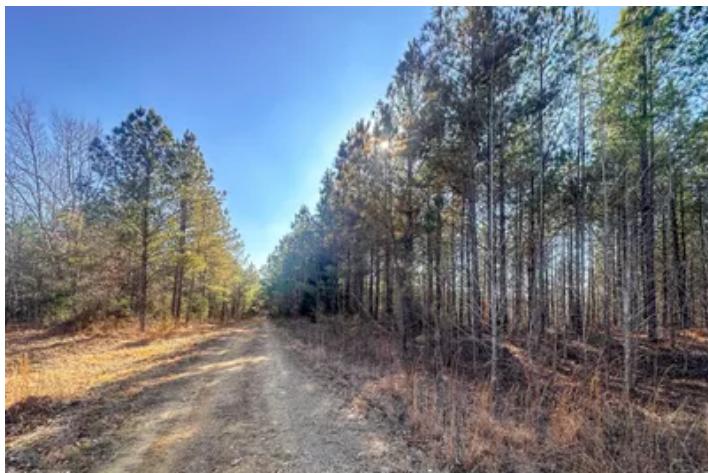


**HIGHWAY 412 N TRACT 2**  
Highway 412 N Tract 2  
Hohenwald, TN 38462

**\$122,500**  
35± Acres  
Lewis County



**HIGHWAY 412 N TRACT 2**  
**Hohenwald, TN / Lewis County**

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**SUMMARY**

**Address**

Highway 412 N Tract 2

**City, State Zip**

Hohenwald, TN 38462

**County**

Lewis County

**Type**

Recreational Land, Timberland, Hunting Land

**Latitude / Longitude**

35.5835 / -87.4969

**Acreage**

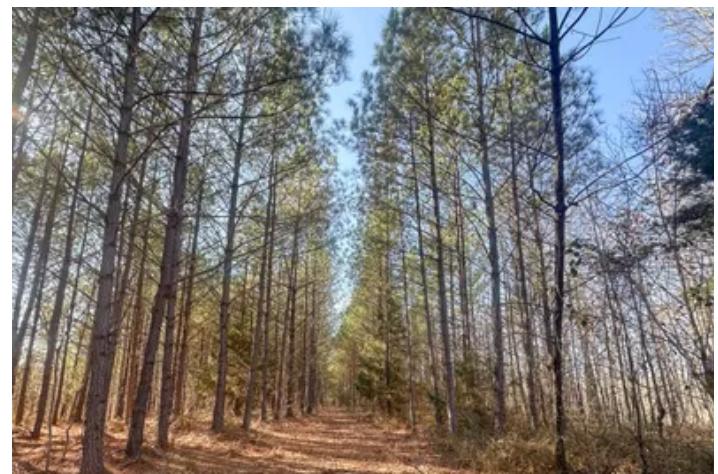
35

**Price**

\$122,500

**Property Website**

<https://compasslandpartners.com/property/highway-412-n-tract-2/lewis/tennessee/96784/>



## **HIGHWAY 412 N TRACT 2** **Hohenwald, TN / Lewis County**

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### **PROPERTY DESCRIPTION**

Welcome to Highway 412 N Tract 2, where Tennessee's natural beauty meets limitless potential. This exceptional parcel, nestled in the heart of Hohenwald, offers a blend of recreational freedom and timberland investment.

#### **Location**

Situated in the charming city of Hohenwald, in Lewis County, Tennessee, this property benefits from a desirable regional setting. The strategic location provides a tranquil escape with convenient access to local amenities and the broader offerings of the state.

#### **Land and Terrain**

This 35-acre tract presents a diverse landscape characterized by heavily wooded areas, offering a rich tapestry of natural beauty. The terrain is primarily composed of clay and other soil types, suggesting a robust foundation for various uses. The natural contours and features of the land offer a dynamic environment for both recreation and potential development.

#### **Improvements and Infrastructure**

The property is a pristine natural canvas, awaiting your vision. The absence of existing structures provides an opportunity to design and implement improvements precisely to your specifications. Buyers have the freedom to envision and create their ideal retreat or operational base, from cabins to recreational facilities, without the need for demolition or renovation.

#### **Water and Utilities**

The new owner will have flexibility to explore and install their preferred water solutions and connect with available utility providers, ensuring modern comforts are integrated as desired.

#### **Wildlife and Vegetation**

The property boasts an abundance of wildlife, including dove, small game, turkey, and whitetail deer, making it ideal hunting grounds. The land is heavily wooded, which contributes to its aesthetic appeal and ecological value. In addition, the timber provides excellent habitat for local fauna and a serene backdrop for outdoor activities.

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

Currently utilized for hunting and timber, this versatile acreage presents exciting possibilities for mixed-use development. With recreation options like ATV trails and hiking trails already present, the property is perfect for outdoor enthusiasts. Beyond its current uses, the potential for creating a private estate, a recreational lodge, or expanding its timber operations is significant.

#### **Access and Easements**

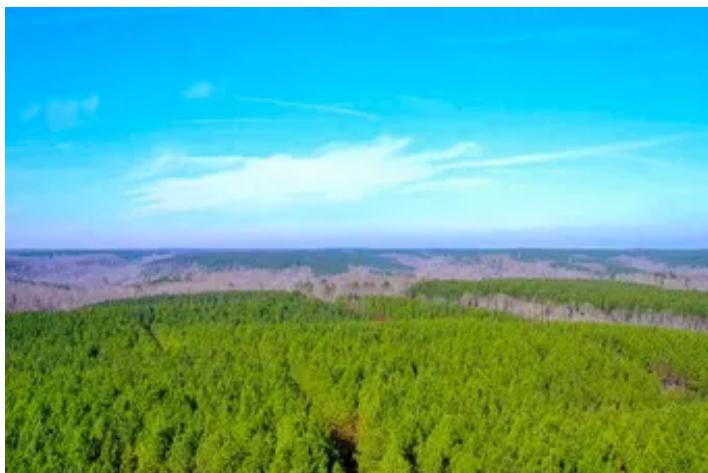
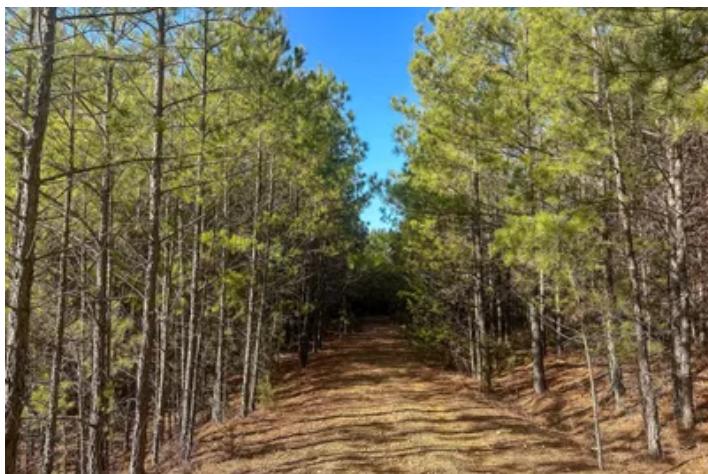
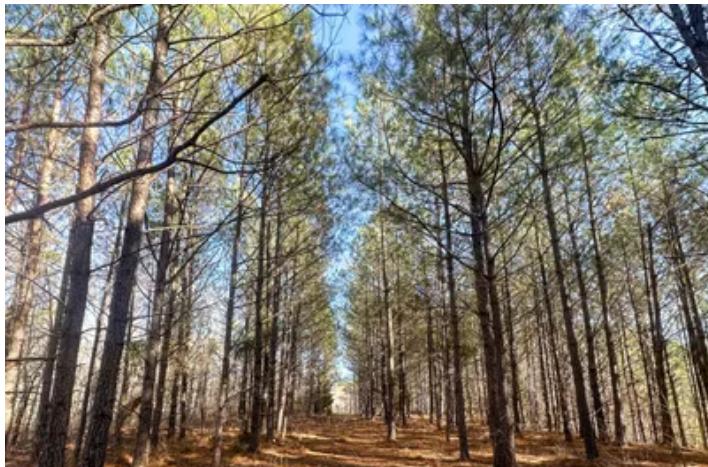
Access to this property is well-defined via a gravel road, ensuring ease of entry.

Contact us today to learn more or to schedule a visit and experience the unparalleled potential of Highway 412 N Tract 2.

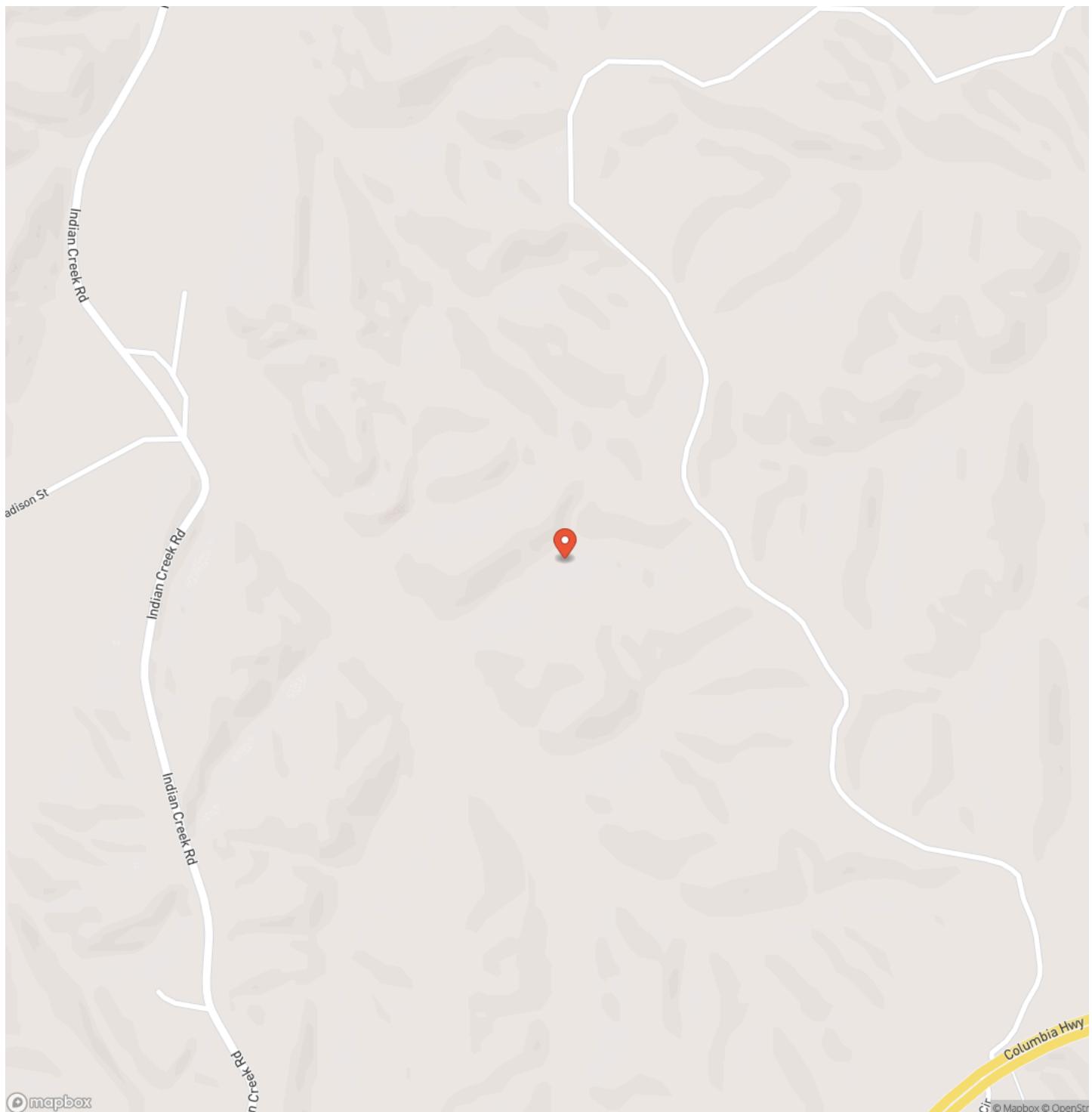


**HIGHWAY 412 N TRACT 2**  
Hohenwald, TN / Lewis County

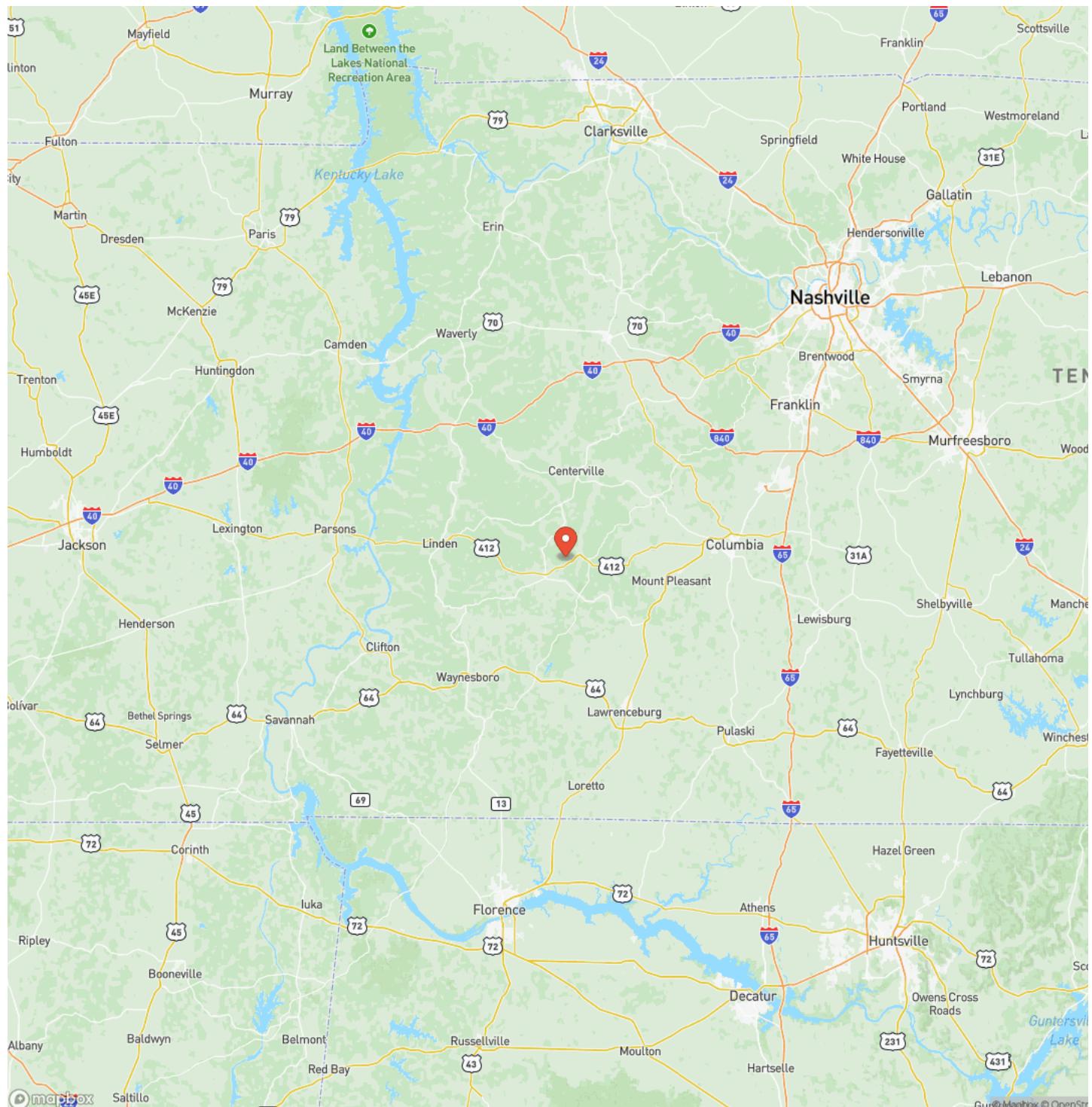
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## Locator Map



## Locator Map



## Satellite Map



**HIGHWAY 412 N TRACT 2  
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



## NOTES



## **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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Walterboro, SC 29488  
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