

**DARBYTOWN ROAD 122**  
0 Darbytown Rd Lot 2  
Hohenwald, TN 38462

**\$457,500**  
122± Acres  
Lewis County



**DARBYTOWN ROAD 122**  
**Hohenwald, TN / Lewis County**

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**SUMMARY**

**Address**

0 Darbytown Rd Lot 2

**City, State Zip**

Hohenwald, TN 38462

**County**

Lewis County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

35.58254 / -87.595969

**Acreage**

122

**Price**

\$457,500

**Property Website**

<https://compasslandpartners.com/property/darbytown-road-122/lewis/tennessee/105140/>



## **DARBYTOWN ROAD 122**

### **Hohenwald, TN / Lewis County**

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#### **PROPERTY DESCRIPTION**

Darbytown Road 122 is a 122-acre tract located in Lewis County, Tennessee, just outside of Hohenwald. With a compelling combination of mature timber, established wildlife habitat, creek frontage, and proximity to town, this tract offers significant value for a wide range of buyers seeking a versatile rural property in Middle Tennessee.

#### **Location**

Situated in Lewis County, Tennessee, just 3 miles outside of Hohenwald, this property provides convenient access to everyday amenities without sacrificing the seclusion that rural land buyers seek. Summertown is approximately 23 miles away, Columbia is about 35 miles out, and downtown Nashville is roughly an hour and a half away. The property also benefits from its proximity to the Devil's Backbone State Park, a new state park in Lewis County that adds recreational value to the surrounding area. Power is available along the road frontage, making future development straightforward.

#### **Access**

This tract features paved road frontage on Darbytown Road, with approximately 1,350 feet of frontage providing excellent visibility and ease of entry. An internal road runs all the way through the tract, offering reliable access to the property's interior via a combination of gravel and dirt roads.

#### **Topography**

The soils on this property consist of clay, clay loam, and other soil types, which are common to the region and support both timber production and agricultural potential.

#### **Improvements**

This property currently has no existing structures or improvements, which gives buyers the flexibility to build to their specifications without inheriting someone else's decisions. Whether the goal is a hunting cabin, a full-time residence, or a recreational base camp, starting with a clean slate is a genuine advantage on a tract with this much potential.

#### **Timber**

The tract features a productive mix of planted pine and natural hardwood timber, making it a strong candidate for timber investment.

#### **Wildlife and Recreation**

There is abundant deer and turkey sign throughout the tract, and an established, maintained food plot near the northwestern boundary provides a ready-made hunting setup for whitetail deer and turkey. Small game and other wildlife species are also present on the property. ATV trails and hiking trails are already in place, making this tract well-suited for hunters and outdoor enthusiasts to enjoy the land from day one.

#### **Water Features**

The property includes creek frontage along Darbytown Branch, which runs through the tract and adds both aesthetic and functional value. Creek access benefits wildlife, supports the overall habitat quality, and enhances the recreational appeal of the land.

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

Currently used for hunting, recreation, and timber, this property is well-positioned to support a wide range of future uses including agricultural operations, residential development, farming, or continued investment in timber and wildlife management. The combination of road frontage, power availability, internal access, and diverse land characteristics makes this one of the more flexible tracts available



in Lewis County.

### **Summary**

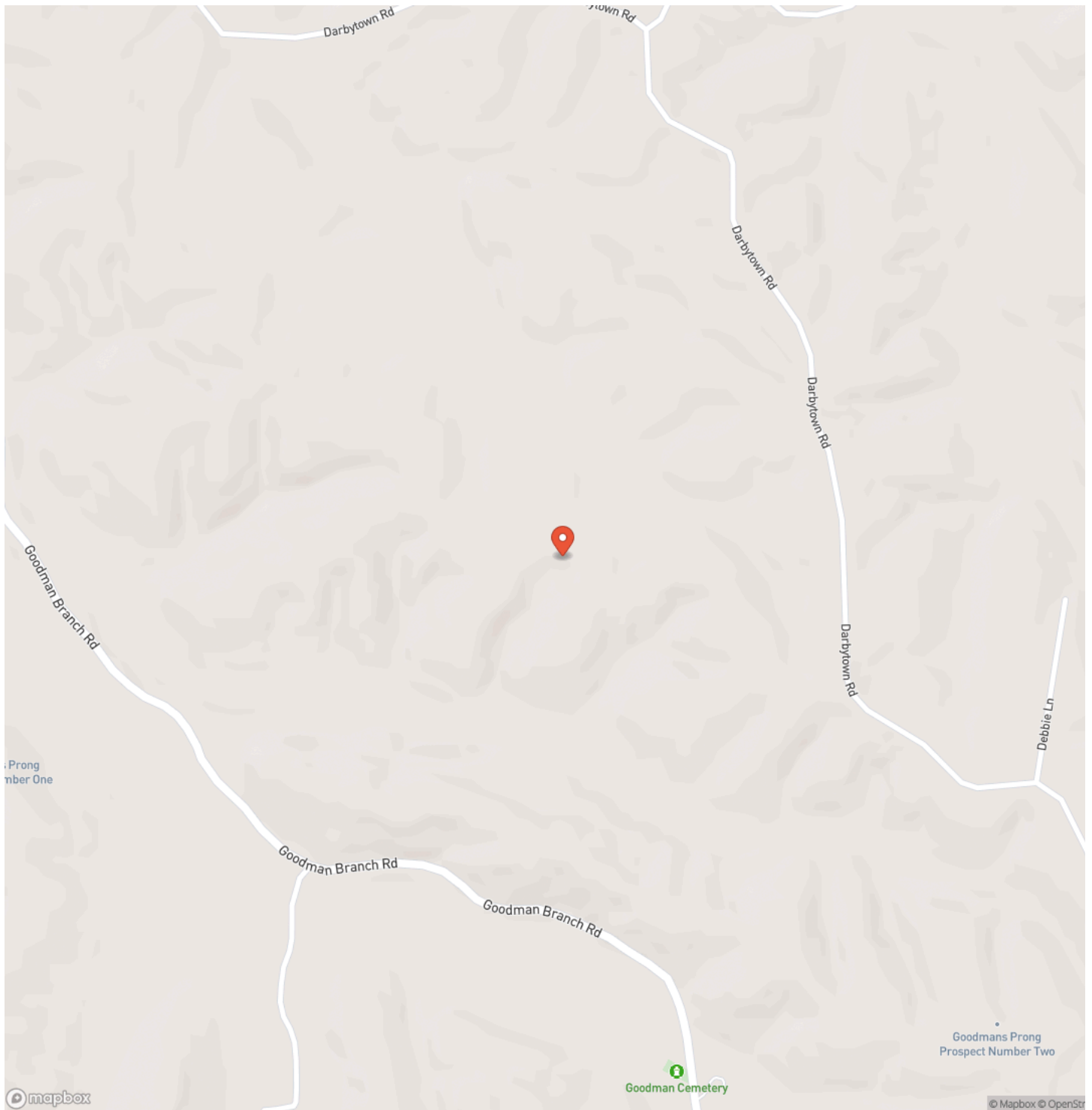
Darbytown Road 122 is a well-rounded 122-acre property in Lewis County, Tennessee, that delivers on timber value, hunting quality, recreational access, and development potential - all within a few miles of Hohenwald. From the paved road frontage and internal road system to the creek, food plot, and standing timber, this tract is ready to serve its next owner in multiple capacities. Contact us today to learn more or to schedule a showing.



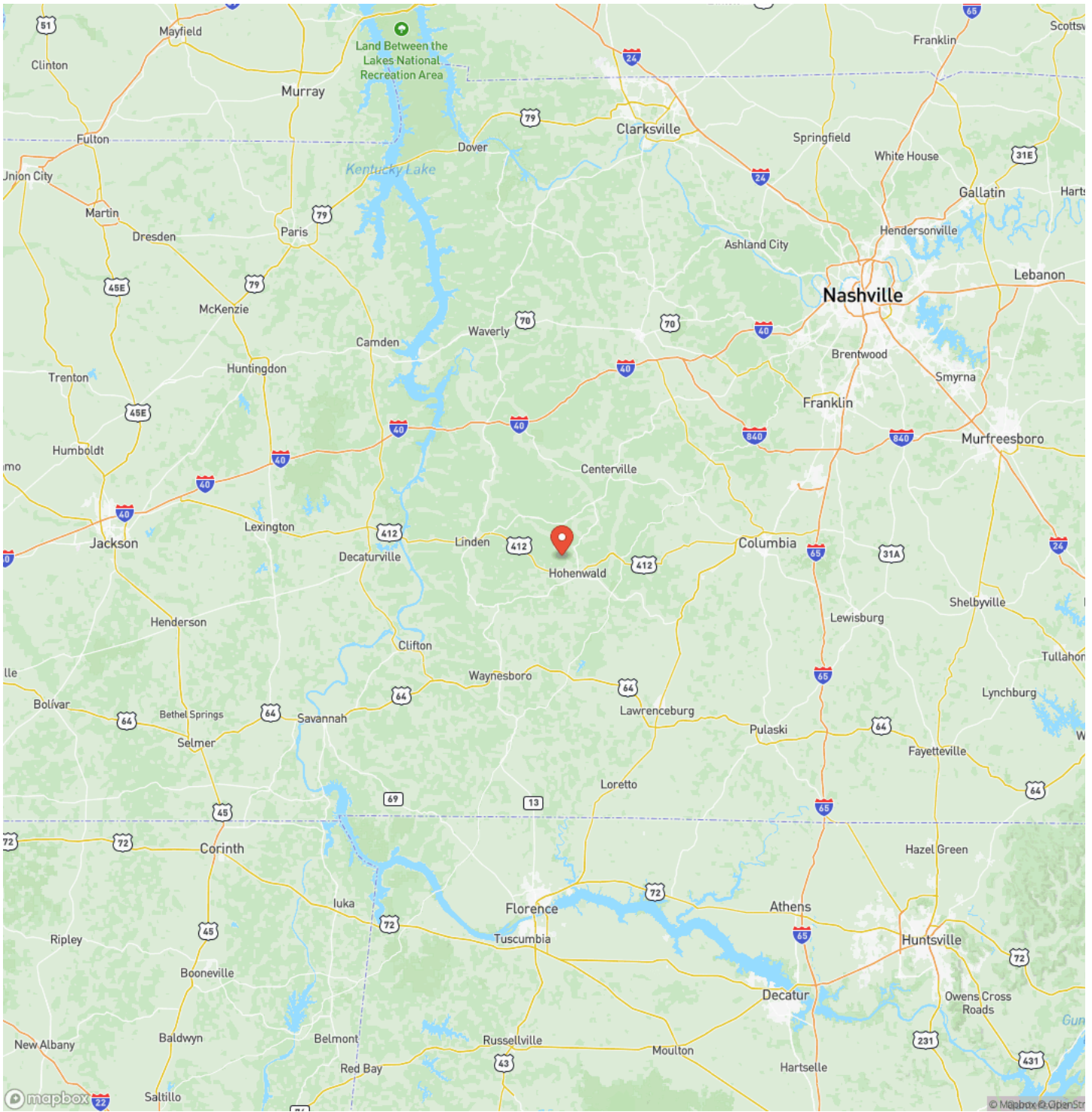
**DARBYTOWN ROAD 122**  
**Hohenwald, TN / Lewis County**



## Locator Map



# Locator Map



## Satellite Map







## **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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