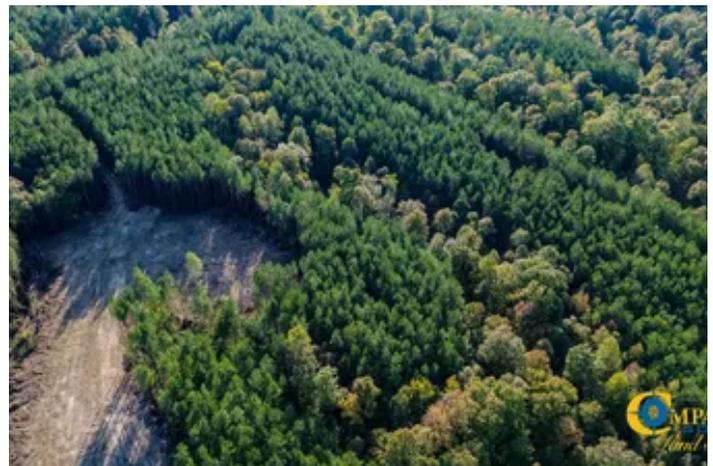


**HEART HILL TRACT**  
Hurricane Creek Rd  
Hohenwald, TN 38462

**\$130,500**  
29± Acres  
Perry County



**HEART HILL TRACT**  
**Hohenwald, TN / Perry County**

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**SUMMARY**

**Address**

Hurricane Creek Rd null

**City, State Zip**

Hohenwald, TN 38462

**County**

Perry County

**Type**

Recreational Land, Undeveloped Land, Timberland, Hunting Land, Lot

**Latitude / Longitude**

35.5556 / -87.7215

**Acreage**

29

**Price**

\$130,500

**Property Website**

<https://compasslandpartners.com/property/heart-hill-tract/perry/tennessee/91158/>



## **HEART HILL TRACT**

### **Hohenwald, TN / Perry County**

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#### **PROPERTY DESCRIPTION**

Heart Hill offers immediate and long-term timber income potential with +/- 16 acres of merchantable pine and +/- 7 acres of merchantable hardwood. This +/- 29-acre recreational property for sale in Perry County, TN, is perfect for outdoor enthusiasts and investors alike. Enjoy the benefits of abundant wildlife, established trails, and convenient road access.

#### **Ideal Location**

Enjoy the serenity of nature conveniently close to key areas. Located just a short drive from Linden, Hohenwald, and Nashville, this land offers the perfect mixture of seclusion and accessibility.

#### **Natural Recreation**

With over 3,400 feet of interior trails and a 2-acre food plot, this land is ideal for hunting, hiking and wildlife observation. Abundant deer and turkey make it a prime spot for nature lovers and sportsmen alike. Outdoor enthusiasts will also enjoy close proximity to the Tennessee River, Buffalo River, Lewis State Forest and Dry Branch Natural Area.

#### **Investment Potential**

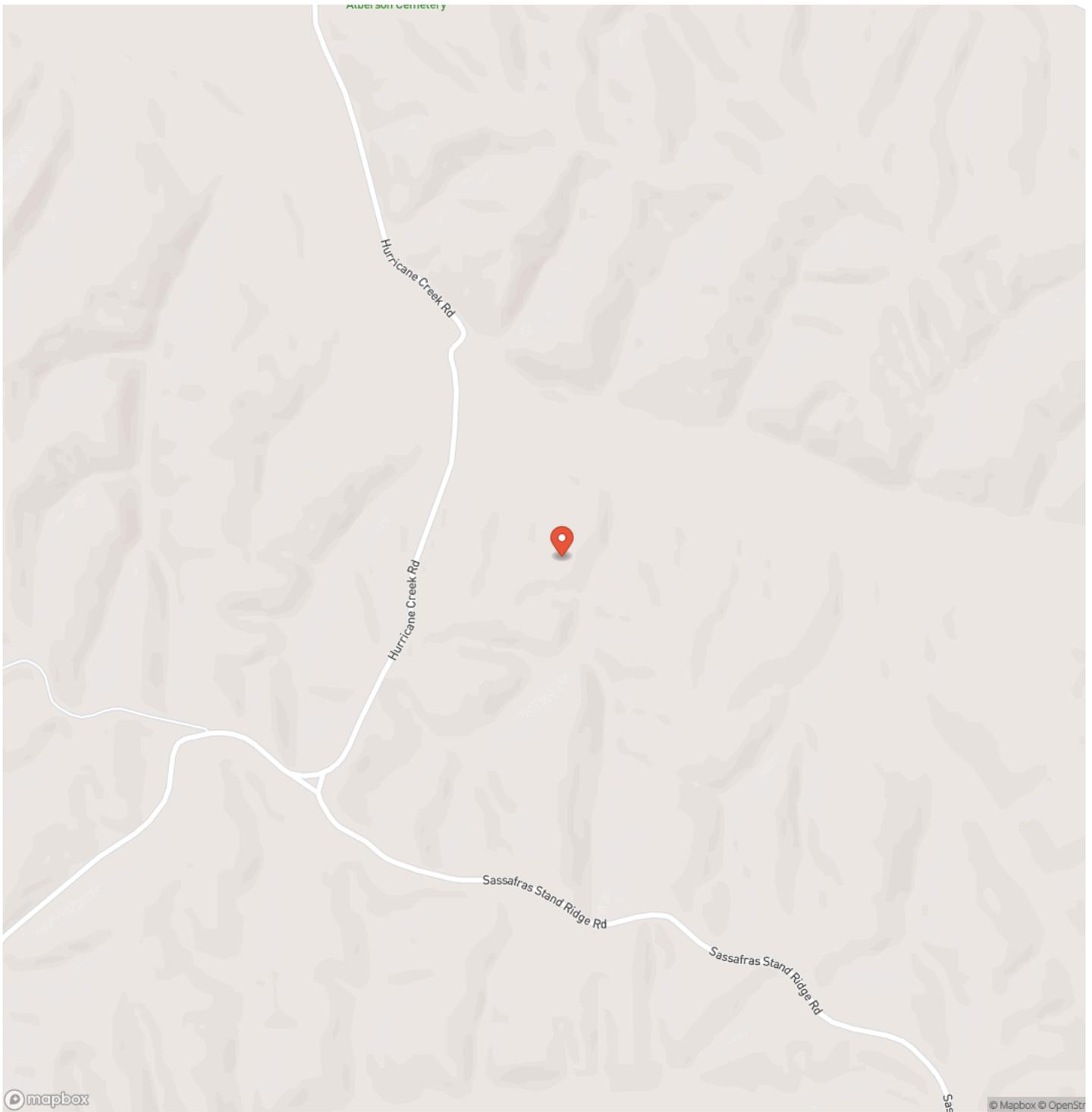
Boasting significant merchantable timber with +/- 16 acres of pine and 7 acres of hardwood, this property is not only a recreational haven but also a smart long-term investment. Plus, power access is only 1/10 of a mile away, making future construction easy. Ready to see this property for yourself? Call or email us today!



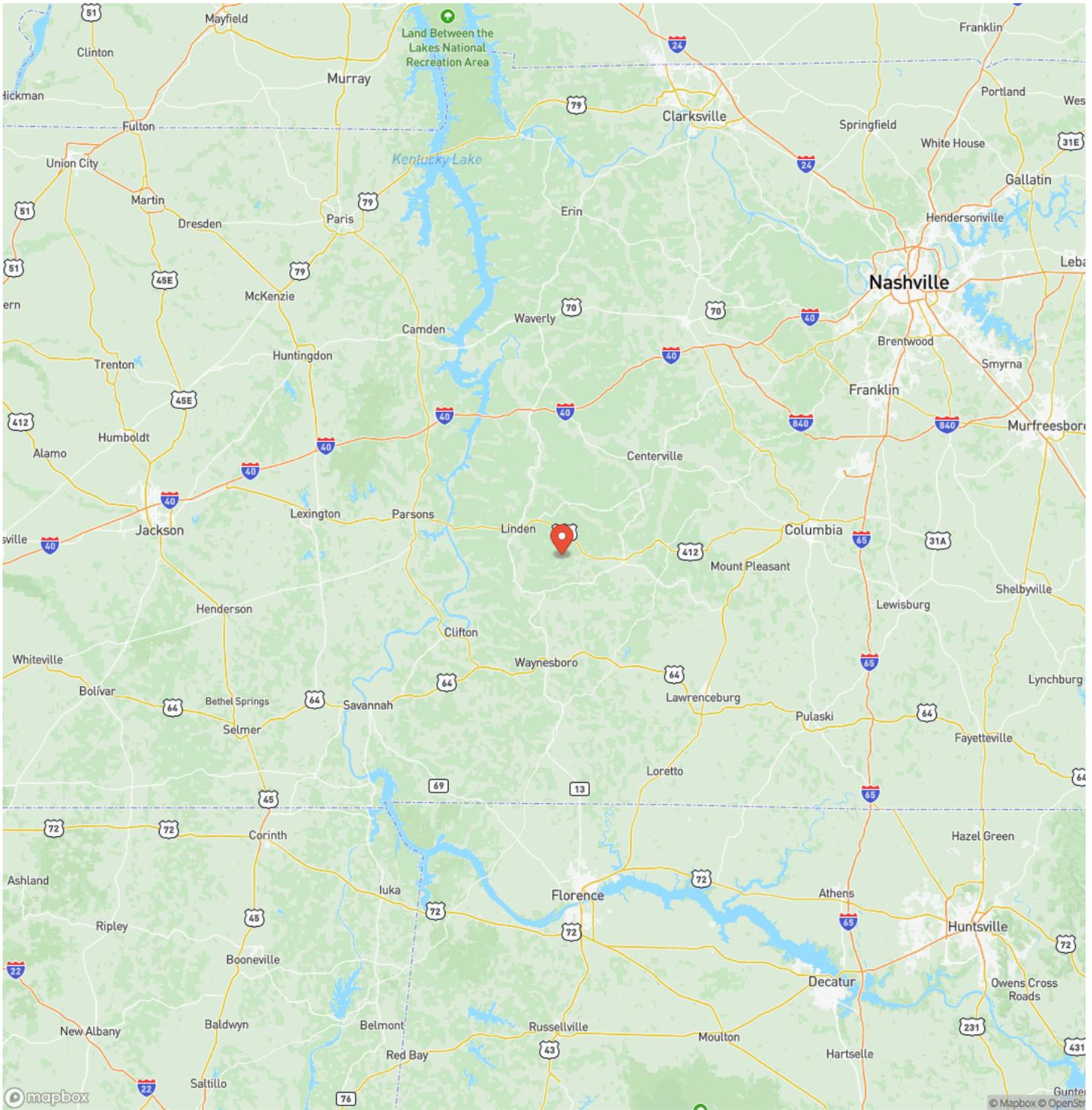
**HEART HILL TRACT**  
**Hohenwald, TN / Perry County**



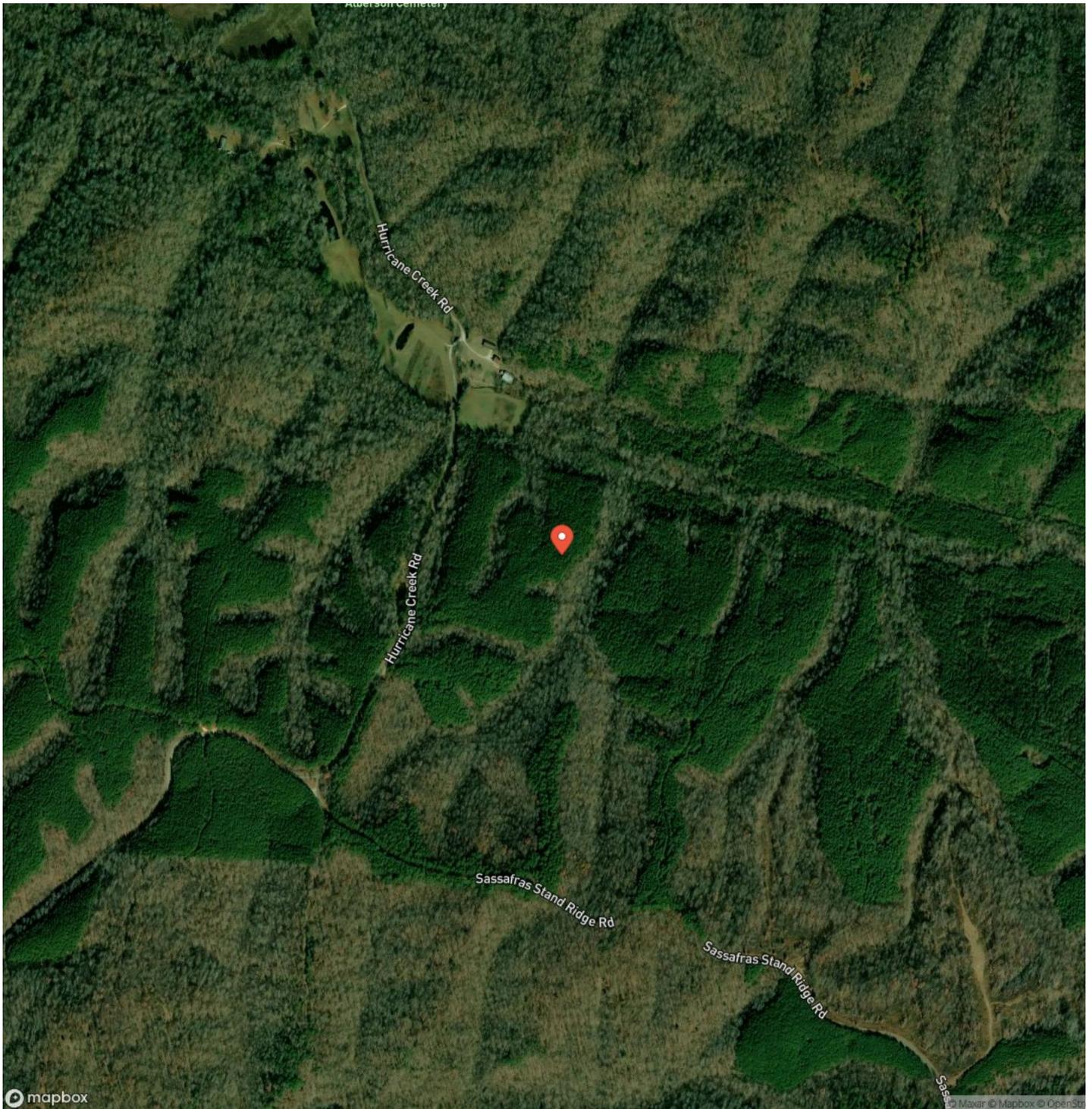
## Locator Map



# Locator Map



## Satellite Map







## **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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