

75 Acres in College Grove
0 Choctaw Road
College Grove, TN 37046

\$3,995,000
75.500± Acres
Williamson County



75 Acres in College Grove
College Grove, TN / Williamson County

SUMMARY

Address

0 Choctaw Road

City, State Zip

College Grove, TN 37046

County

Williamson County

Type

Hunting Land, Lot, Business Opportunity, Undeveloped Land,
Recreational Land

Latitude / Longitude

35.743178 / -86.753957

Taxes (Annually)

259

Acreage

75.500

Price

\$3,995,000

Property Website

<https://mcewengroup.com/property/75-acres-in-college-grove-williamson-tennessee/79397/>

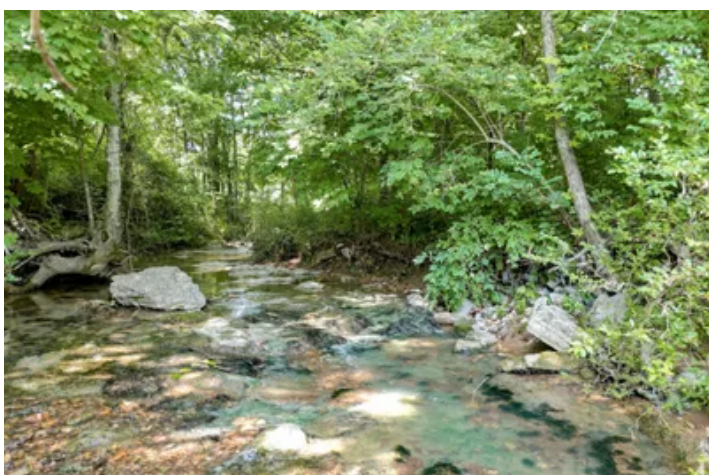


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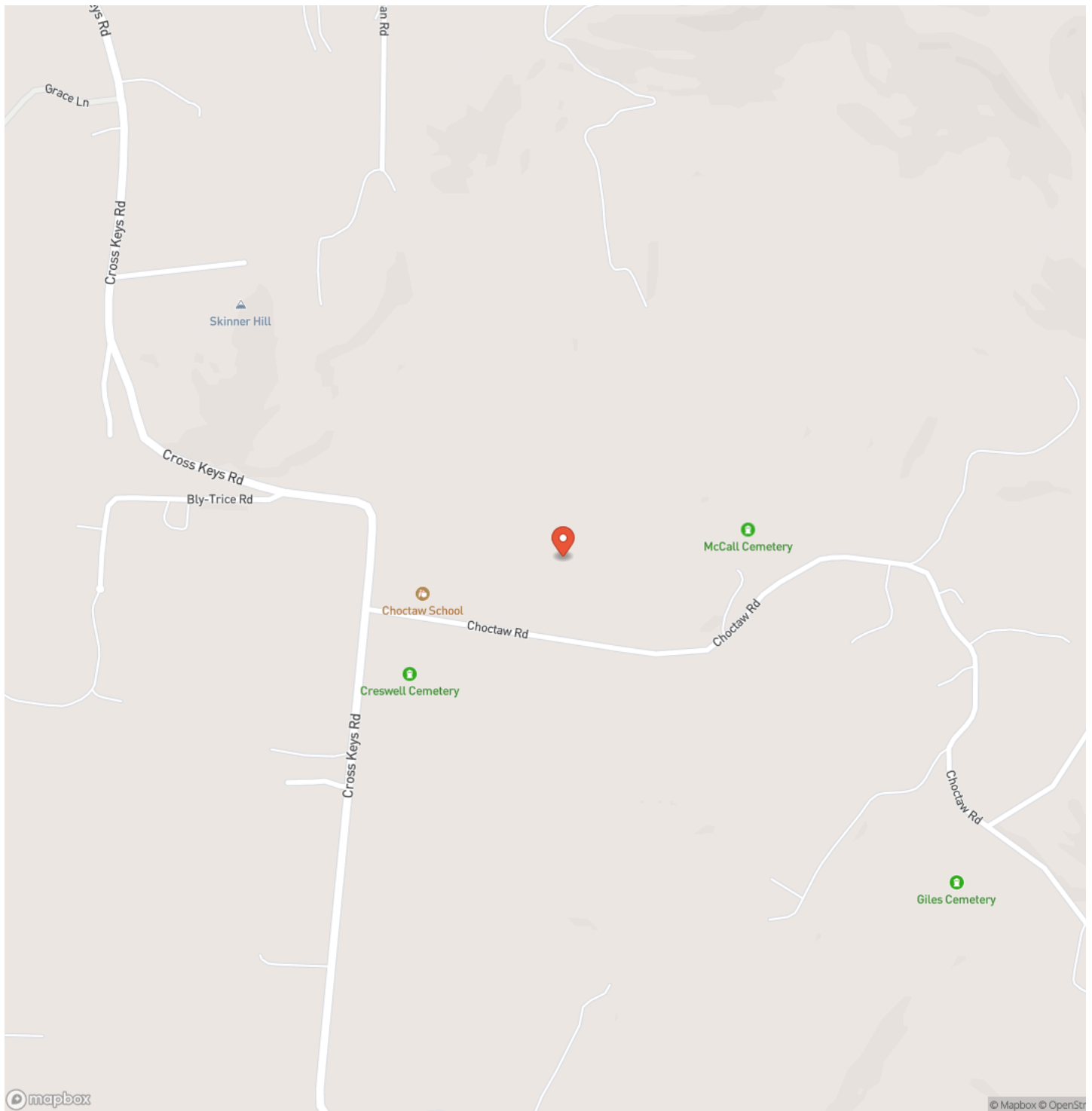
PROPERTY DESCRIPTION

This property spans 75 acres and primarily consists of wooded areas, along with multiple pastures. Boone Creek and an unnamed branch run through the central portion of the property. A wooded trail is located at the rear of the property. Multiple preliminary soil sites have been identified, all of which are adequate for a 4–6-bedroom home. This property holds numerous potential opportunities. Conveniently located within a 30-minute distance from downtown Franklin and an hour away from downtown Nashville and the airport.

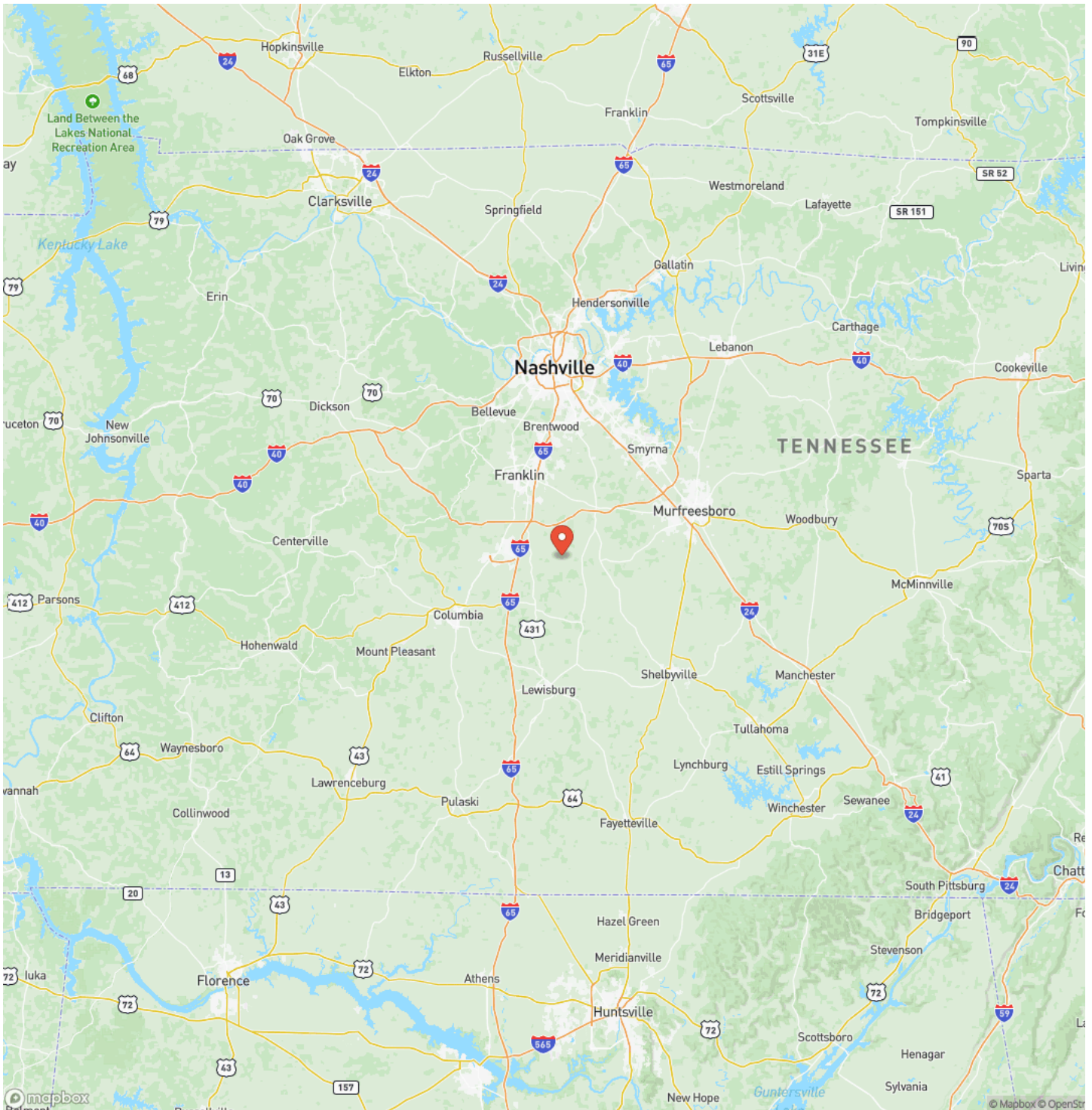
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Locator Map



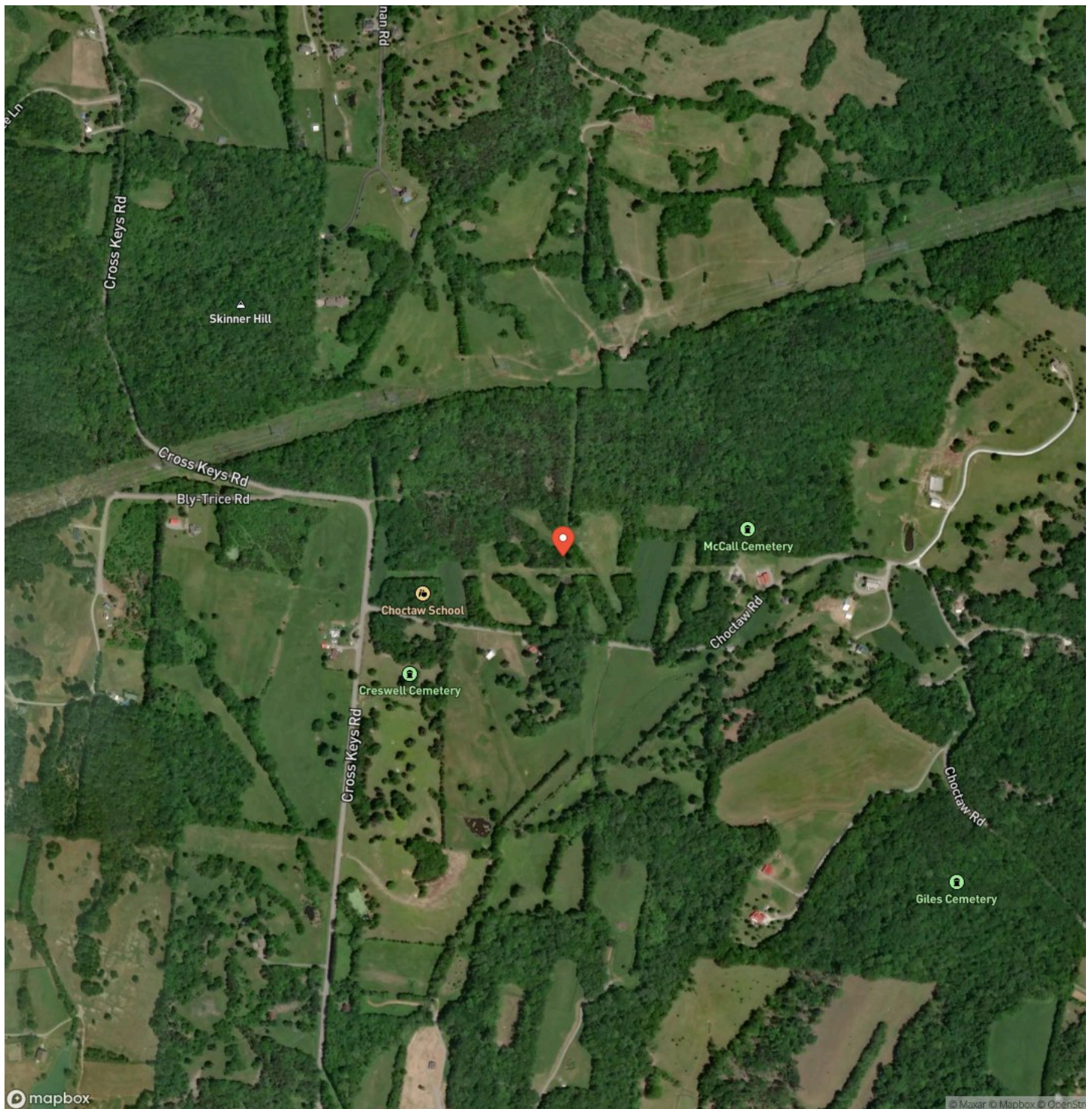
Locator Map



MC EWEN GROUP

FARMS | RECREATIONAL PROPERTIES | ESTATES

Satellite Map



75 Acres in College Grove
College Grove, TN / Williamson 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

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This image shows a blank 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.

McEwen Group, LLC
17A Public Sq
Columbia, TN 38401
(931) 381-1808
www.mcewengroup.com
