

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**

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**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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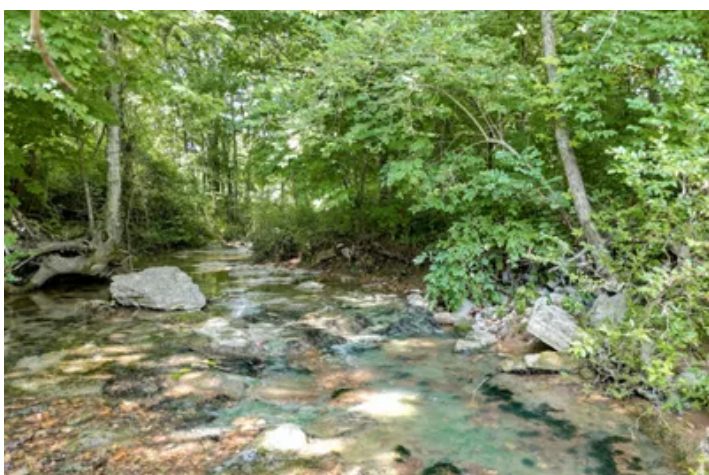
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**PROPERTY DESCRIPTION**

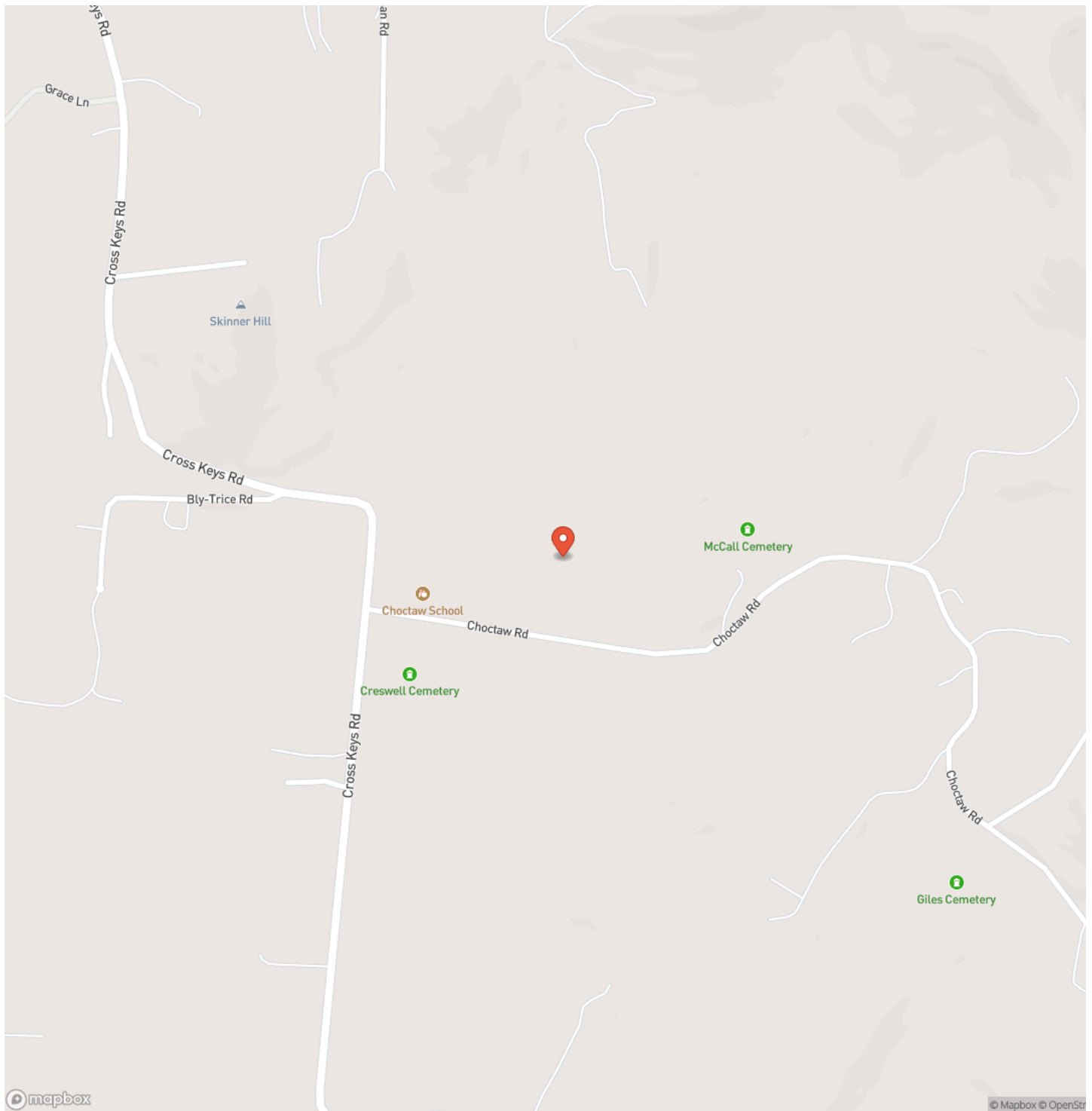
This property spans 75 acres and primarily consists of wooded areas, along with multiple pastures. Boone Creek and an unnamed branch run through the central portion of the property. A wooded trail is located at the rear of the property. Multiple preliminary soil sites have been identified, all of which 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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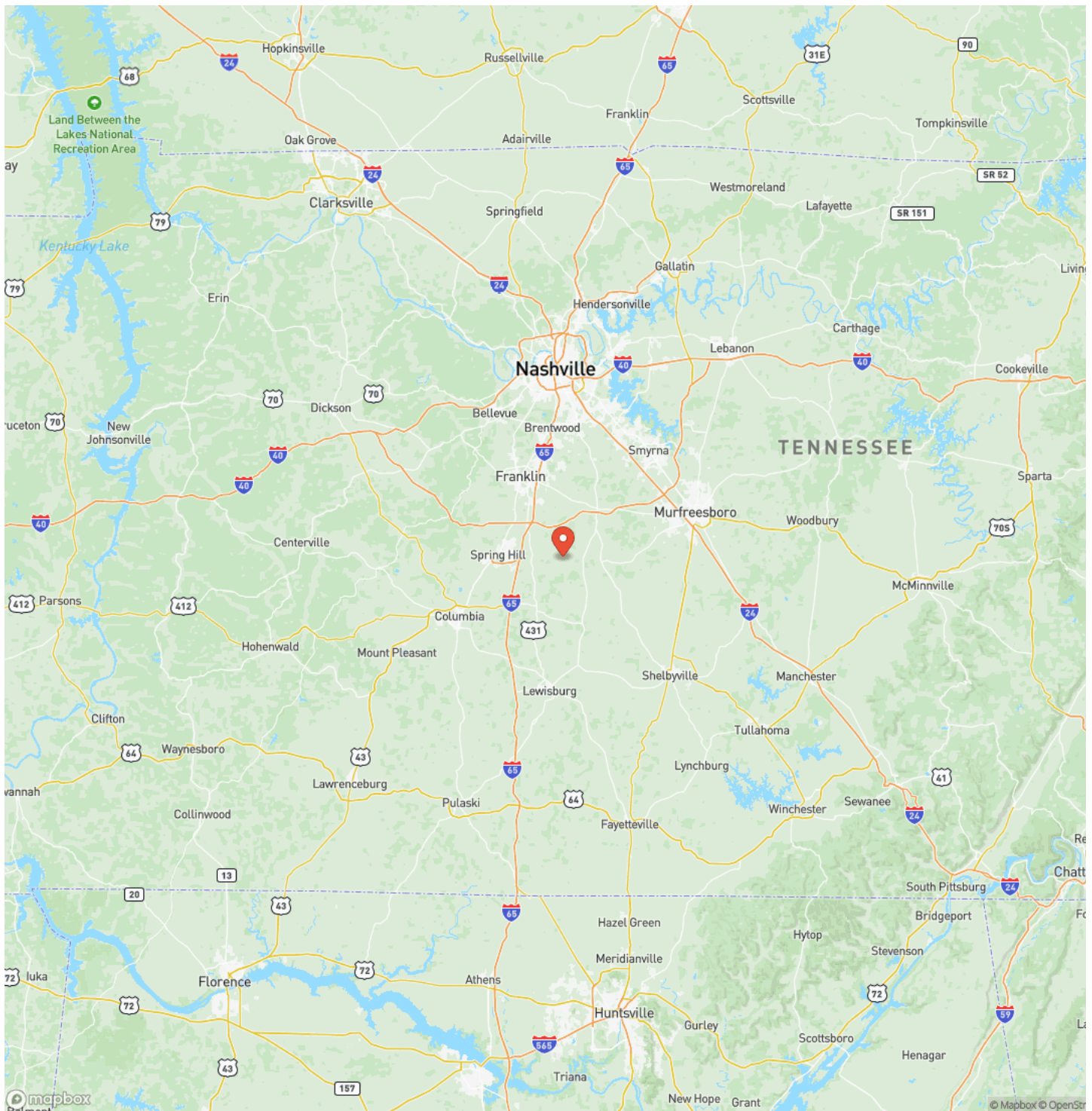


## Locator Map



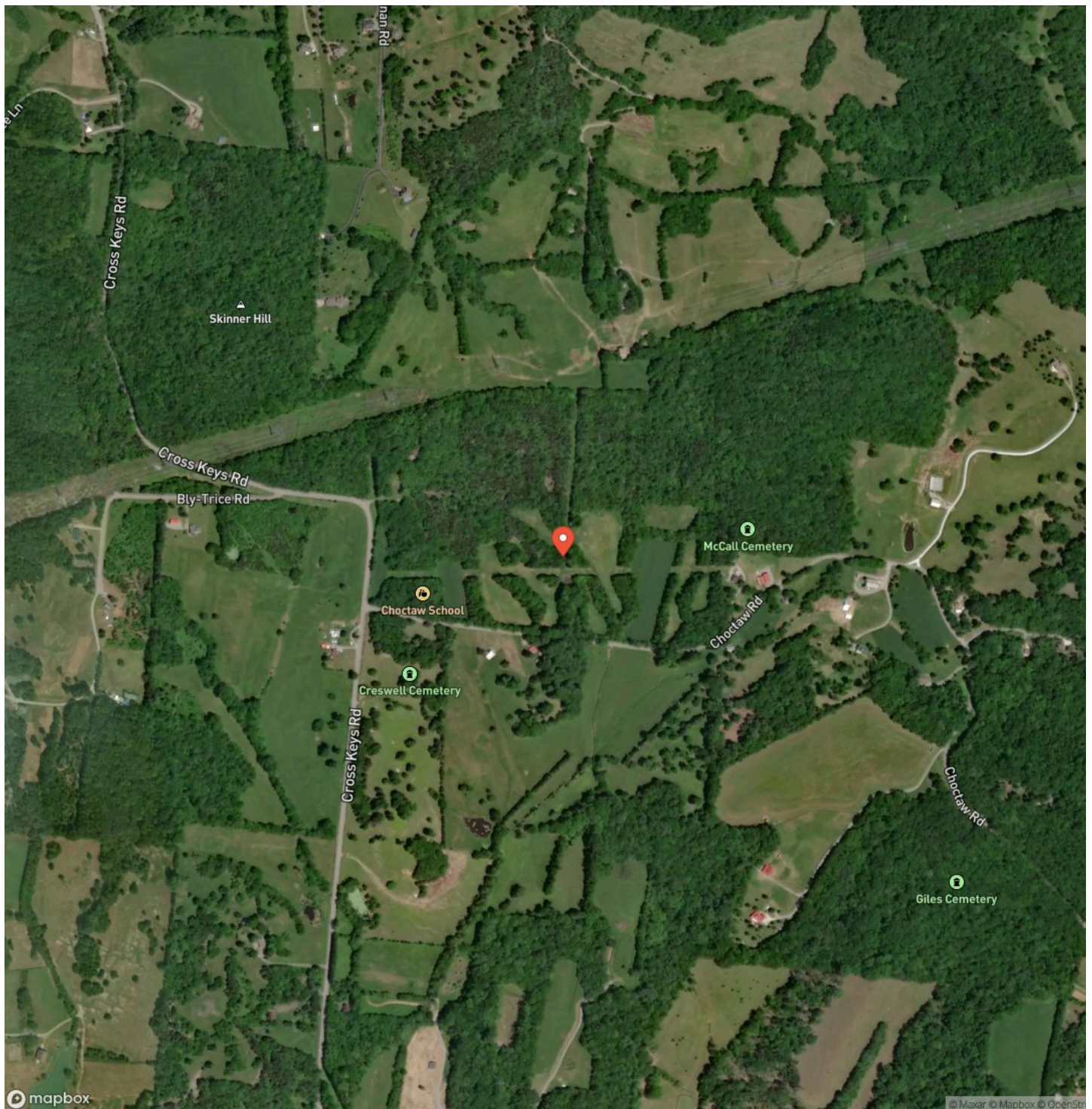


## Locator Map





## Satellite Map



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## 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

[illegible]



[illegible]

## **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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