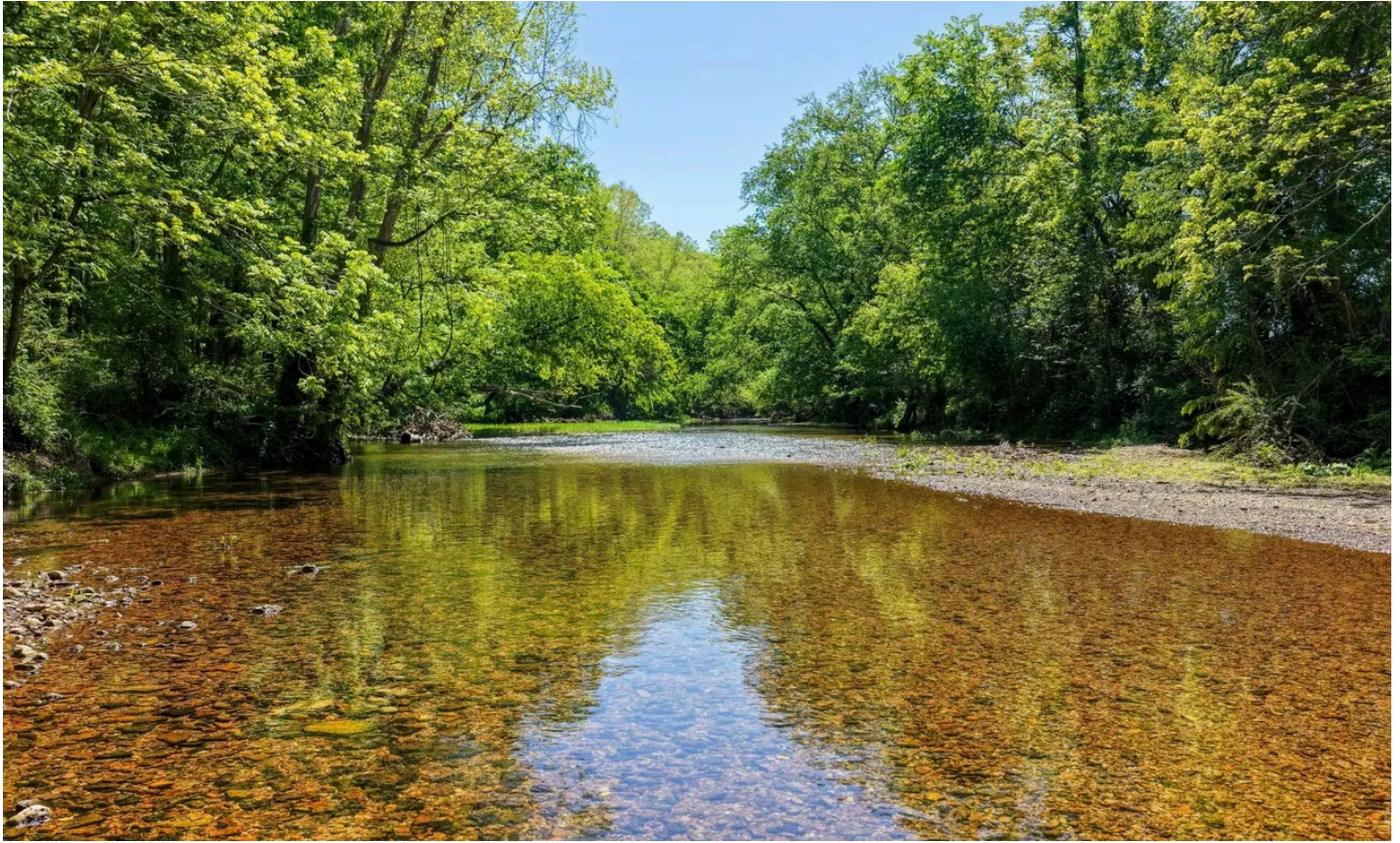


**GREEN RIVER RETREAT**  
0 Phillips Chapel Rd  
Waynesboro, TN 38485

**\$248,400**  
23± Acres  
Wayne County



**GREEN RIVER RETREAT**  
**Waynesboro, TN / Wayne County**

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**SUMMARY**

**Address**

0 Phillips Chapel Rd

**City, State Zip**

Waynesboro, TN 38485

**County**

Wayne County

**Type**

Farms, Recreational Land, Hunting Land, Lot, Riverfront

**Latitude / Longitude**

35.40245 / -87.76925

**Acreage**

23

**Price**

\$248,400

**Property Website**

<https://compasslandpartners.com/property/green-river-retreat-/wayne/tennessee/104147/>



## **GREEN RIVER RETREAT**

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

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#### **PROPERTY DESCRIPTION**

Green River Retreat is a 23-acre property located in Wayne County, Tennessee, just outside Waynesboro. Suited for use as a farm, hunting land, residential site, recreational land, or a riverfront retreat, this tract offers a rare combination of open ground, mature timber, and water frontage. Buyers searching for a versatile rural property with established infrastructure and immediate usability should give this tract serious consideration.

#### **Location**

Situated in Wayne County, Tennessee, the property sits approximately 6 miles from Waynesboro and 21 miles from Linden, with Nashville roughly an hour and a half away. The tract is also near the new Buffalo River State Park, which is currently being established. The location balances rural seclusion with reasonable proximity to small-town amenities and a major metropolitan area.

#### **Access**

The property has frontage on both sides of Phillips Chapel Road, a paved county road, with approximately 2,000 feet of total road frontage. Internal access is supported by a combination of gravel and paved roads on the property.

#### **Topography**

The land features clay and other soil types and is largely open pasture with surrounding wooded areas. The terrain supports both agricultural and recreational uses, with no fencing currently noted on the tract.

#### **Improvements**

The property is sold without existing structures, giving buyers a blank slate to design and build according to their specific vision. With approximately 16 acres of pasture and power already in place, owners have considerable flexibility in selecting an ideal home site, barn location, or recreational setup without the constraints of pre-existing buildings.

#### **Timber**

The tract features beautiful hardwood timber surrounding the pastures and river, with vegetation that includes grassed areas, crops, and wooded sections. Hardwood stands of this quality add long-term value, provide natural cover for wildlife, and enhance the aesthetic appeal of the property.

#### **Wildlife and Recreation**

This tract is home to whitetail deer, turkey, dove, ducks, and small game, and would also make an excellent dove field. With strong recreational potential for fishing and hunting, the property offers outdoor enthusiasts a well-rounded setting for both recreation and quietly enjoying the land.

#### **Water Features**

The property includes approximately 1,500 feet of frontage on the Green River, providing direct riverfront access for fishing, paddling, and other water sports. River frontage of this length is uncommon and adds significant recreational and resale value to the tract.

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

The property is currently used as pasture, but offers a wide range of potential uses, including agricultural, development, farm, equestrian, hunting, investment, livestock, ranch, recreational, and residential. This flexibility allows buyers to tailor the land to their goals, whether that means running livestock, building a private residence, establishing a hunting retreat, or holding the property as a long-term investment.

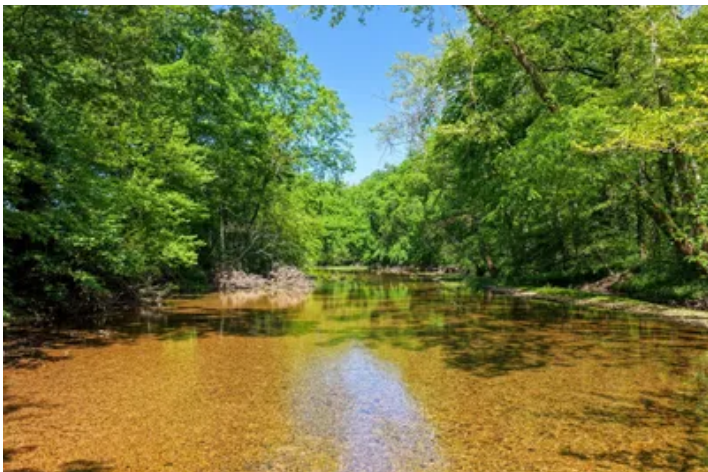
#### **Summary**

Green River Retreat is a 23-acre Wayne County, Tennessee property offering paved road frontage, approximately 16 acres of pasture, mature hardwood timber, and roughly 1,500 feet of frontage on the Green River, with power already in place. The blend of open land, water frontage, and proximity to Waynesboro and Nashville make it a strong possibility for farming, hunting, recreation, or building a private home. Contact us today to learn more or schedule a showing.

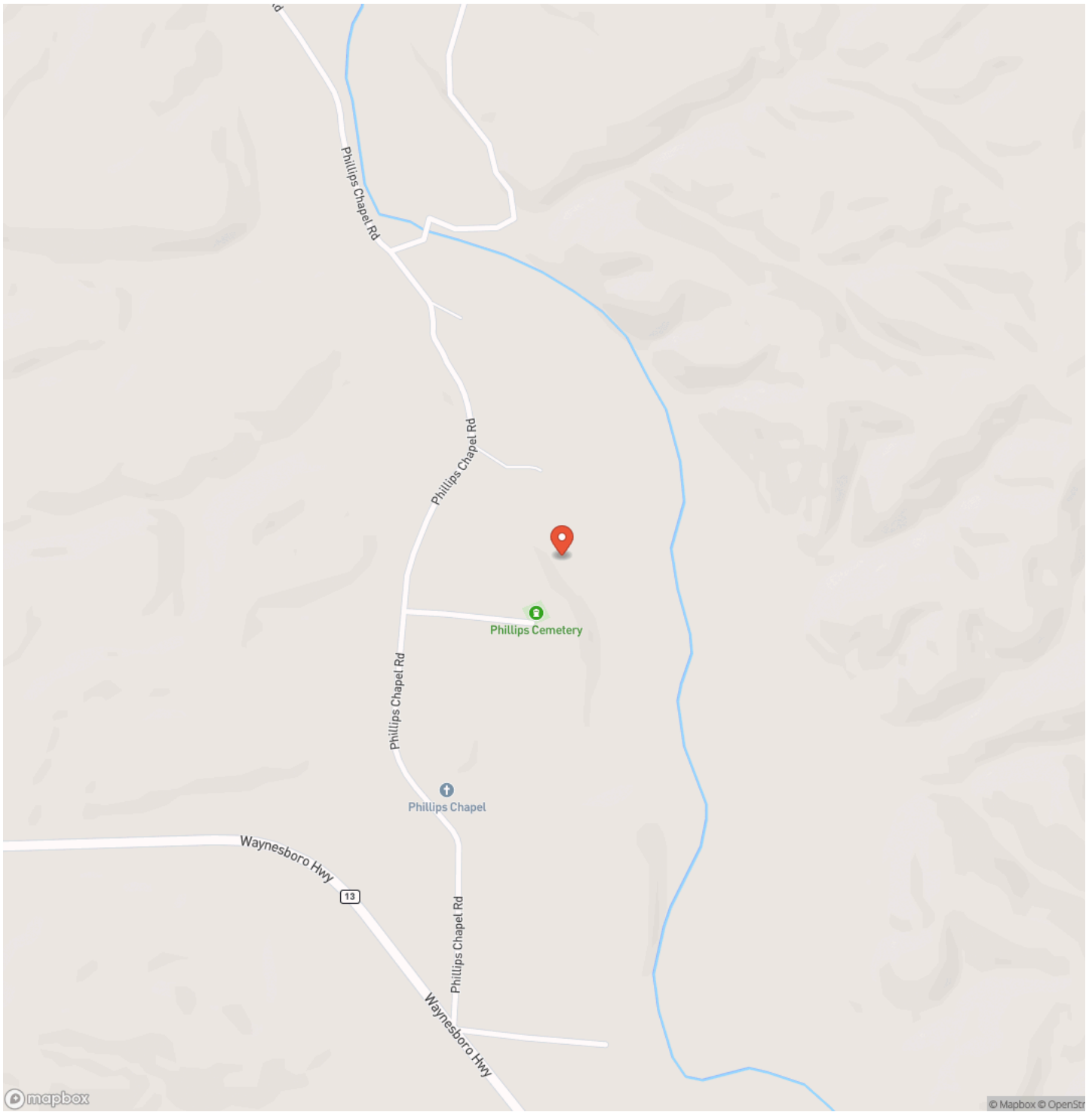


**GREEN RIVER RETREAT**  
Waynesboro, TN / Wayne County

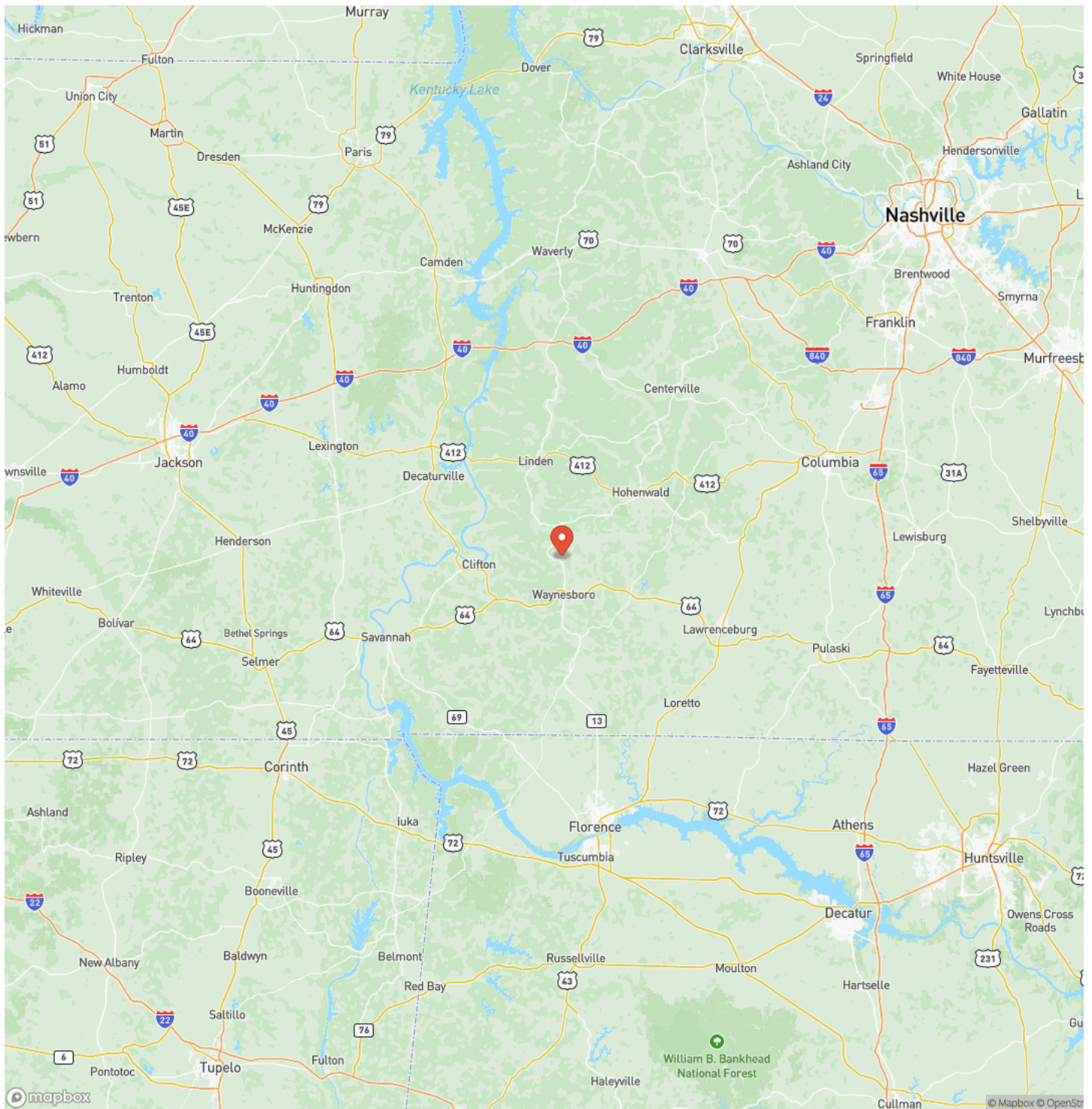
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## Locator Map



## 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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