

**DARBYTOWN ROAD 33**  
Darbytown Rd Lot 3  
Hohenwald, TN 38462

**\$165,000**  
33± Acres  
Lewis County



**DARBYTOWN ROAD 33**  
**Hohenwald, TN / Lewis County**

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**SUMMARY**

**Address**

Darbytown Rd Lot 3

**City, State Zip**

Hohenwald, TN 38462

**County**

Lewis County

**Type**

Recreational Land, Hunting Land, Timberland, Undeveloped Land

**Latitude / Longitude**

35.590338 / -87.594275

**Acreage**

33

**Price**

\$165,000

**Property Website**

<https://compasslandpartners.com/property/darbytown-road-33/lewis/tennessee/105615/>



## **DARBYTOWN ROAD 33**

### **Hohenwald, TN / Lewis County**

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#### **PROPERTY DESCRIPTION**

Darbytown Road 33 tract is a 33-acre property located in Lewis County, Tennessee, just outside of Hohenwald. With impressive road frontage, established wildlife habitat, and proximity to town, this tract offers a compelling combination of convenience, natural character, and long-term potential.

#### **Location**

Situated in Lewis County, Tennessee, Darbytown Road 33 is just 3 miles outside of Hohenwald, placing everyday amenities within easy reach. Summertown is approximately 23 miles away, Columbia is about 35 miles out, and downtown Nashville is roughly an hour and a half away, making this a practical option for those seeking a rural retreat without sacrificing accessibility. The property also sits near the newly established Devil's Backbone State Park in Lewis County, adding significant recreational value to the surrounding area. Power is available along the road frontage, and the proximity to town makes this tract both convenient and peaceful.

#### **Access**

The property has approximately 2,300 feet of frontage along Darbytown Road, a paved county road, providing excellent and reliable access to the tract. Internal access is supported by concrete roads, making navigation straightforward in a variety of weather conditions.

#### **Topography**

Soils on this tract consist of clay loam, loam, clay, and gravel, reflecting the natural variation found across the ridges and bottoms of the property. The topography transitions from ridgelines to lower bottomland areas, creating a diverse landscape with multiple functional locations.

#### **Improvements**

This tract currently has no structures or improvements, giving a buyer a clean slate to develop the property according to their vision. Whether the goal is a private home estate, a hunting retreat, or an investment holding, the absence of structures means there is no cost or effort required to remove or modify buildings that may not align with future plans.

#### **Timber**

The tract features a mix of planted pine on the ridges and hardwood timber in the bottomland areas, a timber composition that adds both aesthetic and economic value. The property is heavily wooded throughout, providing dense cover and offering both immediate visual appeal and potential long-term value.

#### **Wildlife and Recreation**

Darbytown Road 33 has abundant deer and turkey sign throughout. An established, maintained food plot near the northwestern boundary adds a functional hunting infrastructure already in place. This property is well-suited for hunters, as well as those interested in small game and general outdoor recreation.

#### **Current and Potential Use**

The property is currently used for hunting and recreational purposes, making it a functional and ready-to-use tract from day one. Looking ahead, the land holds strong potential for a wide range of uses, including residential development, agricultural or pasture use, cattle, timber management, or as a long-term investment. The road frontage, topography, and proximity to town make this tract particularly interesting for buyers evaluating both personal use and investment-oriented strategies.

#### **Summary**

Darbytown Road 33 offers 33 acres of heavily wooded Lewis County land with exceptional road frontage, diverse timber, established wildlife habitat, and a location just minutes from Hohenwald and near the new Devil's Backbone State Park. The property's flexibility



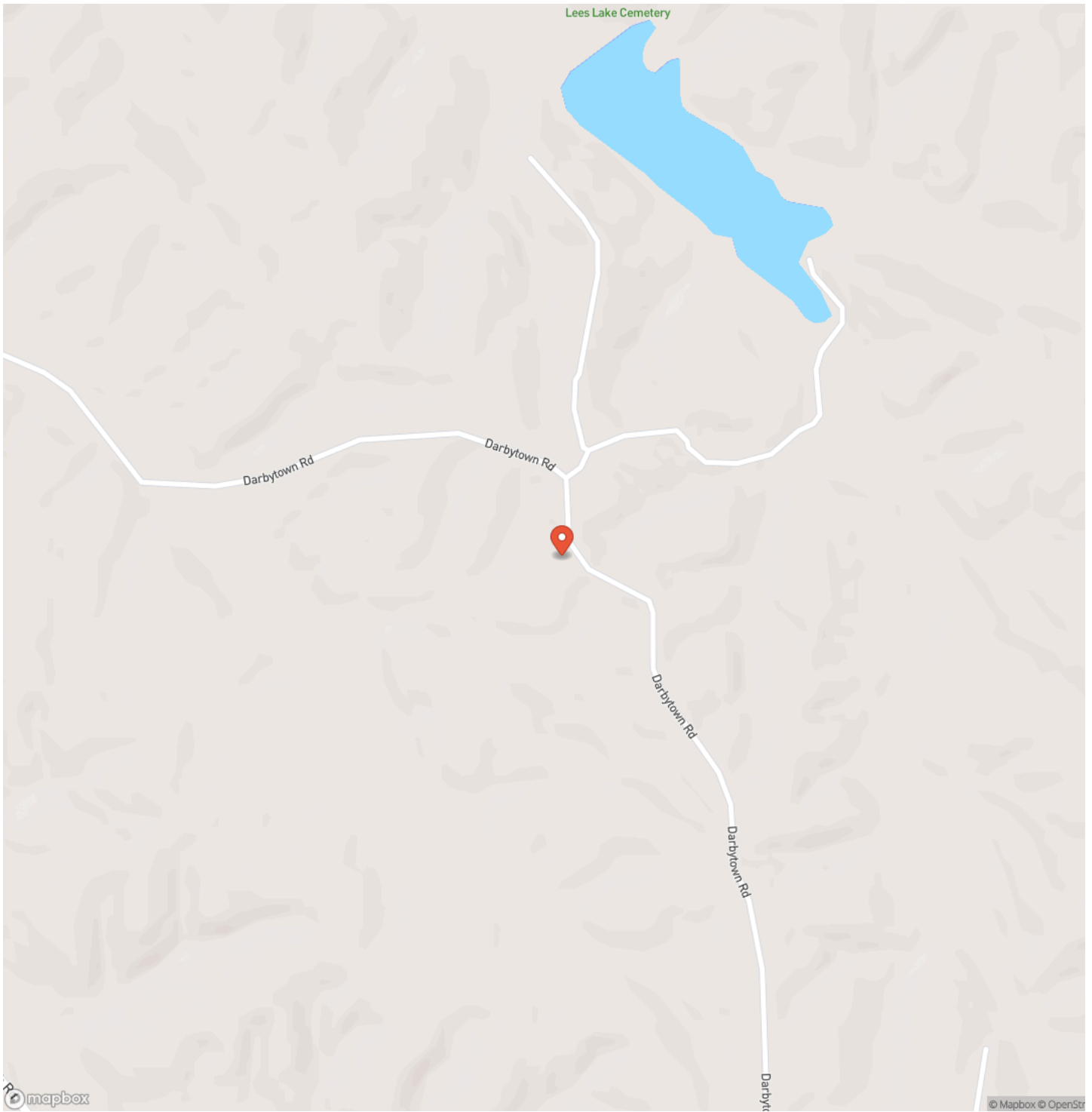
across residential, recreational, agricultural, and investment uses makes it a strong candidate for a broad range of buyers. Contact us today to learn more about this tract or to schedule a showing.



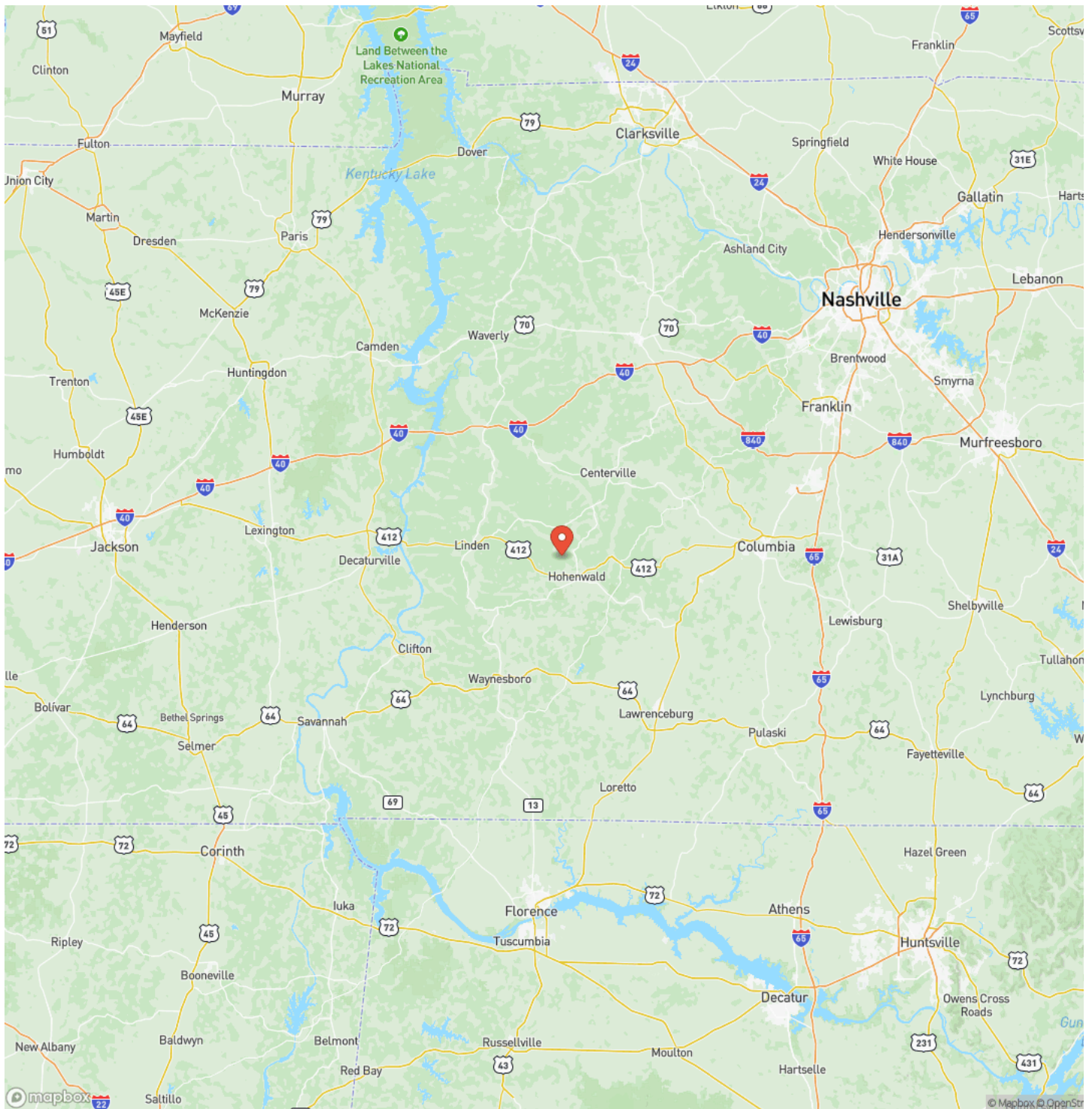
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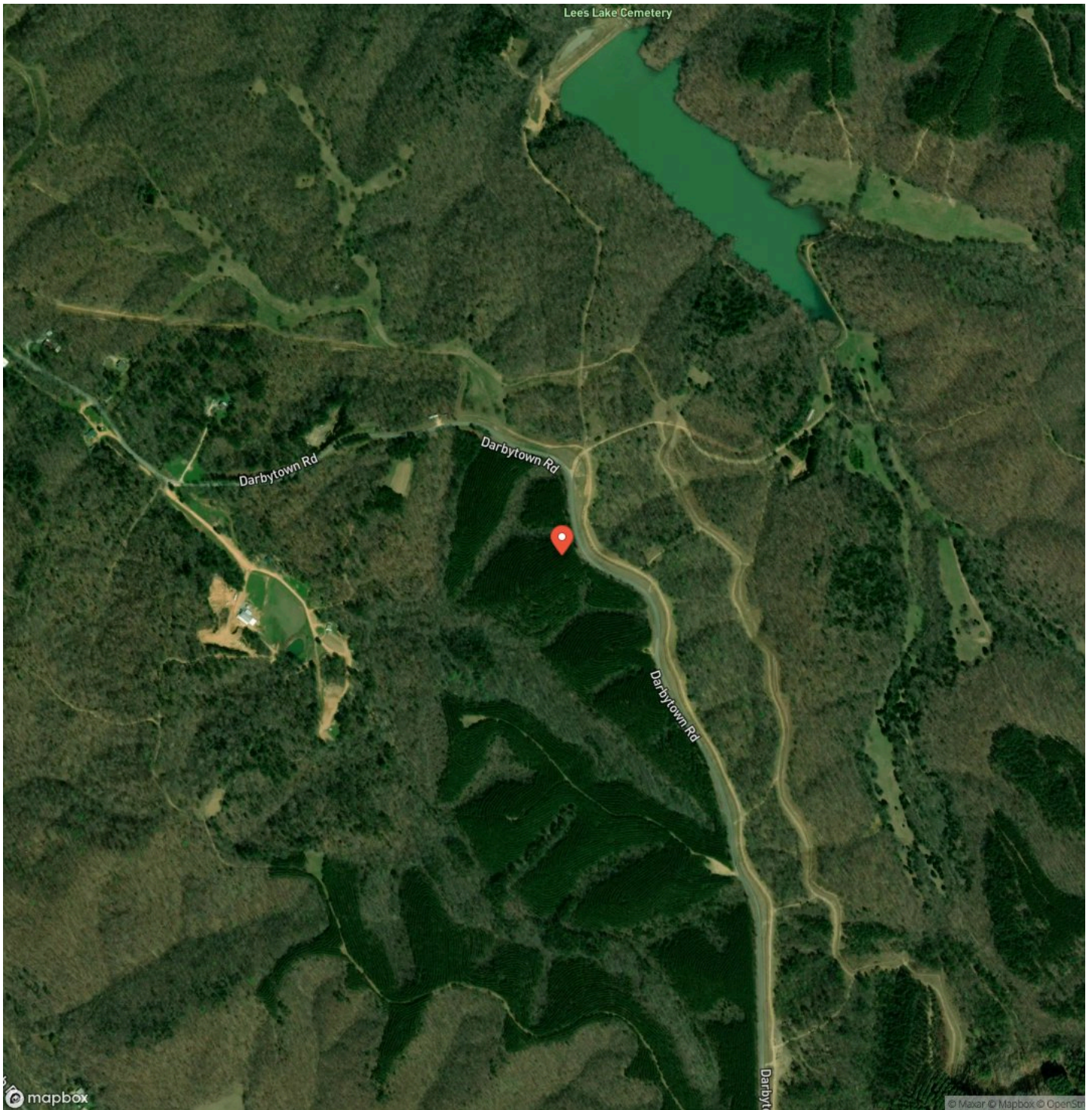
## Locator Map



# Locator Map



## Satellite Map







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**Compass Land Partners**  
452 Upchurch Ln  
Walterboro, SC 29488  
(800) 731-2278  
<https://compasslandpartners.com/>

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