

324 Acres in Leipers Creek Valley
4961 Leipers Creek Road
Williamsport, TN 38487

\$11,000,000
324.220± Acres
Maury County



MC EWEN GROUP
FARMS | RECREATIONAL PROPERTIES | ESTATES

**324 Acres in Leipers Creek Valley
Williamsport, TN / Maury County**

SUMMARY

Address

4961 Leipers Creek Road

City, State Zip

Williamsport, TN 38487

County

Maury County

Type

Horse Property, Hunting Land, Lakefront, Farms, Residential Property, Recreational Land

Latitude / Longitude

35.751854 / -87.193712

Taxes (Annually)

2016

Dwelling Square Feet

1196

Bedrooms / Bathrooms

1 / 1

Acreage

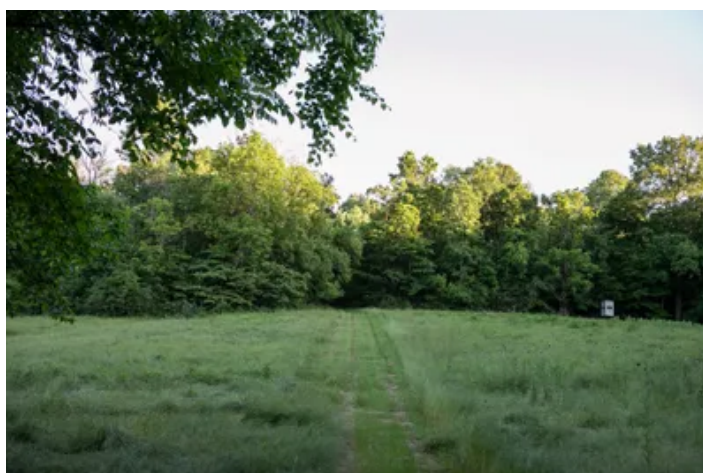
324.220

Price

\$11,000,000

Property Website

<https://mcewengroup.com/property/324-acres-in-leipers-creek-valley-maury-tennessee/79653/>



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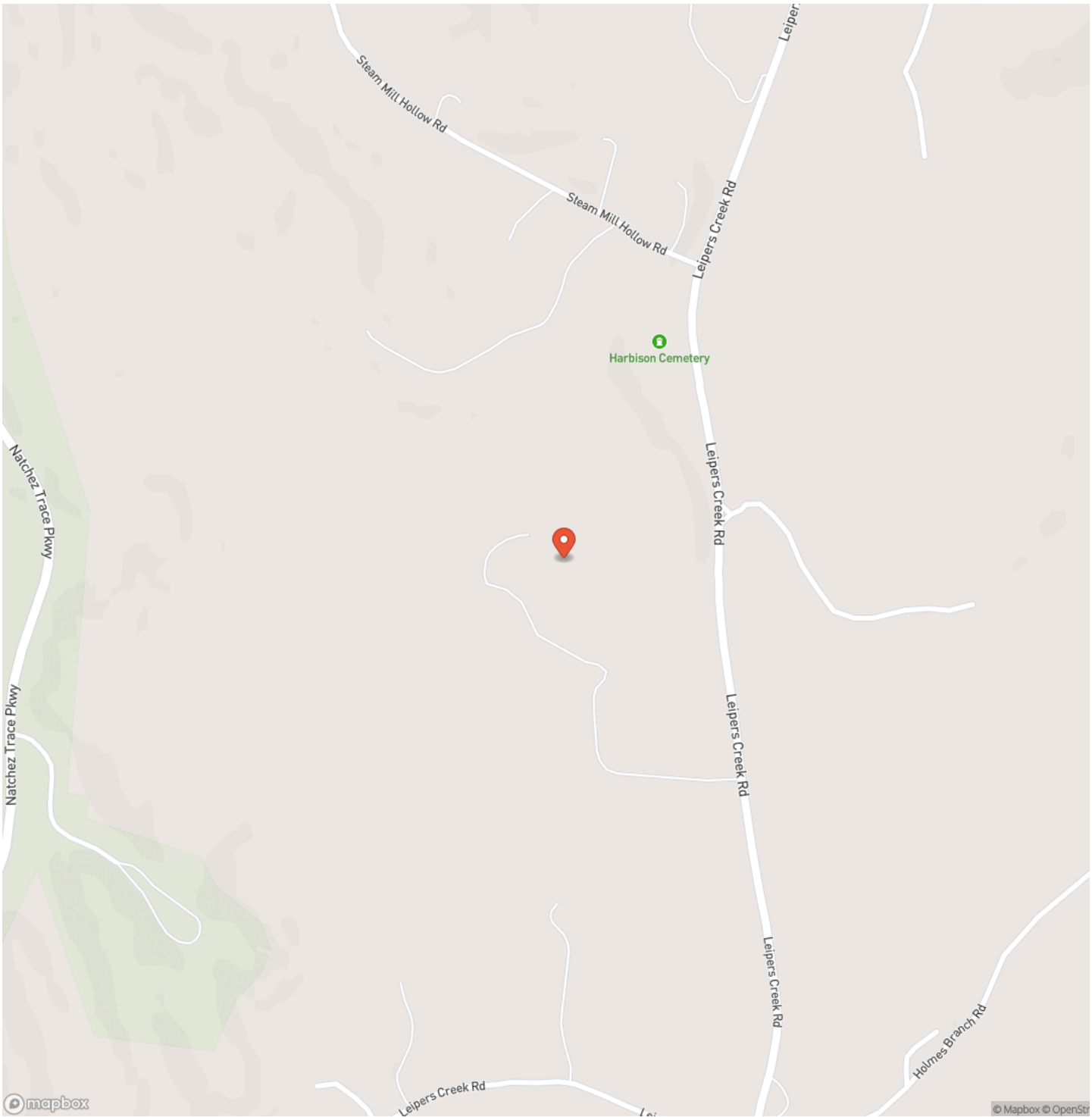
PROPERTY DESCRIPTION

This property sits in one of the prettiest valleys in Middle Tennessee. It's a place for families and sportsmen, featuring 324 acres of productive farming and hunting ground on the rich terraces and wooded hollows of the Leipers Creek valley, just 20 minutes from Columbia, one hour from downtown Nashville and bordering over 1 mile of the Natchez Trace Parkway. The most exciting qualities of this property can be found on the 9 acre fishing lake. The lake was built 30 years ago with angling in mind. It's been strictly managed for big largemouth bass with a healthy population of big bluegill, shell cracker and crappie. The lake features a large fishing dock, a boat launch and very accessible shoreline for fishing from the bank. The lake bed is full of natural and hand placed structure, making this a fun and technical small body of water to fish for even the most dedicated anglers. Overlooking the lake is a log getaway cabin in the middle of beautiful, open land. Near the cabin is metal shop building for storing equipment, tractors, side by sides and boats. The cabin, lake and most of the property itself isn't visible from Leipers Creek Road, making this a very private farm with similar neighboring properties. The landscape of this property combines for around 95 acres of open ground, most of which surrounds the gentle terrain around the cabin and lake, with roughly 50 acres currently leased for row crop production. The balance of the property lays in ridges and hollows, mostly dominated by mixed timber with a collection of old pastures. This is an impressive sportsman retreat, and it could be the right place to build a permanent homeplace in the beautiful and historic landscape of Leipers Creek valley.

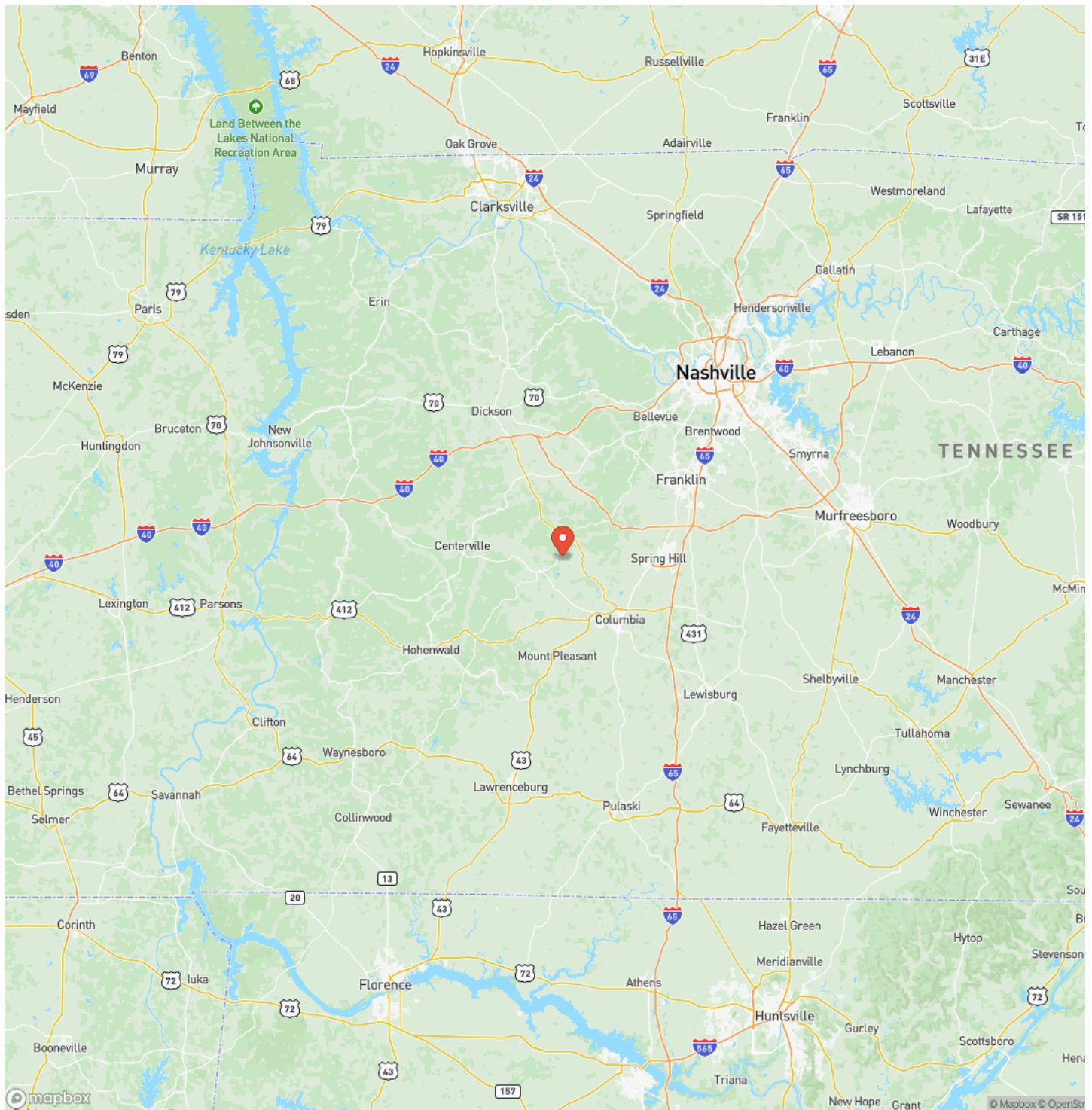
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Locator Map



Locator Map



324 Acres in Leipers Creek Valley
Williamsport, TN / Maury County

Satellite Map



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MORE INFO ONLINE:

www.mcewengroup.com

324 Acres in Leipers Creek Valley Williamsport, TN / Maury County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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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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