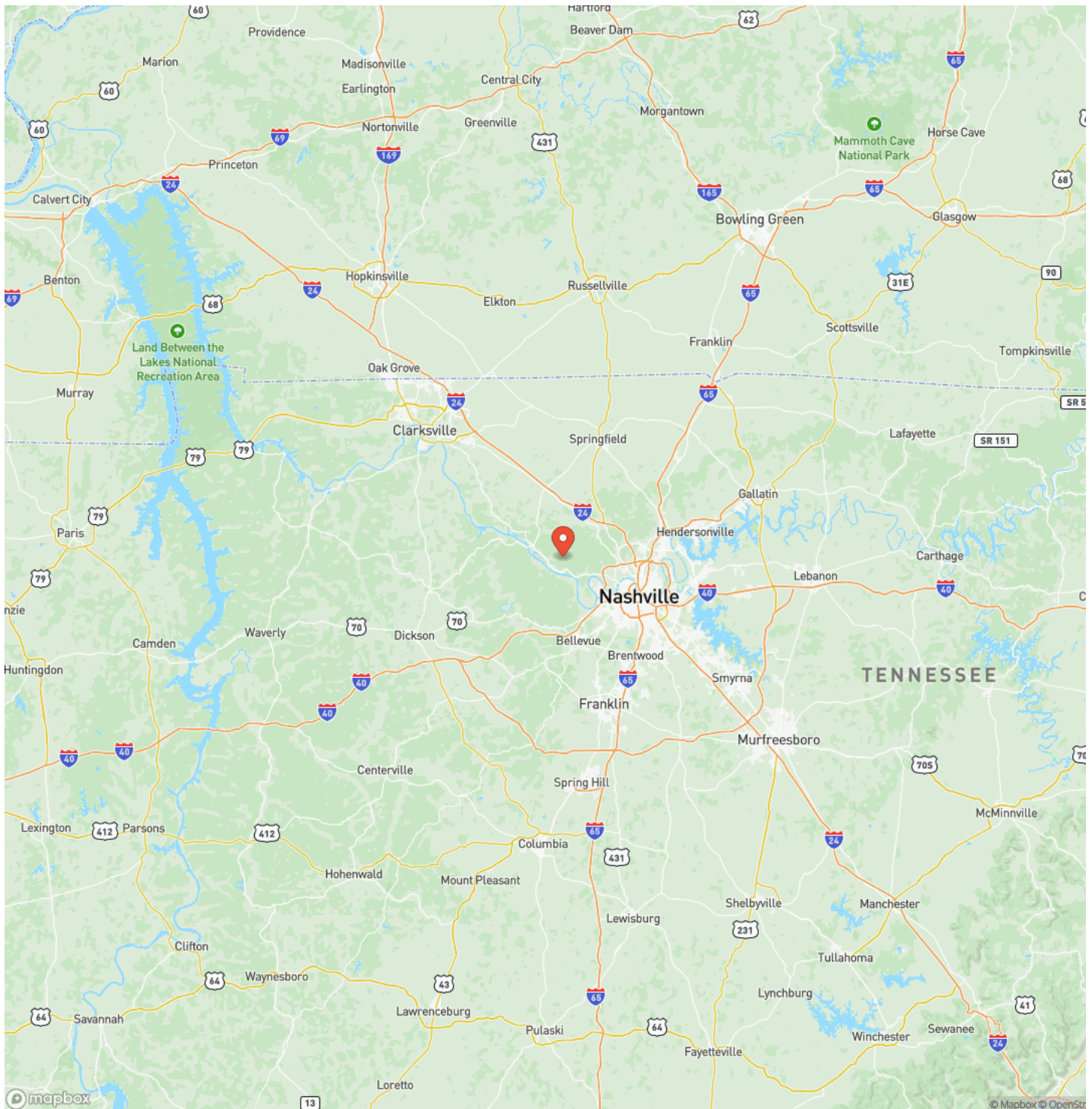


# Locator Map



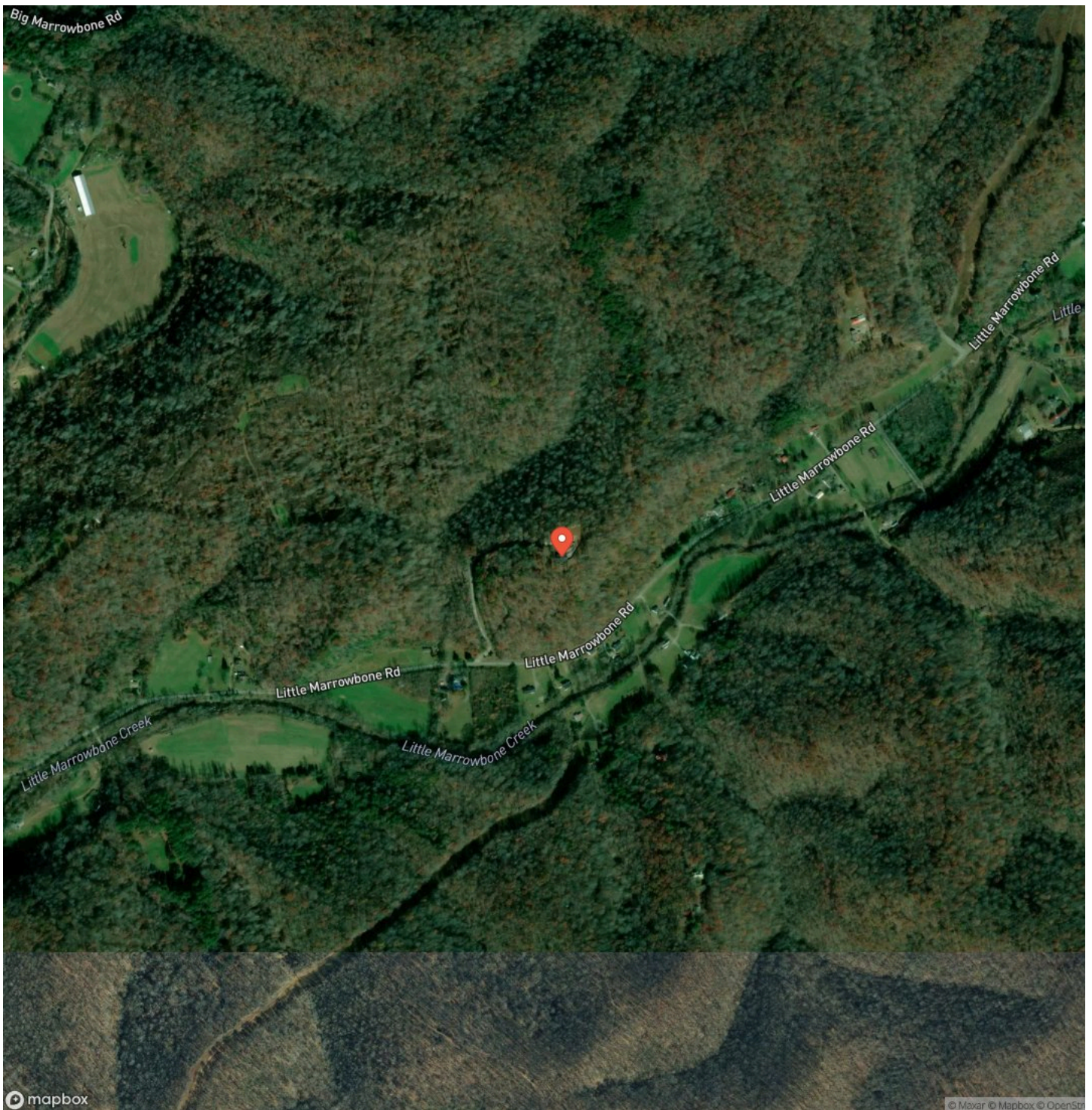


## Locator Map





## Satellite Map



**45 Acres in Ashland City**  
**Ashland City, TN / Cheatham 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

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## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

## **DISCLAIMERS**

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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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