

**HIGHWAY 412 N TRACT 1**  
Highway 412 N Lot 1  
Hohenwald, TN 38462

**\$140,000**  
40± Acres  
Lewis County





## HIGHWAY 412 N TRACT 1

### Hohenwald, TN / Lewis County

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#### **SUMMARY**

**Address**

Highway 412 N Lot 1

**City, State Zip**

Hohenwald, TN 38462

**County**

Lewis County

**Type**

Recreational Land, Timberland, Hunting Land

**Latitude / Longitude**

35.5835 / -87.4969

**Acreage**

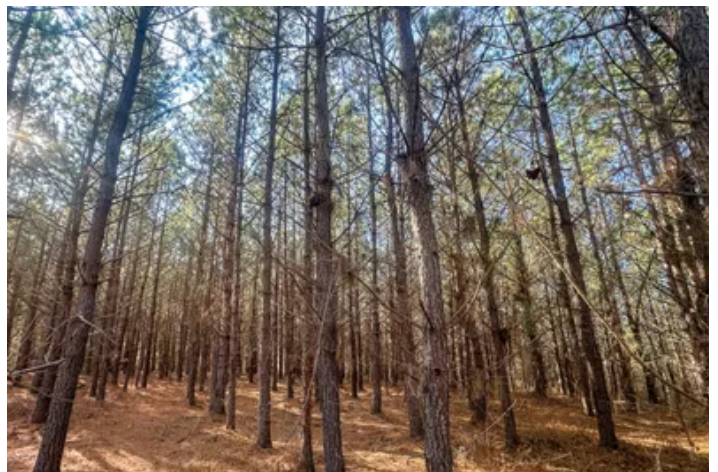
40

**Price**

\$140,000

**Property Website**

<https://compasslandpartners.com/property/highway-412-n-tract-1/lewis/tennessee/96716/>



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#### **PROPERTY DESCRIPTION**

Welcome to your own private wilderness: a 40-acre tract along Highway 412 N, where the thrill of the hunt meets the tranquility of nature. Perfectly poised for those seeking a recreational retreat or a timber investment, this property in Hohenwald, Tennessee, offers a blend of adventure and opportunity.

#### **Location**

Nestled in the heart of Lewis County, Tennessee, this property is situated just outside the charming city of Hohenwald. The tract's location along Highway 412 N provides both convenience and a sense of peaceful seclusion.

#### **Land and Terrain**

This impressive 40-acre tract features a diverse landscape, predominantly characterized by its heavily wooded nature. The terrain includes a mixture of clay and gravel soil, providing a solid foundation and varied topography that adds to its natural appeal and potential for exploration.

#### **Improvements and Infrastructure**

The property presents a blank canvas, allowing future owners the freedom to add improvements that align with their aspirations. Whether you dream of rustic cabins, hunting blinds, or other recreational structures, the possibilities are endless.

#### **Water and Utilities**

Prospective buyers have the flexibility to explore and install the most suitable solutions for their needs, ensuring comfort and convenience for any planned development.

#### **Wildlife and Vegetation**

A true wildlife sanctuary, this land is ideal for nature enthusiasts and hunters alike. Visitors may encounter whitetail deer, turkey, dove, and various small game, all thriving within the heavily wooded environment. The dense tree cover provides excellent habitat and a vibrant ecosystem.

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

Currently utilized for hunting and timber, this property offers significant versatility. Its mixed use potential opens doors for various future endeavors, including the development of ATV trails and hiking trails, further enhancing the recreational appeal. The existing mineral rights also provide an additional layer of value and opportunity.

#### **Access and Easements**

Access to this exceptional property is facilitated by a gravel road, with easement and other arrangements ensuring convenient entry. This combination provides both privacy and practical accessibility for all types of vehicles and equipment.



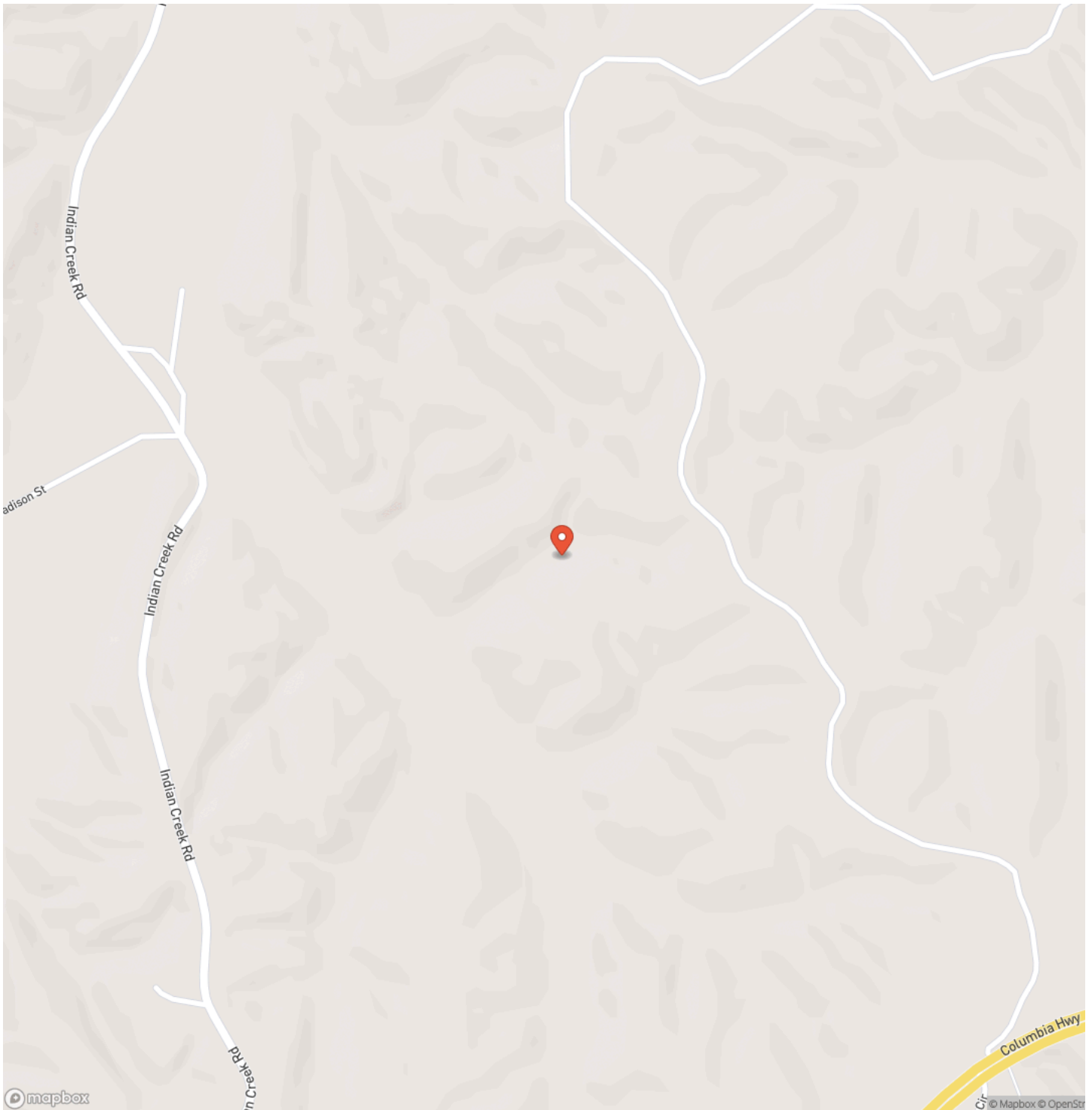


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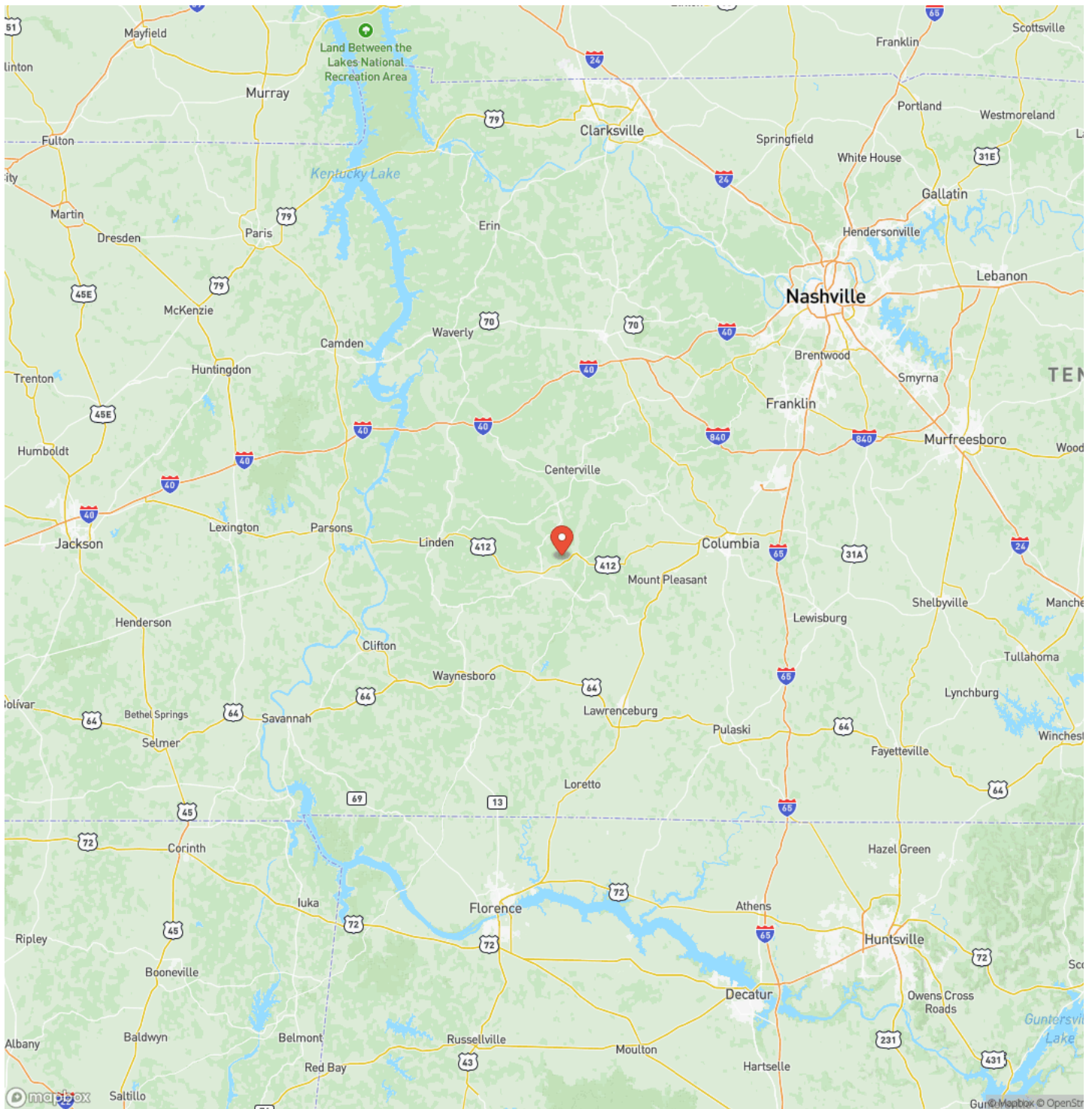


## Locator Map





## Locator Map





## Satellite Map



**HIGHWAY 412 N TRACT 1**  
**Hohenwald, TN / Lewis County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Michael Davis

## Mobile

(629) 222-1452

## Office

(800) 731-2278

## Email

Michael.Davis@compasssouth.com

**Address**

## City / State / Zip

Dickson, TN 37029

## NOTES





## This image shows a single 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.



**<https://compasslandpartners.com/>**

## **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.





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