

72 Acres in Nunnelly
12003 Woodland Trail
Nunnelly, TN 37137

\$799,000
72.010± Acres
Hickman County



72 Acres in Nunnelly Nunnelly, TN / Hickman County

SUMMARY

Address

12003 Woodland Trail

City, State Zip

Nunnelly, TN 37137

County

Hickman County

Type

Farms, Hunting Land, Recreational Land, Horse Property

Latitude / Longitude

35.904515 / -87.438049

Acreage

72.010

Price

\$799,000

Property Website

<https://mcewengroup.com/property/72-acres-in-nunnelly-hickman-tennessee/86125/>

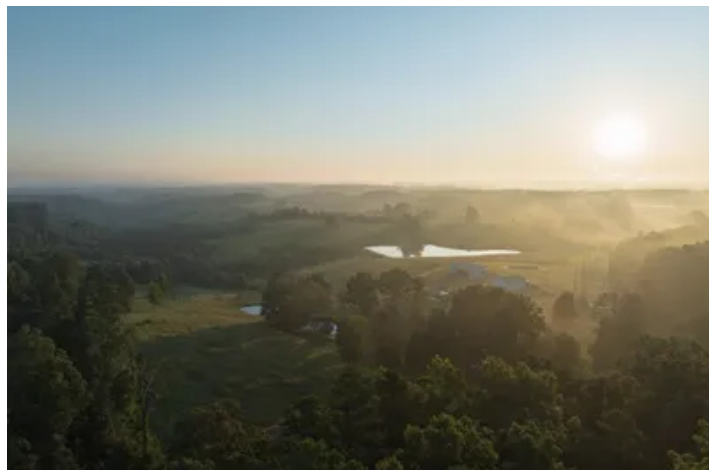


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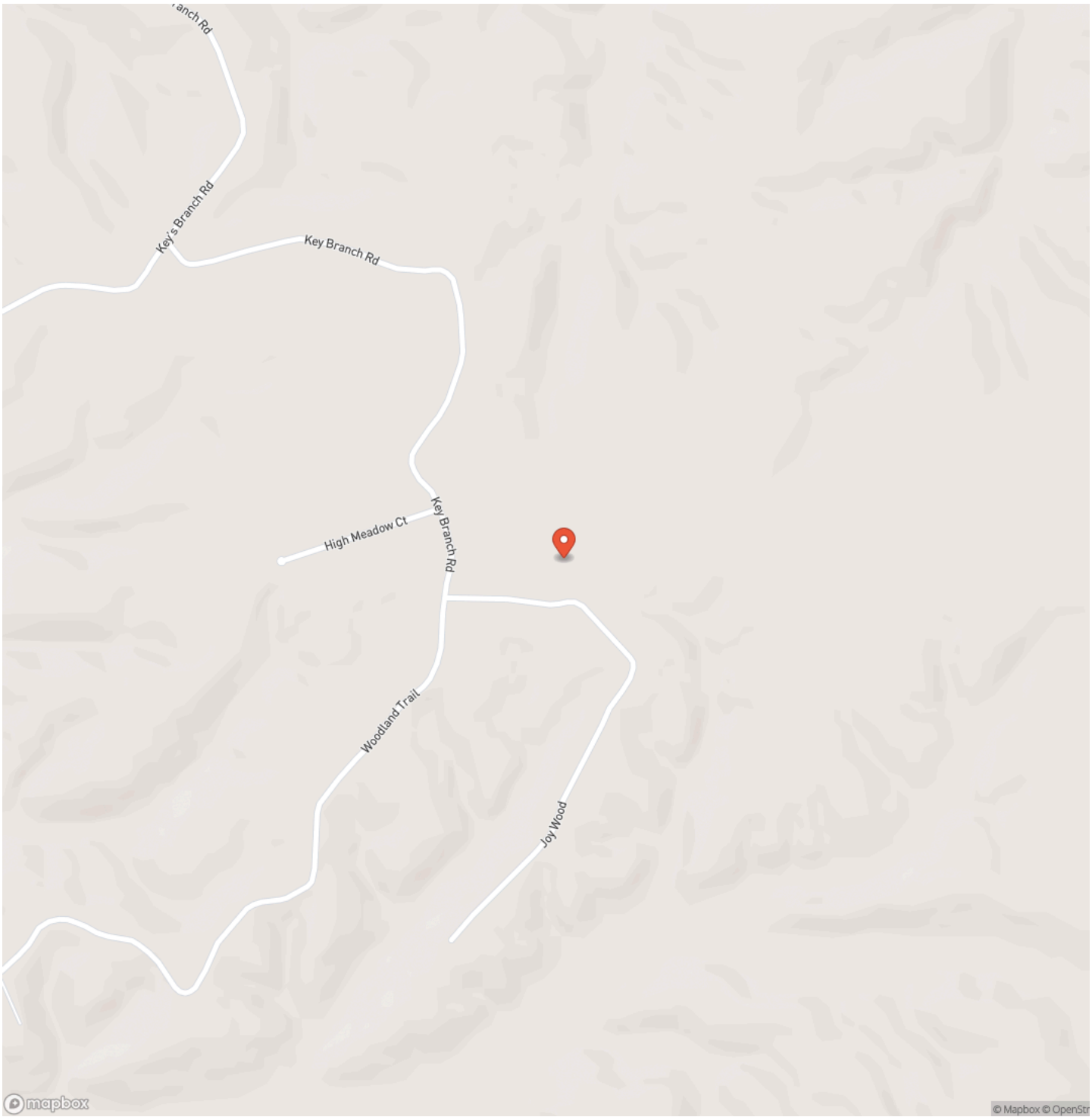
PROPERTY DESCRIPTION

This 72-acre farm is located near Nunnelly, Tennessee in the uplands surrounding the Piney River valley, exactly 1 hour from downtown Nashville. Formerly in closed canopy forest, the owners opened the landscape for regenerative livestock grazing. Over the last decade, they have managed the pasture for grass and plant diversity, making this farmland not only an ideal spot for grazing cattle, but for wildlife as well. It's one of the rare spots in Middle Tennessee you will still see and hear Bobwhite quail, thanks to the biodiversity of the landscape. The farm also features multiple outbuildings with covered equipment storage, indoor storage and shop space, as well as a kitchen, full bathroom, apartment, and tack room. The property has two ponds, both stocked with Bream, bass and catfish. Sunrises and sunsets are amazing on this upland property, and this is a place where you will get to observe a lot of birds and animals of all types. This is a great farm for somebody who is looking for a place for horses or cattle, but also the admirer of nature and even dedicated sportsmen. It's within 25 mins from multiple canoe and kayak access sites on the beautiful Piney as well as a boat launch on the diverse Duck River.

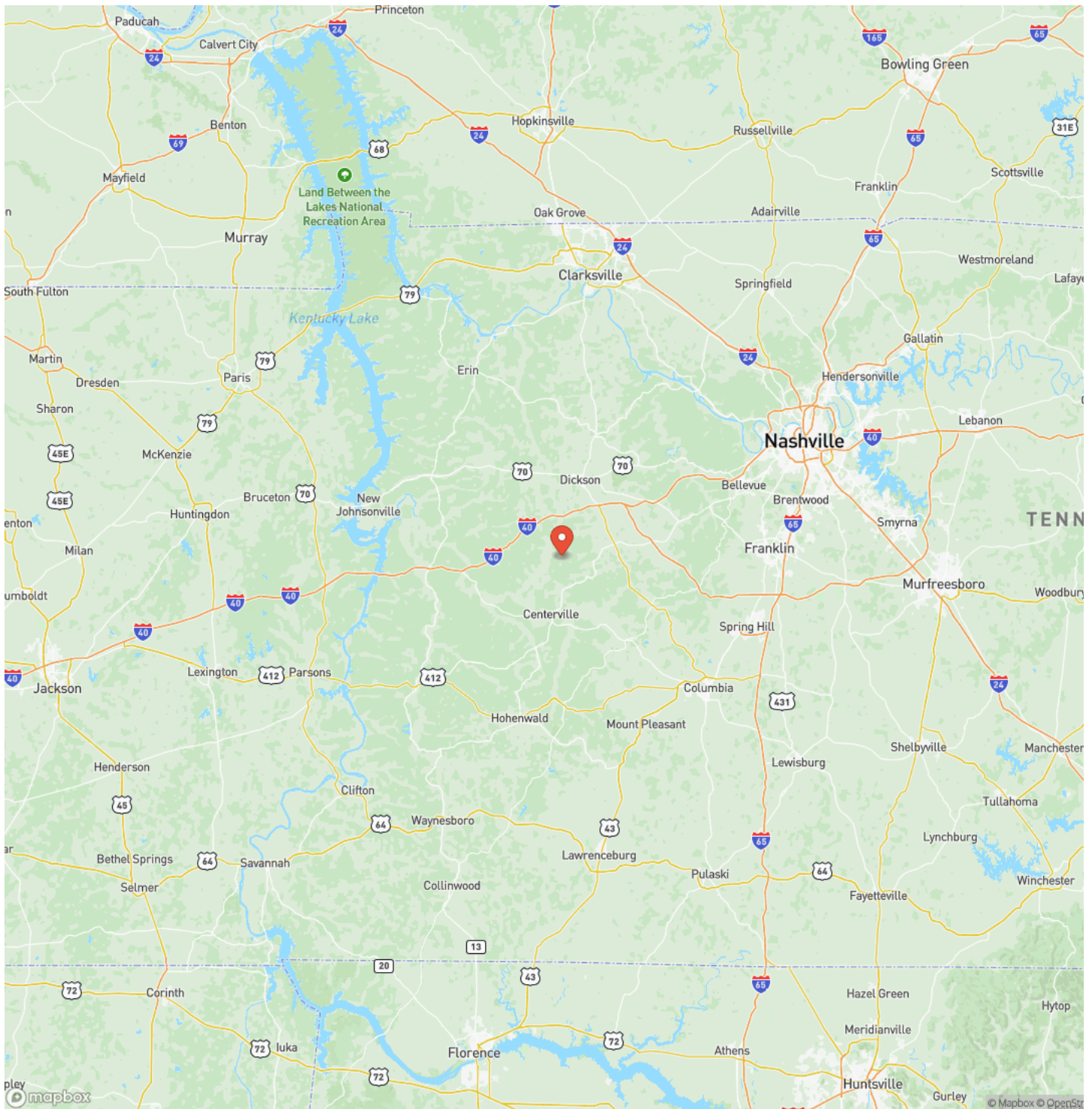
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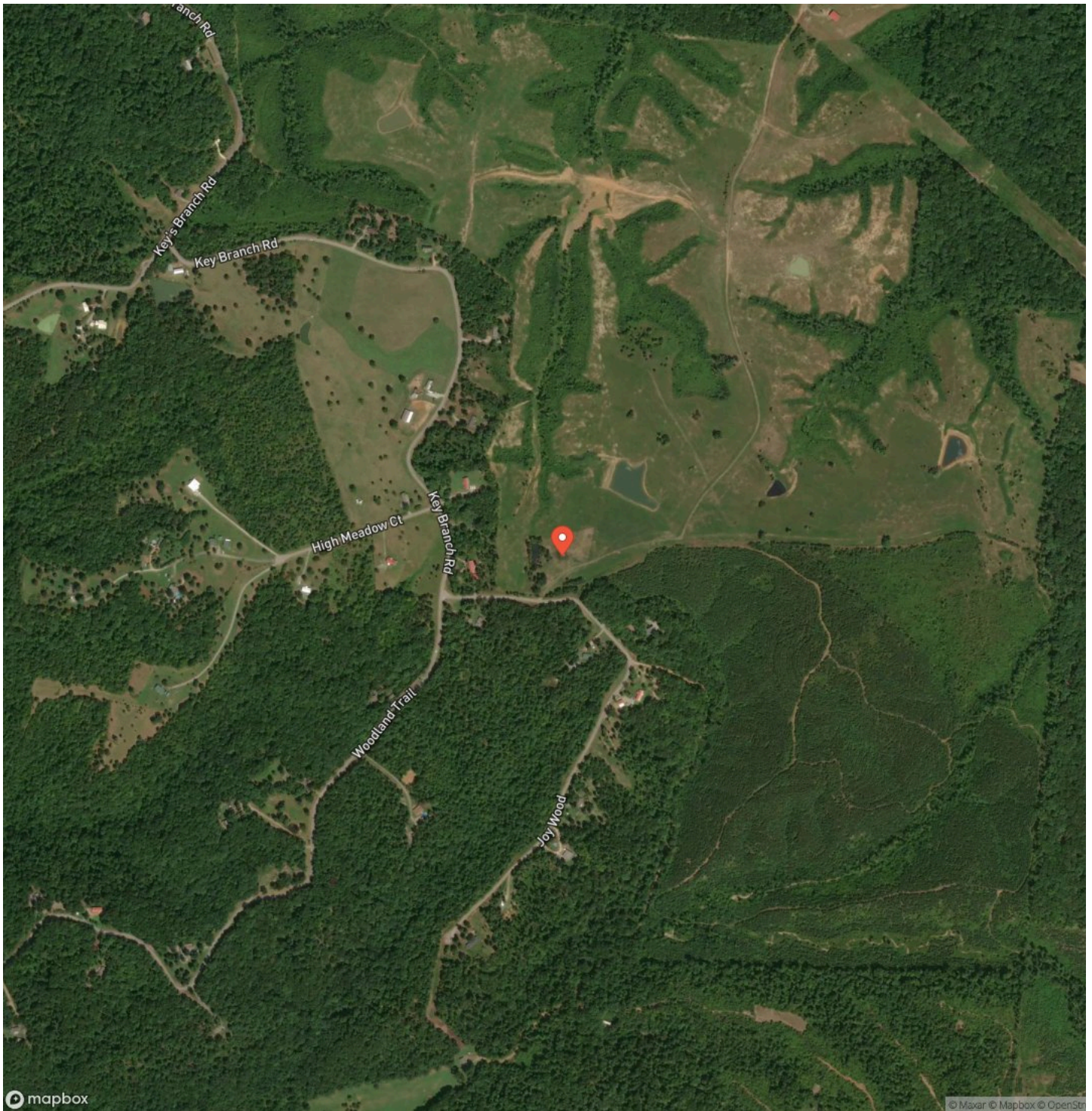
Locator Map



Locator Map



Satellite Map



72 Acres in Nunnelly
Nunnelly, TN / Hickman 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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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.

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