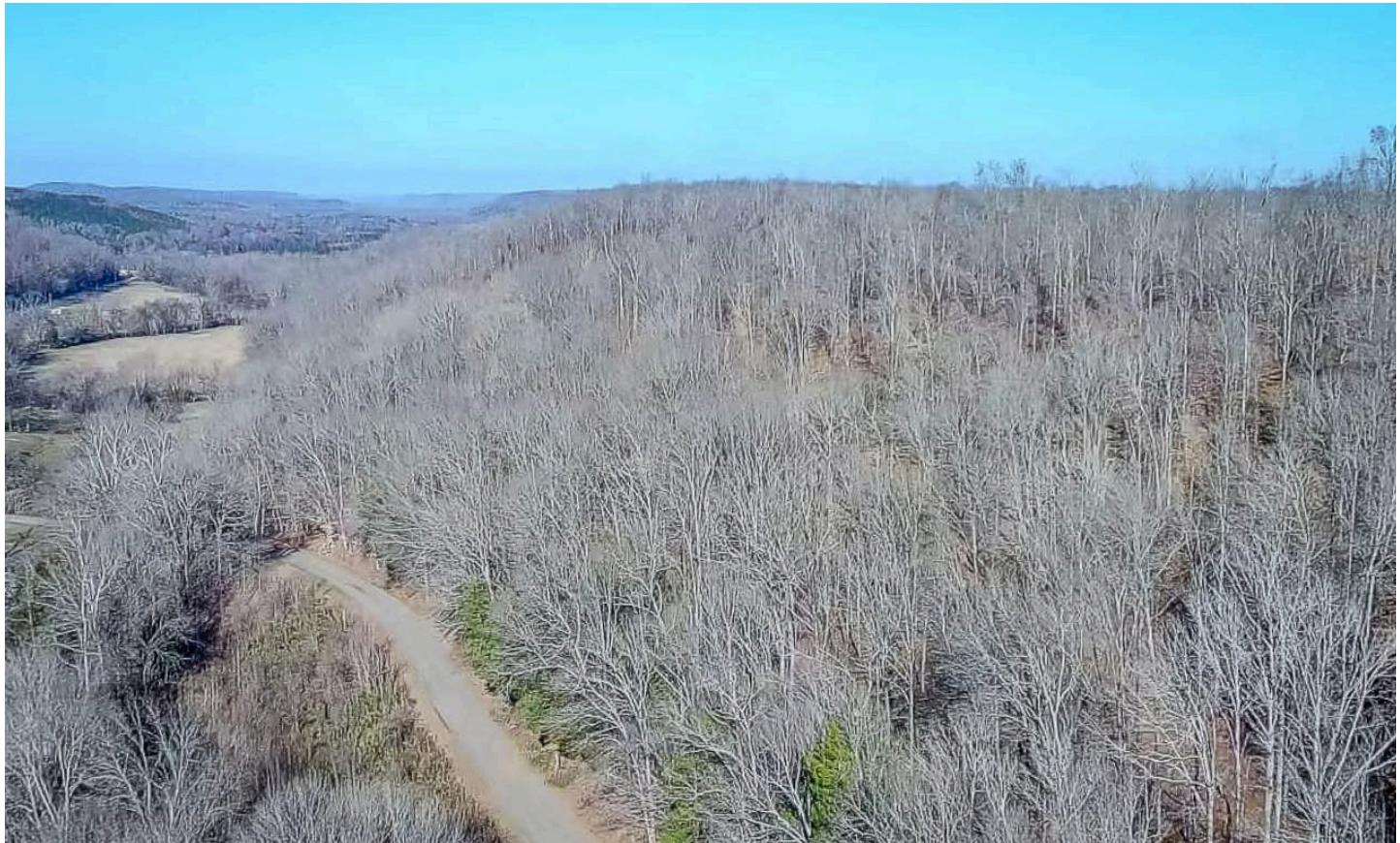


MAYBERRY PRONG TRACT
0 Mayberry Prong Rd
Linden, TN 37096

\$1,162,800
969± Acres
Perry County



MAYBERRY PRONG TRACT Linden, TN / Perry County

SUMMARY

Address

0 Mayberry Prong Rd

City, State Zip

Linden, TN 37096

County

Perry County

Type

Recreational Land, Timberland, Undeveloped Land, Hunting Land

Latitude / Longitude

35.51575 / -87.90175

Acreage

969

Price

\$1,162,800

Property Website

<https://compasslandpartners.com/property/mayberry-prong-tract-/perry/tennessee/99209/>



MORE INFO ONLINE:

MAYBERRY PRONG TRACT **Linden, TN / Perry County**

PROPERTY DESCRIPTION

Welcome to the Mayberry Prong Tract, a sprawling 969-acre property in Linden, Tennessee. This magnificent property in Perry County offers a rare blend of recreational bliss and timberland potential. Whether you envision a private hunting retreat, a serene escape, or a strategic investment in undeveloped land, this tract promises an opportunity to craft your ideal retreat amidst heavily wooded landscapes and a vibrant ecosystem.

Location

Nestled in the charming city of Linden, Tennessee, this expansive tract benefits from the tranquil ambiance of Perry County. Its strategic placement offers both seclusion and accessibility, providing a peaceful escape while remaining connected to local conveniences. The region is renowned for its natural beauty and outdoor recreational opportunities, making it an ideal setting for a property of this caliber.

Land and Terrain

The Mayberry Prong Tract presents a diverse and captivating landscape, characterized by its heavily wooded nature and natural state. The terrain features a blend of clay and gravel soils, offering a robust foundation for various uses and a rich environment for the abundant vegetation. This varied topography creates a canvas for exploration and development, inviting a multitude of possibilities.

Improvements and Infrastructure

This property offers a blank canvas for the discerning buyer, providing the ultimate freedom to design and implement improvements. While currently in its natural, undeveloped state, the potential for creating custom structures, trails, or other amenities is limitless, allowing you to tailor the land precisely to your vision and needs.

Water and Utilities

A significant feature of this tract is its direct access to a picturesque creek, providing a natural water source that enhances both the aesthetic and practical value of the land. Regarding utilities, the property offers the opportunity to establish modern conveniences as desired, allowing for a personalized approach to developing essential services.

Wildlife and Vegetation

The Mayberry Prong Tract is a sanctuary for wildlife, making it a hunter's dream. It is home to big game, including whitetail deer and turkey, alongside dove and small game, ensuring a rich and diverse hunting experience. The land itself is a testament to nature's abundance, characterized by heavily wooded areas and pristine natural vegetation, providing excellent cover and habitat for its inhabitants.

Current and Potential Use

Currently cherished for hunting and recreational pursuits, this property offers immediate enjoyment for outdoor enthusiasts. Its future holds boundless potential for mixed use, allowing for the creative integration of various activities, from continued recreational enjoyment to potential timber harvesting or the development of a private estate. The mineral rights are included, adding another layer of value and opportunity.

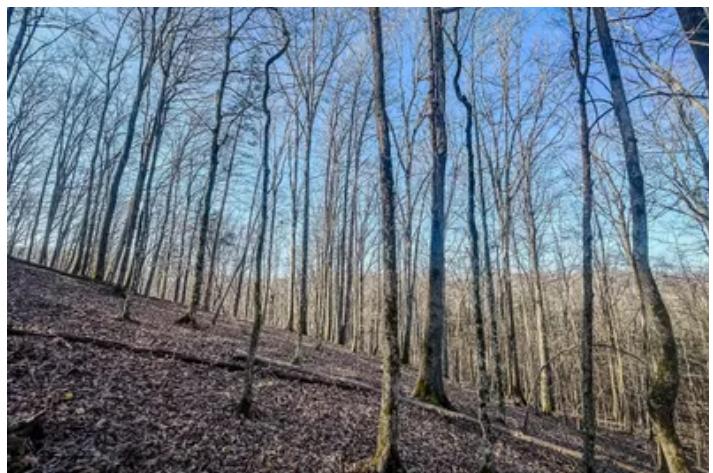
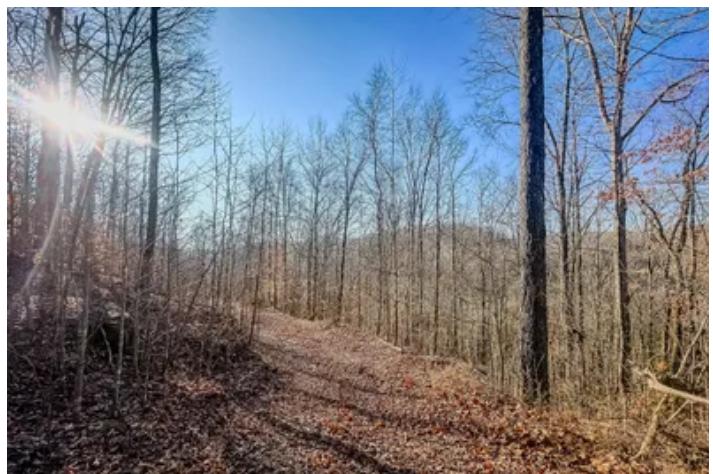
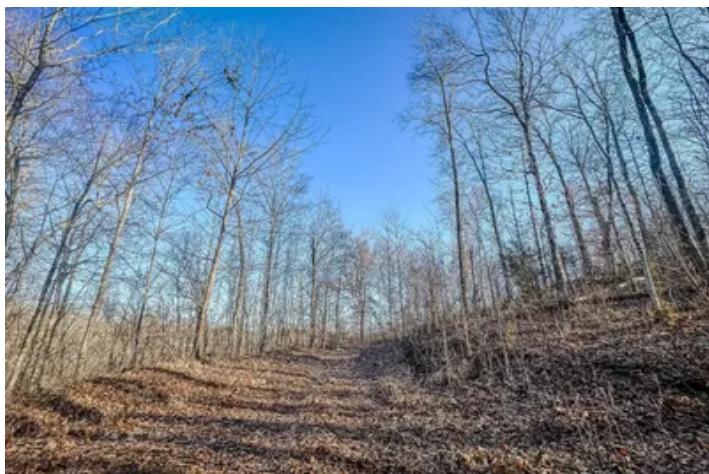
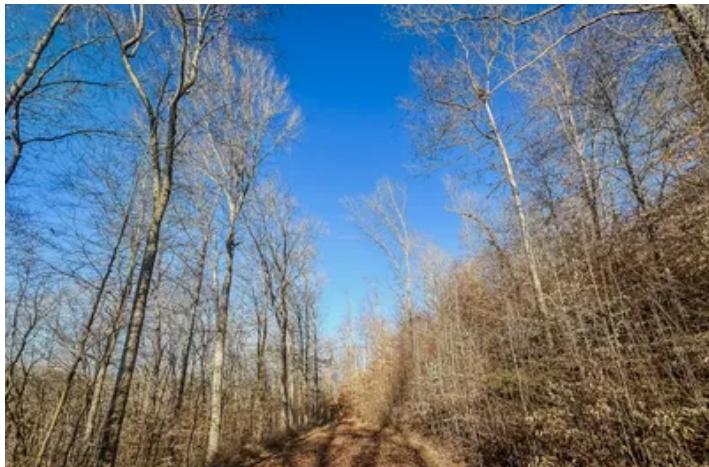
Access and Easements

Access to this remarkable property is well-established via county road frontage, featuring dirt and gravel road types that ensure convenient entry. This direct access facilitates easy navigation throughout the tract and connects it seamlessly to the surrounding areas, making it readily accessible for all your endeavors.

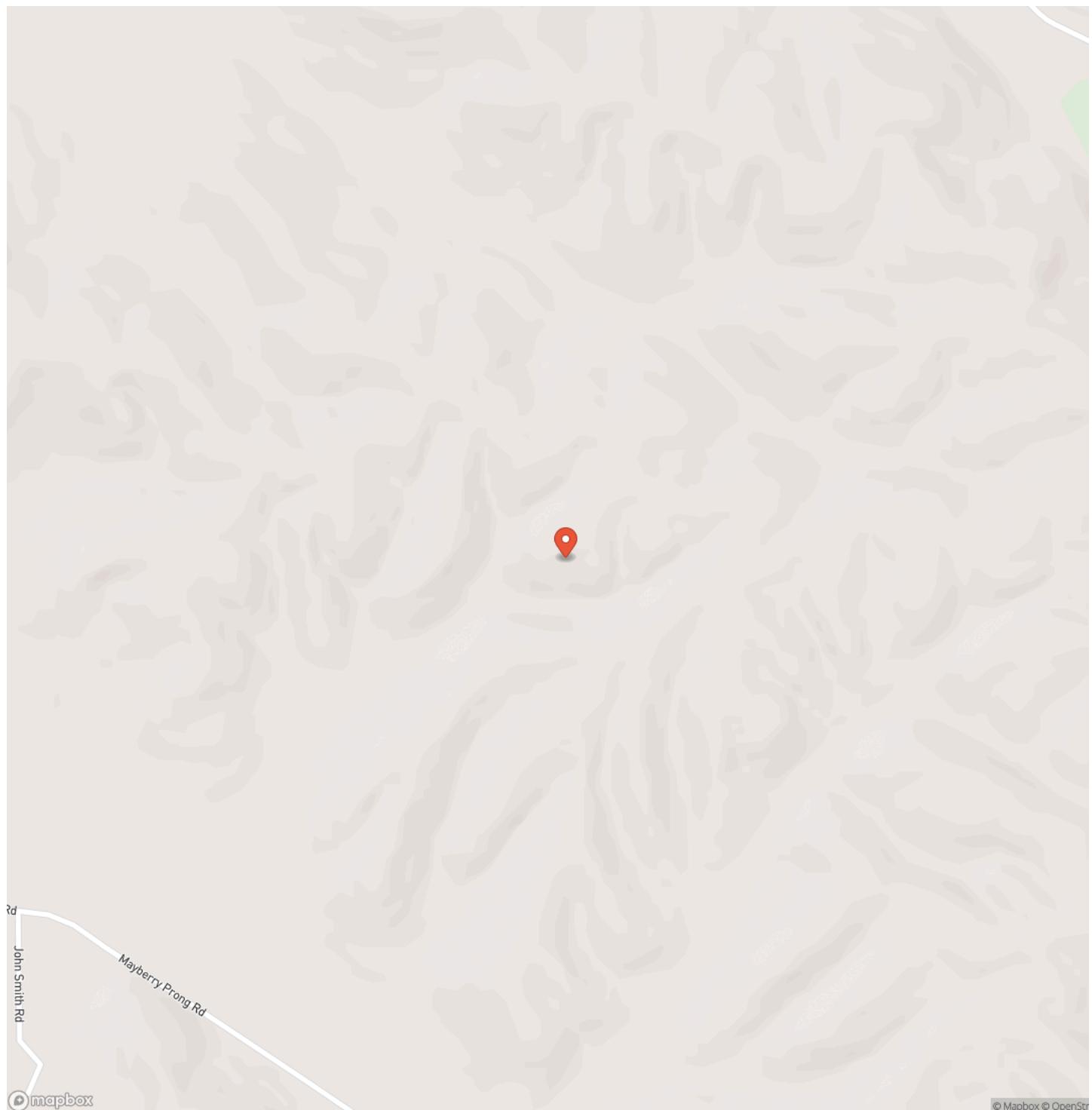
This tract currently has a Conservation Easement on it with Foothills Land Conservancy. This ensures that the legacy and integrity of the land stays intact for years to come. More information on the conservation easement can be provided upon request.



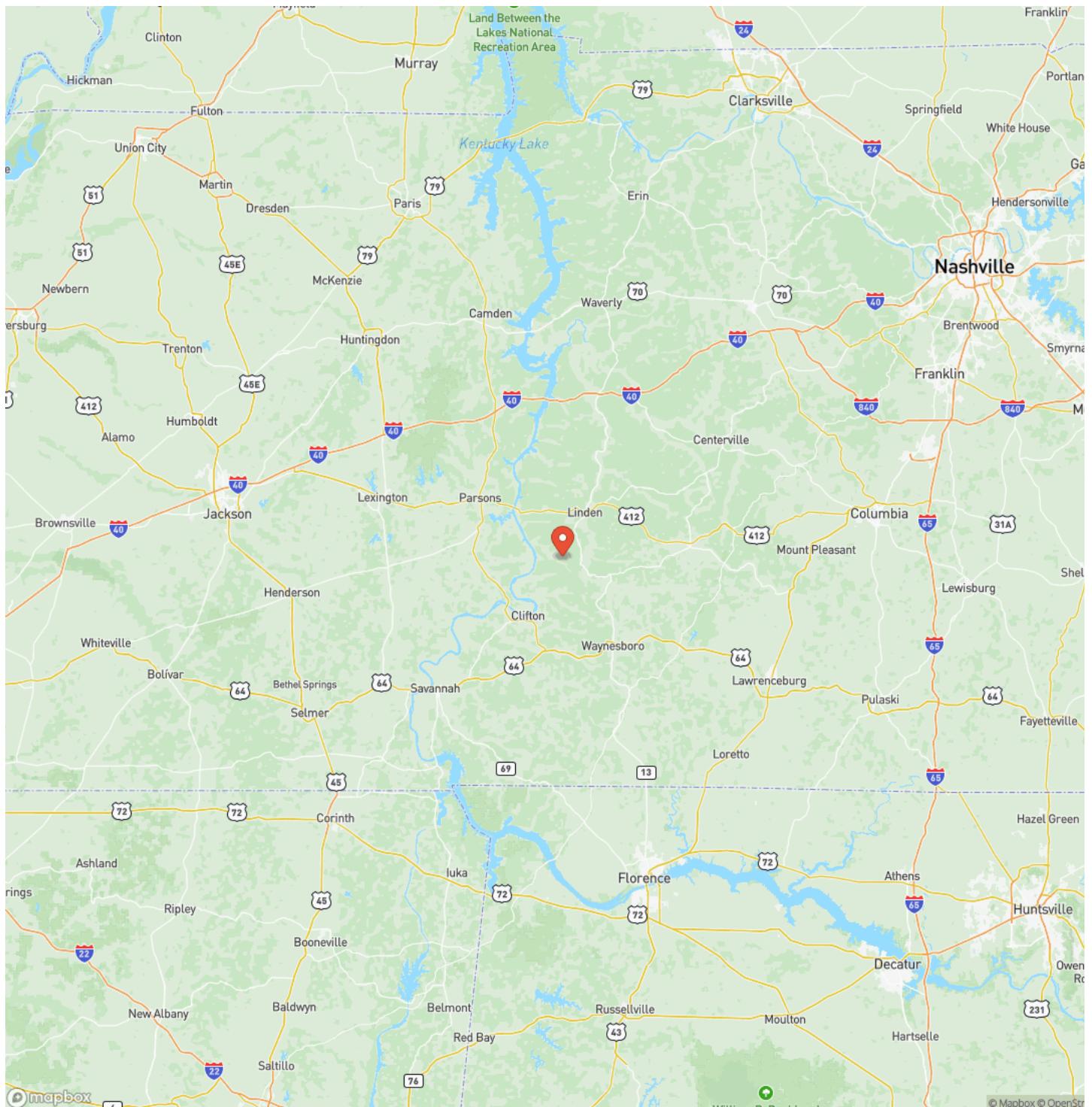
MAYBERRY PRONG TRACT
Linden, TN / Perry County



Locator Map



Locator Map



Satellite Map



MAYBERRY PRONG TRACT Linden, TN / Perry 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



NOTES



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.



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

