

**GREEN RIVER RED BARN TRACT**  
0 Phillips Chapel Rd Lot 2  
Waynesboro, TN 38485

**\$259,200**  
24± Acres  
Wayne County



**GREEN RIVER RED BARN TRACT**  
**Waynesboro, TN / Wayne County**

---

**SUMMARY**

**Address**

0 Phillips Chapel Rd Lot 2

**City, State Zip**

Waynesboro, TN 38485

**County**

Wayne County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Riverfront

**Latitude / Longitude**

35.40245 / -87.76925

**Acreage**

24

**Price**

\$259,200

**Property Website**

<https://compasslandpartners.com/property/green-river-red-barn-tract/wayne/tennessee/104170/>



## **GREEN RIVER RED BARN TRACT**

### **Waynesboro, TN / Wayne County**

---

#### **PROPERTY DESCRIPTION**

The Green River Red Barn Tract is a 24-acre property located in Wayne County, Tennessee, just outside Waynesboro. Suitable for use as a farm, hunting land, ranch, recreational land, residential property, or riverfront retreat, the tract is currently used as pasture and recreational land. With its combination of river frontage, open pastures, mature timber, and existing infrastructure, this property offers an exceptional opportunity for buyers seeking a versatile rural holding with both lifestyle and investment appeal.

#### **Location**

Situated in Wayne County, Tennessee, the property sits approximately 6 miles from Waynesboro, 21 miles from Linden, and about an hour and a half from Nashville. The tract is also near the soon-to-be-established Buffalo River State Park, which is expected to be a premier Tennessee State Park destination. This location balances rural privacy with convenient access to nearby towns, services, and a major metropolitan area, making it an attractive option for a primary residence, weekend retreat, or long-term investment.

#### **Access**

The property has approximately 560 feet of paved road frontage along Phillips Chapel Road, a county-maintained route that provides reliable, all-weather access. This established road frontage simplifies entry to the tract and supports a range of building and use options across the property.

#### **Topography**

The land features clay-based soils and is unfenced, providing a flexible canvas for agricultural, residential, or recreational improvements. A red barn is featured on the property, as shown in the listing photos, and the gentle mix of pasture and woodlands supports a wide variety of land uses.

#### **Improvements**

Existing improvements on the property include a barn and a pond, both of which add immediate utility and visual appeal. The red barn serves as a functional structure for equipment or storage, while the pond offers both scenic value and a practical water resource for agricultural and/or recreational pursuits.

#### **Timber**

The tract features beautiful hardwood timber surrounding the pastures and river, with vegetation that includes wooded areas, established grass cover, and crop land. Hardwood timber of this kind enhances both the aesthetic and ecological value of the land, providing wildlife habitat, mature shade, and the long-term potential for selective timber management.

#### **Wildlife and Recreation**

The property is home to white-tail deer and turkey, and would also make an outstanding dove field. Additional wildlife includes ducks and small game. Recreational opportunities include fishing, hunting, and a range of outdoor pursuits, making this an excellent fit for sportsmen, outdoor enthusiasts, and families who enjoy spending time in nature.

#### **Water Features**

The tract includes approximately 380 feet of frontage on the Green River. In addition, a stream offers direct water access for fishing, paddling, and waterfront enjoyment. River and stream frontage of this caliber adds substantial recreational value and enhances the property's overall desirability and long-term appreciation potential.

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

Currently used as pasture and for recreational purposes, the property offers wide-ranging potential for agricultural, development, hunting, investment, livestock, equestrian, ranch, recreational, and residential uses. With power already in place, approximately 15 acres of pasture, and most of the land situated outside the FEMA Flood Plain, the tract supports a variety of building locations and uses. Whether the goal is a primary residence, weekend getaway, working farm, or long-term land investment, this property accommodates your vision.

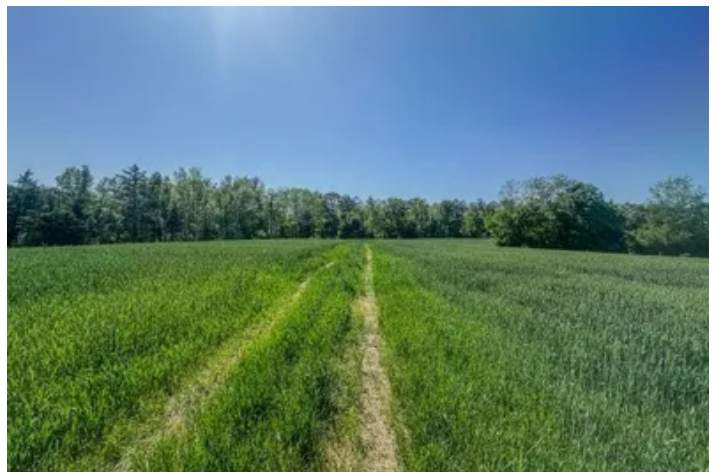
#### **Summary**



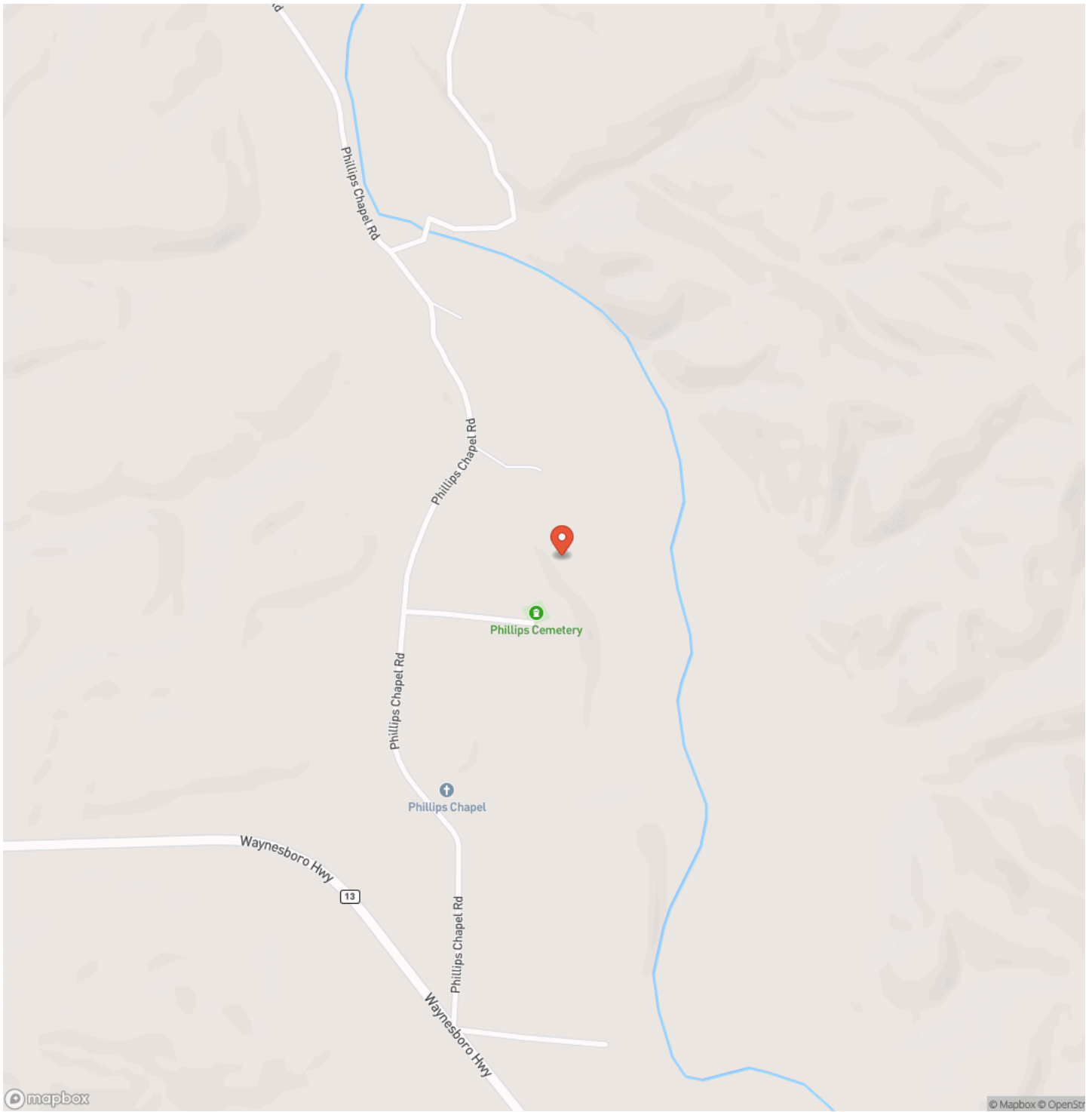
The Green River Red Barn Tract offers 24 acres of pasture, hardwood timber, and river frontage in Wayne County, Tennessee, with paved road access, an existing barn and pond, in-place power, and proximity to Waynesboro and the developing Buffalo River State Park. Its rare combination of accessible Green River frontage, productive pastures, established infrastructure, and out-of-floodplain building sites makes it an exceptional candidate for a primary home, weekend retreat, or recreational investment. Contact us today to learn more about this property or to schedule a private showing. Additional acreage is also available.



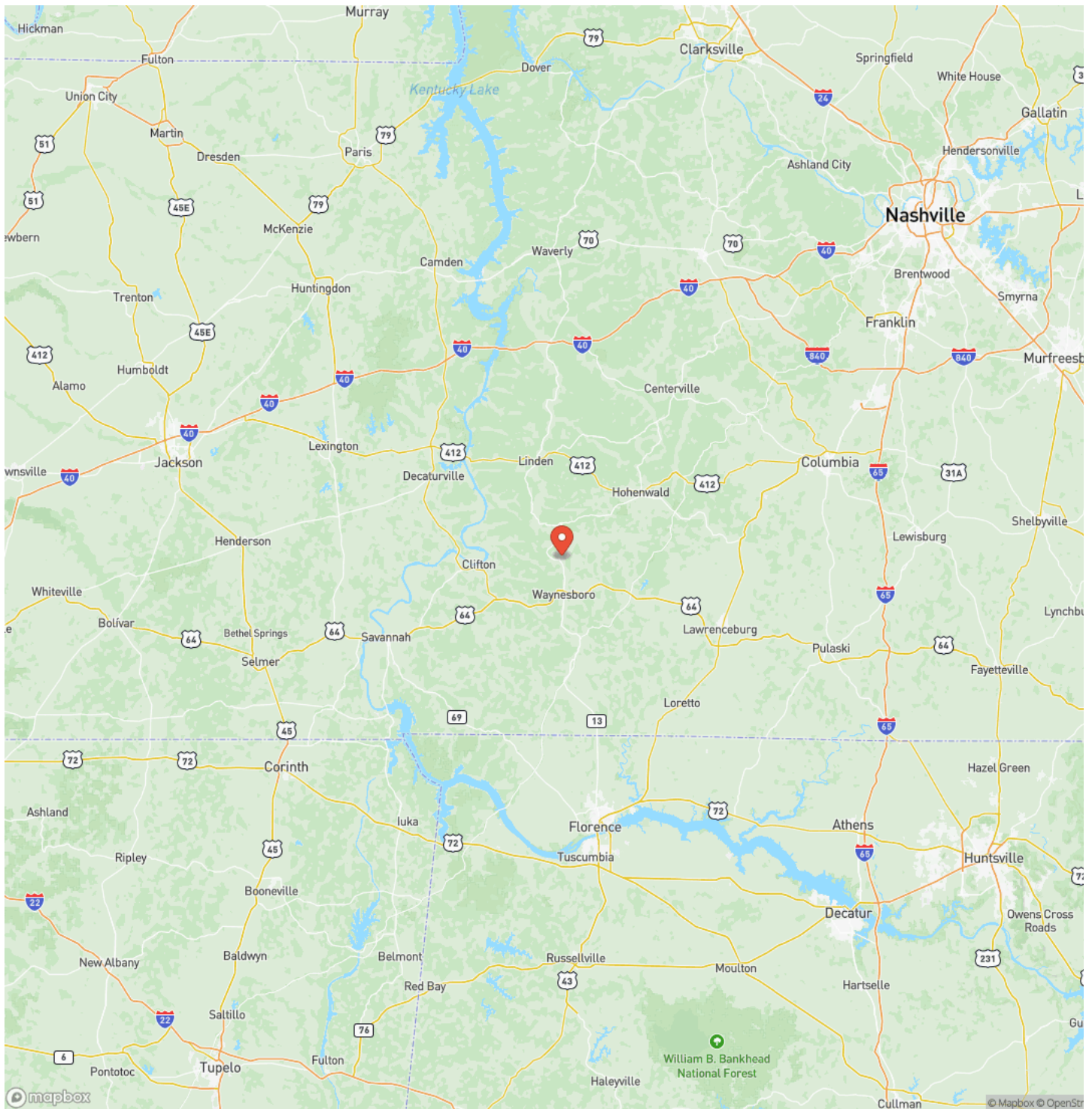
**GREEN RIVER RED BARN TRACT**  
Waynesboro, TN / Wayne County



## 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.



---

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

---

