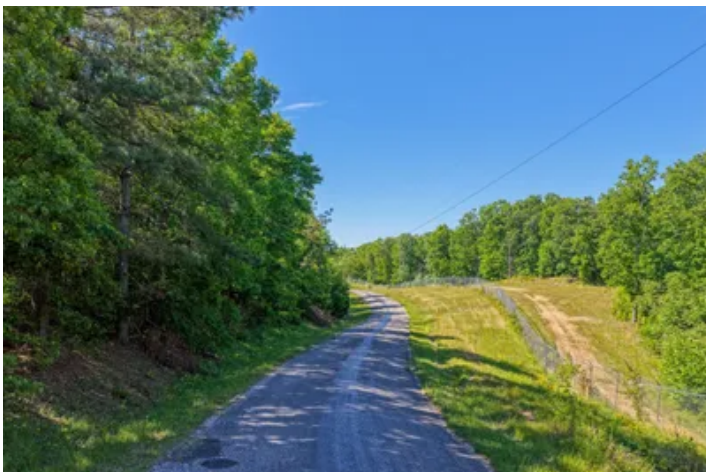


**DARBYTOWN ROAD 78**  
0 Darbytown Rd  
Hohenwald, TN 38462

**\$312,000**  
78± Acres  
Lewis County



**DARBYTOWN ROAD 78**  
**Hohenwald, TN / Lewis County**

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**SUMMARY**

**Address**

0 Darbytown Rd

**City, State Zip**

Hohenwald, TN 38462

**County**

Lewis County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

35.585022 / -87.593437

**Acreage**

78

**Price**

\$312,000

**Property Website**

<https://compasslandpartners.com/property/darbytown-road-78/lewis/tennessee/105135/>



## **DARBYTOWN ROAD 78**

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

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#### **PROPERTY DESCRIPTION**

Darbytown Road 78 is a 78-acre tract located in Lewis County, Tennessee, just outside of Hohenwald. Currently used for hunting, timber investment, and general recreational purposes, this property offers a versatile mix of wooded terrain, road frontage, and natural features that make it a compelling opportunity for buyers seeking land with multiple uses and long-term value.

#### **Location**

Situated in Lewis County, Tennessee, this tract is just 3 miles outside of Hohenwald, providing easy access to everyday conveniences while maintaining a secluded feel. Summertown is approximately 23 miles away, Columbia is about 35 miles away, and downtown Nashville is roughly 1.5 hours away, making this a practical option for those looking to escape the city without venturing too far. The property sits near the newly established Devil's Backbone State Park in Lewis County, adding recreational and scenic value to the surrounding area. Power is available along the road frontage, making future development straightforward. The combination of proximity to town and access to regional amenities makes this an easy property to enjoy and develop.

#### **Access**

This tract fronts on Darbytown Road, a county road, with approximately 2,300 feet of paved road frontage, providing excellent visibility and accessibility. An internal road runs the full length of the property, from the road frontage to the back of the tract, offering convenient access throughout via dirt and gravel surfaces.

#### **Topography**

The soils on this property consist of clay loam and clay, which are common throughout this region of Tennessee and are well-suited for a variety of land uses. The terrain features ridges and creek bottoms, providing the land with natural diversity that supports both timber production and recreational activities.

#### **Improvements**

This property currently has no structures or improvements, providing a clean slate for the next owner. Whether you intend to build a cabin, a permanent residence, or simply keep the land in its natural state, the absence of existing improvements means there are no unwanted structures to deal with and no additional costs tied to demolition or renovation.

#### **Timber**

The timber on this tract has been thoughtfully established, with planted pine on the ridges and native hardwoods throughout the creek bottoms. This combination of pine and hardwood creates a diverse and productive timber resource that offers both near-term and long-term value. For the investor or landowner seeking a property with a standing timber asset, this tract offers a solid foundation.

#### **Wildlife and Recreation**

Whitetail deer, turkey, and small game are all well represented on this tract, with abundant sign throughout the property and an established, maintained food plot near the northwestern boundary that is already positioned to attract and hold deer. In addition to hunting, the property features ATV trails and other recreational opportunities, making it a well-rounded option for outdoor enthusiasts of all kinds.

#### **Water Features**

This property includes frontage along Darbytown Branch, a creek that adds both aesthetic and functional value to the land. Creek frontage enhances the recreational experience, supports wildlife, and provides a natural boundary and water source for the property.

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



Currently used for hunting, timber investment, and recreational activities, this tract has the infrastructure and natural characteristics to support a wide range of future uses. Potential buyers may consider this land for residential development, pasture or agricultural conversion, cattle grazing, or simply as a long-term investment. The flexibility of this property makes it suitable for a single buyer with a single purpose in mind or for a developer with broader plans.

### **Summary**

Darbytown Road 78 is a versatile 78-acre tract in Lewis County, Tennessee, offering paved road frontage, an internal road system, a mix of planted pine and hardwood timber, creek frontage, established food plots, and proximity to Hohenwald and the new Devil's Backbone State Park. Whether you are a hunter, a timber investor, a developer, or someone looking to build a home in a private rural setting, this property has the features to support your goals. Contact us today to learn more or to schedule a showing.



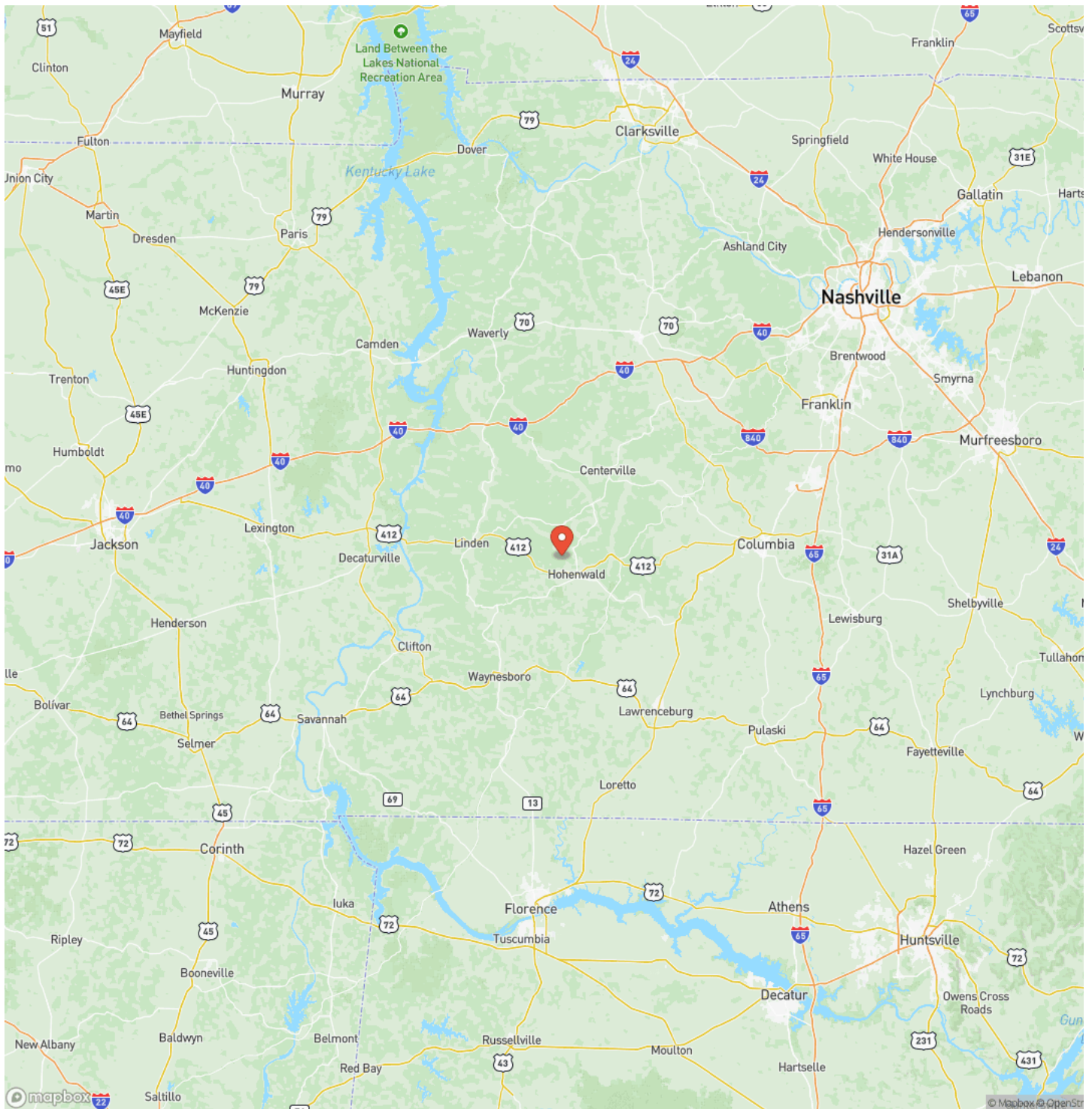
**DARBYTOWN ROAD 78**  
Hohenwald, TN / Lewis County



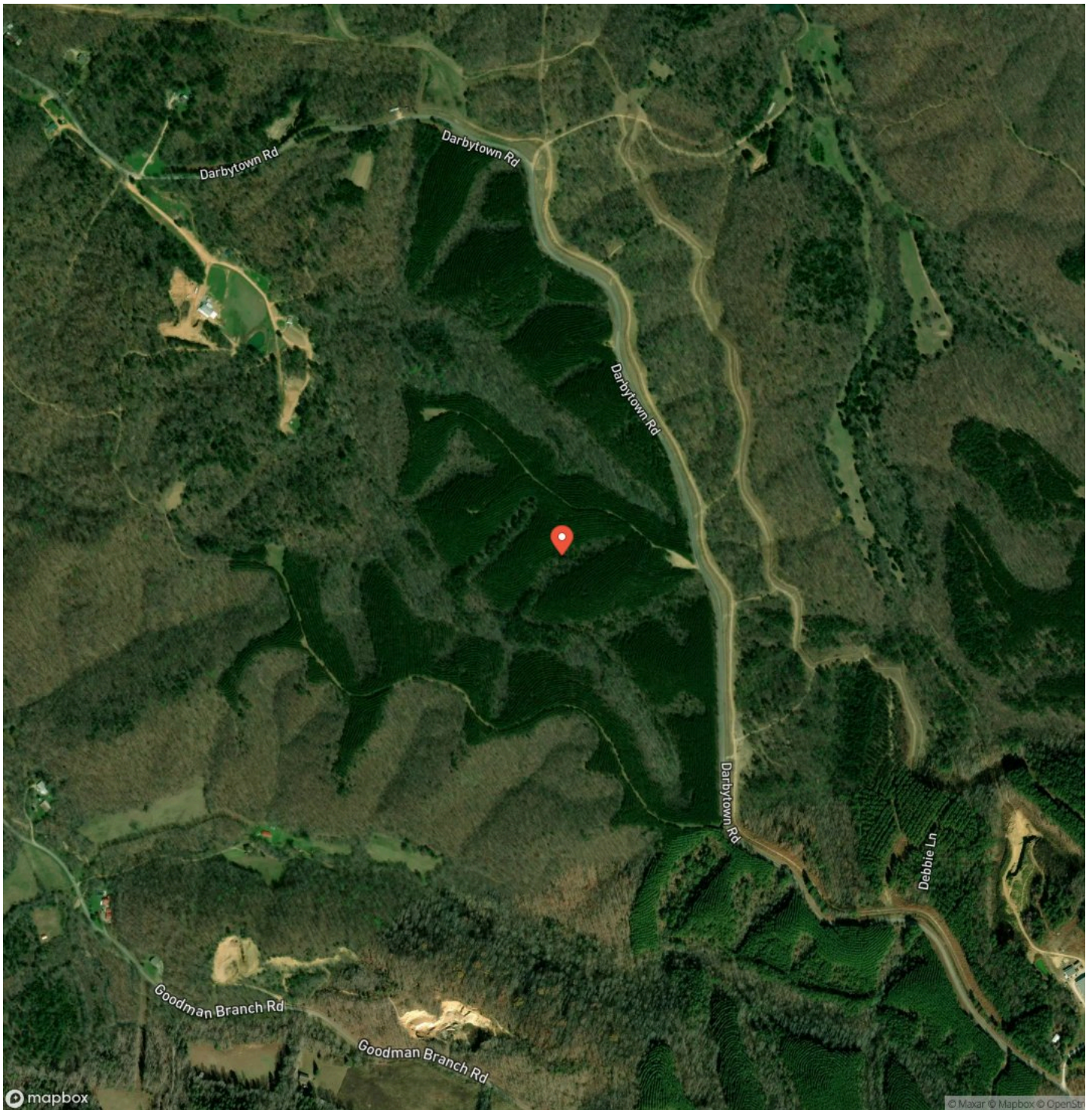
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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