

**CATHEY'S CREEK**  
Catheys Creek Rd  
Mount Pleasant, TN 38461

**\$2,704,590**  
742± Acres  
Maury County



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**Mount Pleasant, TN / Maury County**

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**SUMMARY**

**Address**

Catheys Creek Rd

**City, State Zip**

Mount Pleasant, TN 38461

**County**

Maury County

**Type**

Recreational Land, Undeveloped Land, Timberland, Hunting Land

**Latitude / Longitude**

35.59688 / -87.35916

**Acreage**

742

**Price**

\$2,704,590

**Property Website**

<https://compasslandpartners.com/property/cathey-s-creek/maury/tennessee/91213/>



## CATHEY'S CREEK

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#### **PROPERTY DESCRIPTION**

##### **MATURE TIMBER ASSETS + EXCEPTIONAL RECREATIONAL POTENTIAL**

Welcome to Cathey's Creek! This exceptional +/- 742-acre tract offers the perfect blend of immediate timber value and long-term investment potential, strategically positioned in Maury County's rapidly developing corridor. With approximately 275 acres of mature hardwood timber and extensive recreational amenities, Cathey's Creek represents a rare opportunity to acquire premium Tennessee land with multiple revenue streams and appreciation potential.

The property's proximity to Nashville (65 miles) and other thriving Middle Tennessee communities positions it perfectly for the growing demand from urban professionals seeking recreational retreats and investment properties. The mature hardwood timber provides immediate asset value, while the tract's recreational features and development potential offer long-term growth opportunities.

##### **INVESTMENT HIGHLIGHTS**

###### **Location & Access**

- **Road frontage** on Cathey's Creek Road for easy year-round access
- **9 miles of internal roads and trails** throughout the property
- **Multiple nearby communities:** Mount Pleasant (14 mi), Hohenwald (13 mi), Columbia (21 mi)
- **Nashville proximity:** just 65 miles from Tennessee's economic hub
- **Spring Hill proximity:** just 33 miles from this rapidly growing automotive manufacturing center

###### **Timber**

- 275 acres of mature hardwood timber
- Well-maintained internal road system for timber management access
- Sustainable harvest potential with proper forest management

###### **Recreation**

- Excellent deer and turkey hunting throughout the tract
- Dual creek systems: Cathey's Creek and East Prong Cathey's Creek
- Davy Crockett State Park: 35 miles away
- Diverse terrain supporting varied wildlife populations
- Established trail system for hunting, hiking, and ATV use

###### **Development Potential**

- Power available nearby for future improvements
- Multiple potential home sites with creek and timber views
- Strategic location in high-growth Middle Tennessee corridor



- Flexible zoning allows various development scenarios

## **INVESTMENT ADVANTAGES**

This property delivers multiple value propositions that align with current market trends:

- **Immediate Income Potential:** Mature timber assets provide near-term revenue opportunities through selective harvesting, while hunting leases can generate annual income.
- **Strategic Location:** Positioned in Tennessee's growth corridor with easy access to Nashville's expanding job market and Spring Hill's automotive industry boom.
- **Recreational Premium:** Premium hunting and outdoor recreation properties continue to appreciate as urban populations seek rural retreats and investment diversification.
- **Infrastructure Ready:** Existing road network and nearby utilities minimize development costs for future improvements or subdivisions.

With Tennessee's continued population growth and Nashville's expanding influence, properties of this caliber in prime locations are increasingly rare. Contact us today to schedule your private showing.

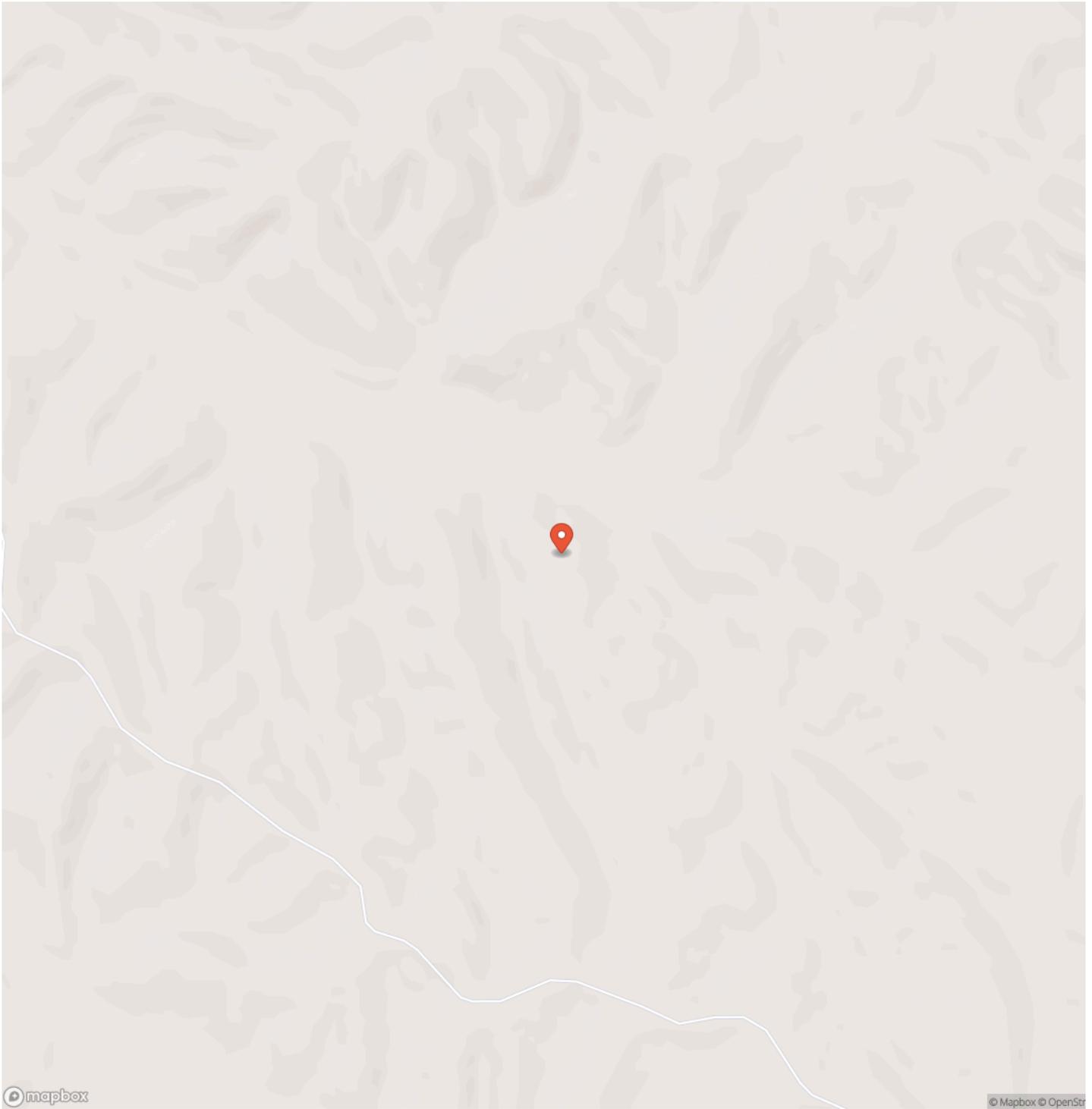


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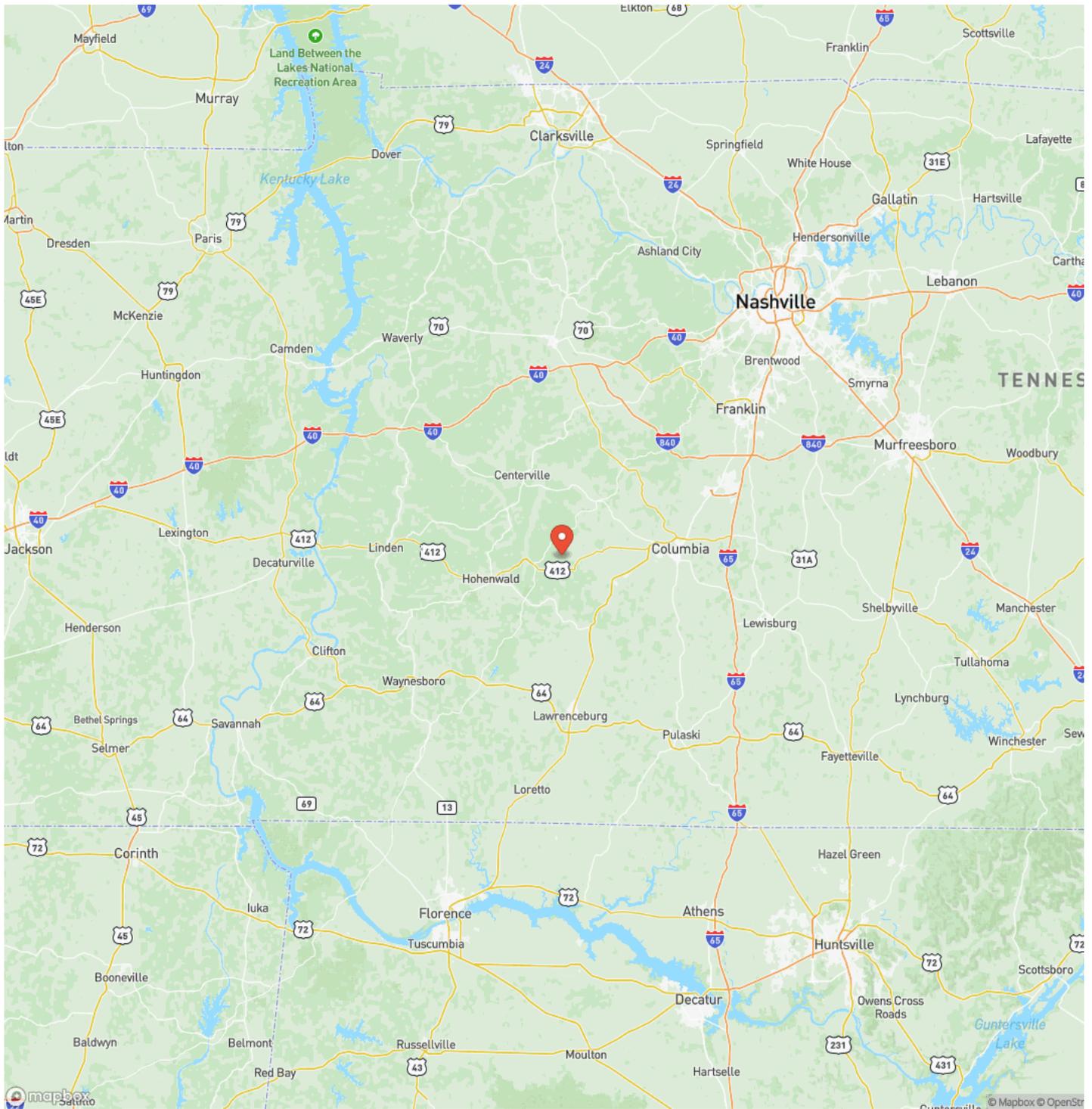
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## Locator Map



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

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