

THE 1871
0 Firetower Road
Centerville, TN 37033

\$6,174,300
1,871± Acres
Hickman County



THE 1871
Centerville, TN / Hickman County

SUMMARY

Address

0 Firetower Road

City, State Zip

Centerville, TN 37033

County

Hickman County

Type

Hunting Land, Farms, Ranches, Recreational Land

Latitude / Longitude

35.69555 / -87.64965

Acreage

1,871

Price

\$6,174,300

Property Website

<https://compasslandpartners.com/property/the-1871/hickman/tennessee/104305/>



THE 1871

Centerville, TN / Hickman County

PROPERTY DESCRIPTION

The 1871

Situated in Tennessee, The 1871 is a remarkable 1,871-acre property located near Centerville, TN, offering an exceptional combination of hunting land, farm, and recreational opportunities. Currently operating as a premier timberland and recreational property, this tract represents one of the most compelling large-acreage offerings in Middle Tennessee. Properties of this size and caliber rarely come to market in this region, making The 1871 a compelling opportunity for buyers seeking a legacy recreational tract, a long-term investment, or a versatile agricultural and development property.

Location

Located in Tennessee approximately 15 miles from both Centerville and Linden, The 1871 offers a sense of true seclusion without sacrificing accessibility. Hohenwald is roughly 20 miles away, and Nashville is just over an hour's drive, making this an ideal retreat within reach of a major metropolitan area. The property sits near the prestigious Duck River and Buffalo River, as well as Mousetail Landing State Park, providing additional recreational resources just beyond the property boundaries. Power is currently in the process of being extended to the interior of the tract, further enhancing its long-term usability and development potential. The combination of natural surroundings, nearby amenities, and proximity to Nashville positions this property as a uniquely well-located large-acreage holding.

Access

The 1871 is accessed via Firetower Road with county road frontage, and the gate to the property sits at the end of a short county road, providing unmatched privacy while maintaining easy and legal access. Once inside, approximately 15 miles of well-maintained internal gravel roads allow vehicle access throughout the entire tract, making this property feel far larger than its 1,871 acres and significantly simplifying land management, food plot maintenance, and recreational use.

Topography

The property features a varied landscape with clay and mixed soils supporting a diverse range of land uses across its rolling ridges and timbered terrain. The topography includes a mix of heavily wooded areas, open cleared ridges, and grassed fields, creating a dynamic and functional landscape that lends itself well to both wildlife management and agricultural operations.

Improvements

The 1871 includes a beautiful lake and pond surrounded by cleared green fields on the ridges, providing a central focal point for recreation and wildlife activity. Adding to the property's turn-key appeal, a collection of high-end Backwoods Shooting Houses are strategically positioned throughout the tract and will convey with the sale, allowing the next owner to begin hunting operations immediately upon closing.

Timber

The timber on The 1871 is primarily oak-dominated hardwood, with varying ages spread across the property, offering a healthy and productive forest ecosystem. This diverse mix of heavily wooded and selectively cleared areas supports both the wildlife population and the long-term timber value of the tract. The oak-dominated canopy serves as a natural food source, providing consistent mast production that benefits the property's wildlife throughout the year.

Wildlife and Recreation

The 1871 is set up as a premier hunting farm, with abundant populations of whitetail deer, Eastern wild turkey, dove, and small game taking advantage of the property's well-managed green fields, hardwood timber, and varied habitat. Beyond hunting, the property supports a full range of recreational activities including ATV trails, bike trails, equestrian trails, and hiking trails, making it a well-rounded destination for outdoor enthusiasts of all kinds.



Water Features

The property features on-site creek access as well as a beautiful lake and pond, providing reliable water sources for both wildlife and livestock. The proximity to the Duck River and Buffalo River further enhances the recreational and agricultural water resources available to the new owner.

Current and Potential Use

Currently operating as a timberland and recreational property with strong infrastructure in place, The 1871 is well-suited for continued use in those capacities or can be transitioned to support agricultural, livestock, equestrian, pasture, timber, or development operations. The 15-mile internal road system and existing improvements also make the tract an attractive short-term investment, as it could be efficiently divided into smaller, turn-key tracts with the infrastructure already in place.

Summary

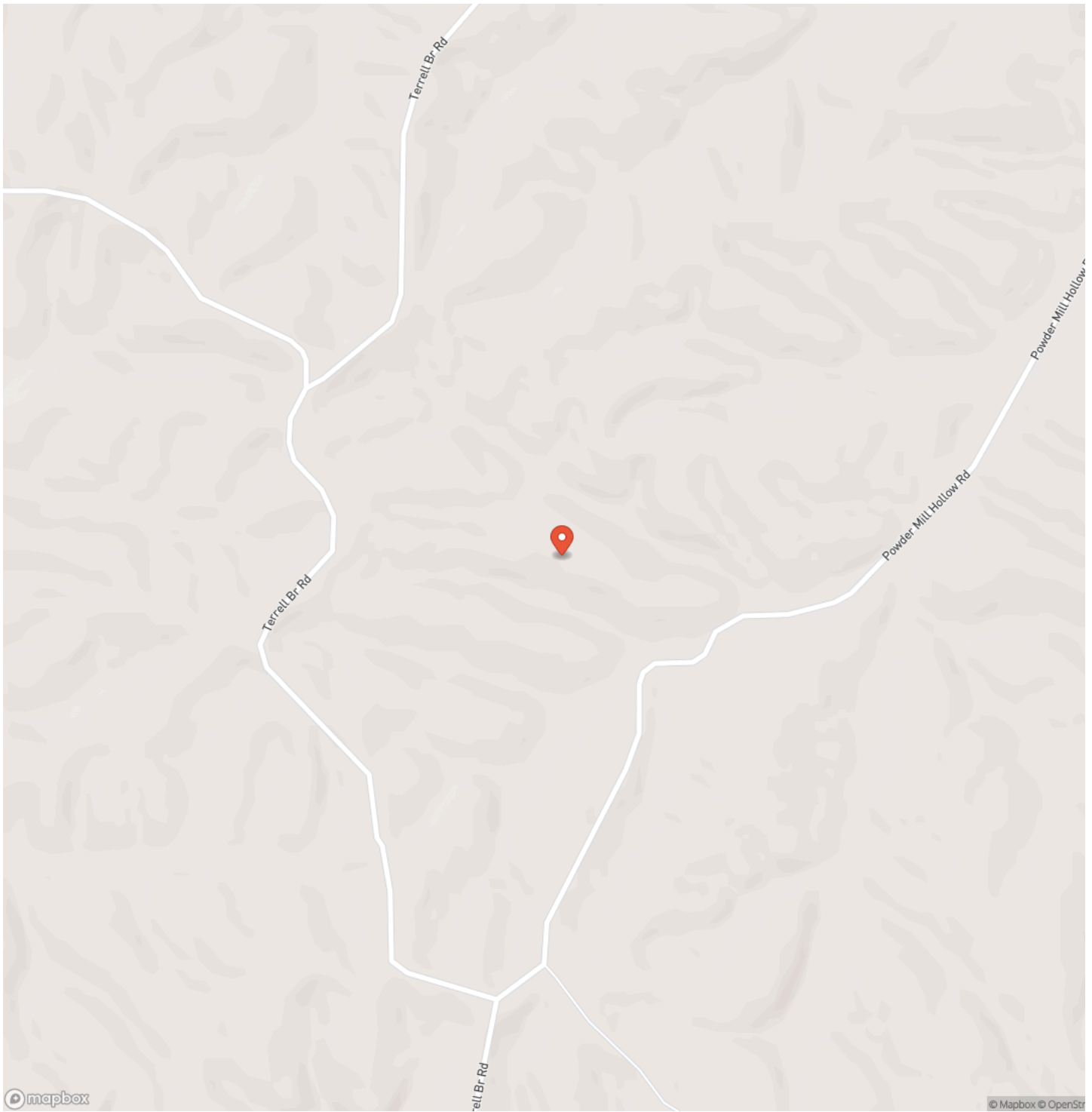
The 1871 is a rare and versatile 1,871-acre Tennessee property offering a compelling mix of premier hunting, recreation, agriculture, and investment potential just over an hour from Nashville. With 15 miles of internal roads, high-end shooting houses, a lake, creek access, productive oak hardwood timber, and proximity to the Duck River and Buffalo River, this tract delivers exceptional value and long-term upside in a region where large-acreage properties seldom come to market. Contact us today to learn more about The 1871 or to schedule a private showing.



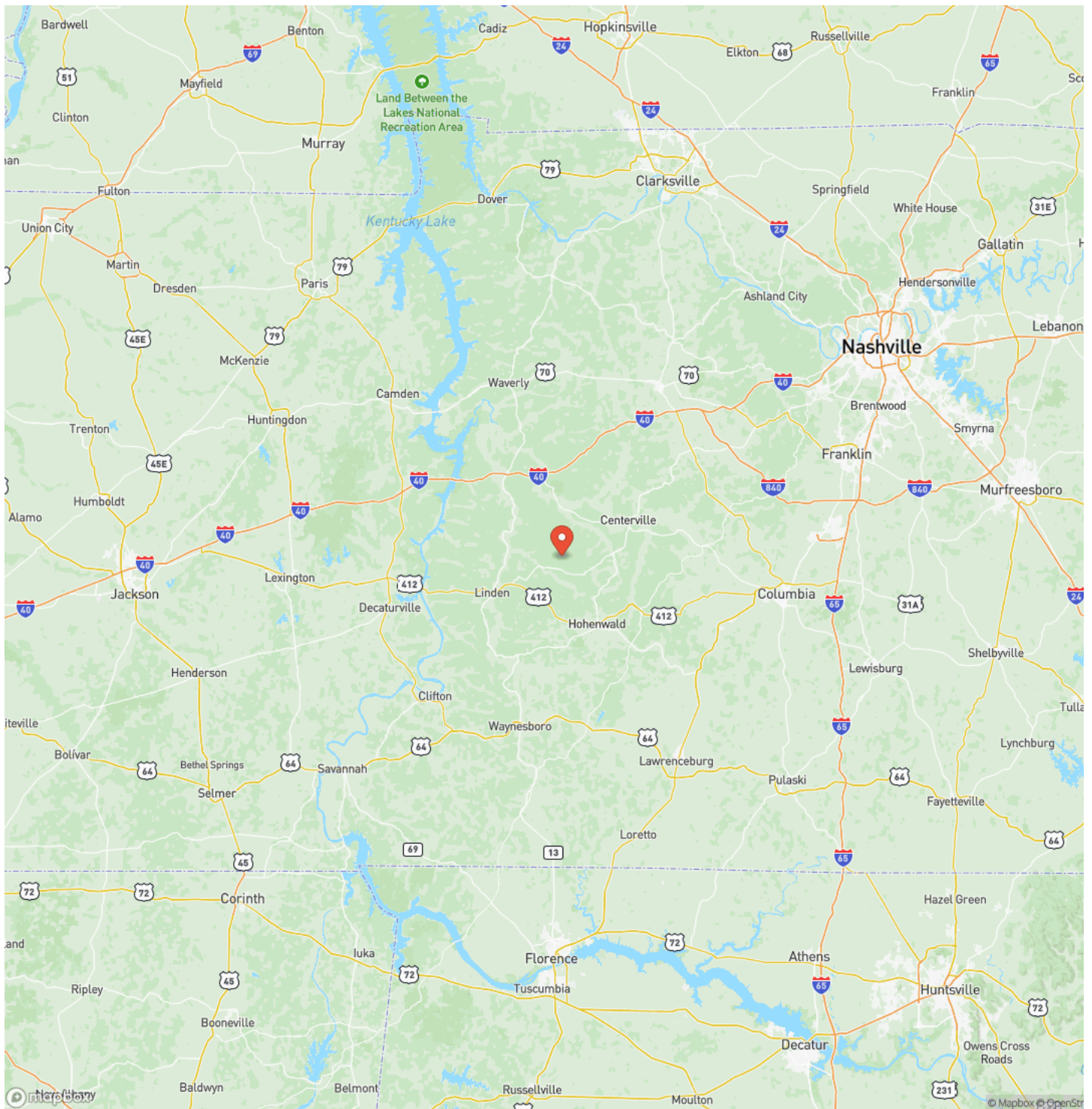
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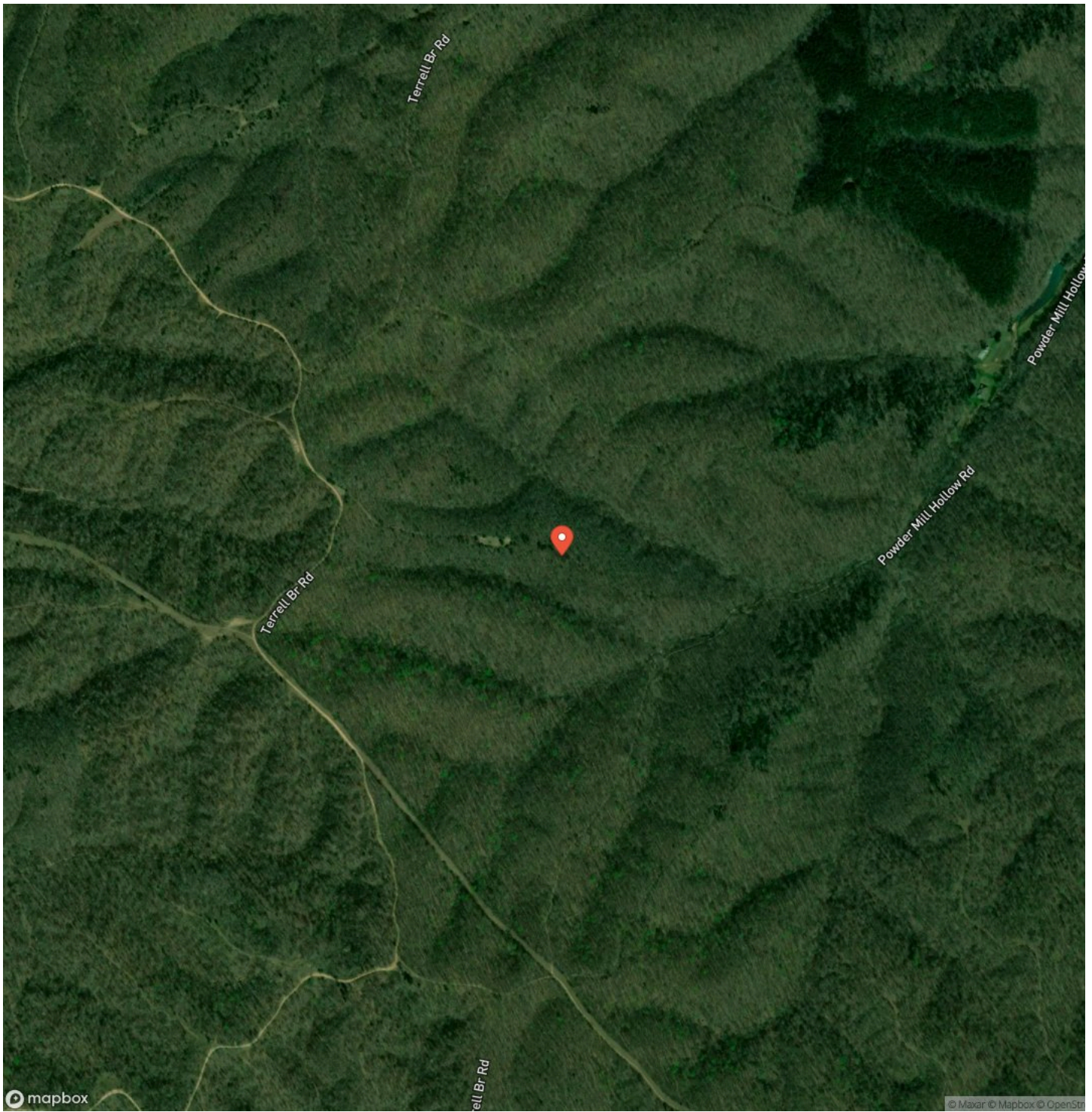
Locator Map



Locator Map



Satellite Map



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