

GREEN RIVER RED BARN TRACT
0 Phillips Chapel Rd Lot 2
Waynesboro, TN 38485

\$259,200
24± Acres
Wayne County



GREEN RIVER RED BARN TRACT
Waynesboro, TN / Wayne County

SUMMARY

Address

0 Phillips Chapel Rd Lot 2

City, State Zip

Waynesboro, TN 38485

County

Wayne County

Type

Farms, Hunting Land, Ranches, Recreational Land, Riverfront

Latitude / Longitude

35.40245 / -87.76925

Acreage

24

Price

\$259,200

Property Website

<https://compasslandpartners.com/property/green-river-red-barn-tract/wayne/tennessee/104170/>



GREEN RIVER RED BARN TRACT

Waynesboro, TN / Wayne County

PROPERTY DESCRIPTION

The Green River Red Barn Tract is a 24-acre property located in Wayne County, Tennessee, just outside Waynesboro. Suitable for use as a farm, hunting land, ranch, recreational land, residential property, or riverfront retreat, the tract is currently used as pasture and recreational land. With its combination of river frontage, open pastures, mature timber, and existing infrastructure, this property offers an exceptional opportunity for buyers seeking a versatile rural holding with both lifestyle and investment appeal.

Location

Situated in Wayne County, Tennessee, the property sits approximately 6 miles from Waynesboro and 21 miles from Linden, with Nashville reachable in about an hour and a half. The tract is also positioned near the soon-to-be-established Buffalo River State Park, which is expected to become a premier Tennessee State Park destination. This location balances rural privacy with convenient access to nearby towns, services, and a major metropolitan area, making it an attractive option for a primary residence, weekend retreat, or long-term investment.

Access

The property has approximately 560 feet of paved road frontage along Phillips Chapel Road, a county-maintained route that provides reliable, all-weather access. This established road frontage simplifies entry to the tract and supports a range of building and use options across the property.

Topography

The land features clay-based soils and is unfenced, providing a flexible canvas for agricultural, residential, or recreational improvements. A red barn is featured on the property, as shown in the listing photos, and the gentle mix of pasture and woodlands supports a wide variety of land uses.

Improvements

Existing improvements on the property include a barn and a pond, both of which add immediate utility and visual appeal. The red barn serves as a functional structure for equipment or storage, while the pond behind offers both scenic value and a practical water resource for agricultural and/or recreational pursuits.

Timber

The tract features beautiful hardwood timber surrounding the pastures and the river, with vegetation that includes wooded areas, established grass cover, and crop land. Hardwood timber of this kind enhances both the aesthetic and ecological value of the land, providing wildlife habitat, mature shade, and the long-term potential for selective timber management.

Wildlife and Recreation

The property is a prime tract for white-tail deer and turkey, and would also make an outstanding dove field, with additional wildlife including ducks and small game. Recreational opportunities include fishing, hunting, and a range of outdoor pursuits, making this an excellent fit for sportsmen, outdoor enthusiasts, and families who enjoy spending time in nature.

Water Features

The tract includes approximately 380 feet of frontage on the Green River along with a stream, offering direct water access for fishing, paddling, and waterfront enjoyment. River and stream frontage of this caliber adds substantial recreational value and enhances the property's overall desirability and long-term appreciation potential.

Current and Potential Use

Currently used as pasture and for recreational purposes, the property offers wide-ranging potential for agricultural, development, hunting, investment, livestock, equestrian, ranch, recreational, and residential uses. With power already in place, approximately 15 acres of pasture, and most of the land situated outside the FEMA Flood Plain, the tract supports a variety of building locations and end uses. Whether the goal is a primary residence, weekend getaway, working farm, or long-term land investment, this property accommodates your vision.

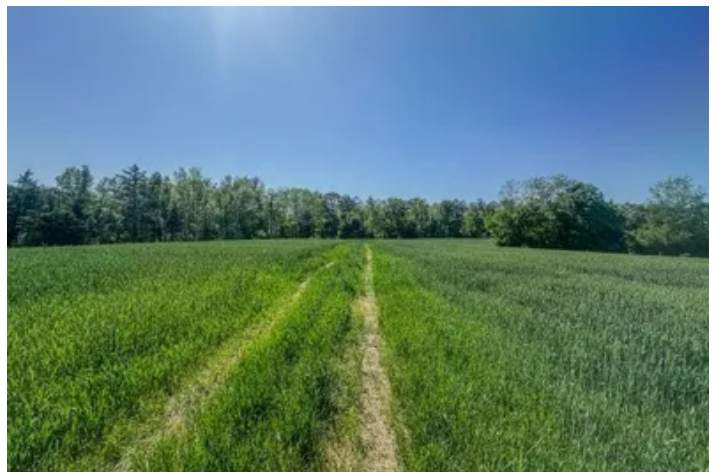
Summary



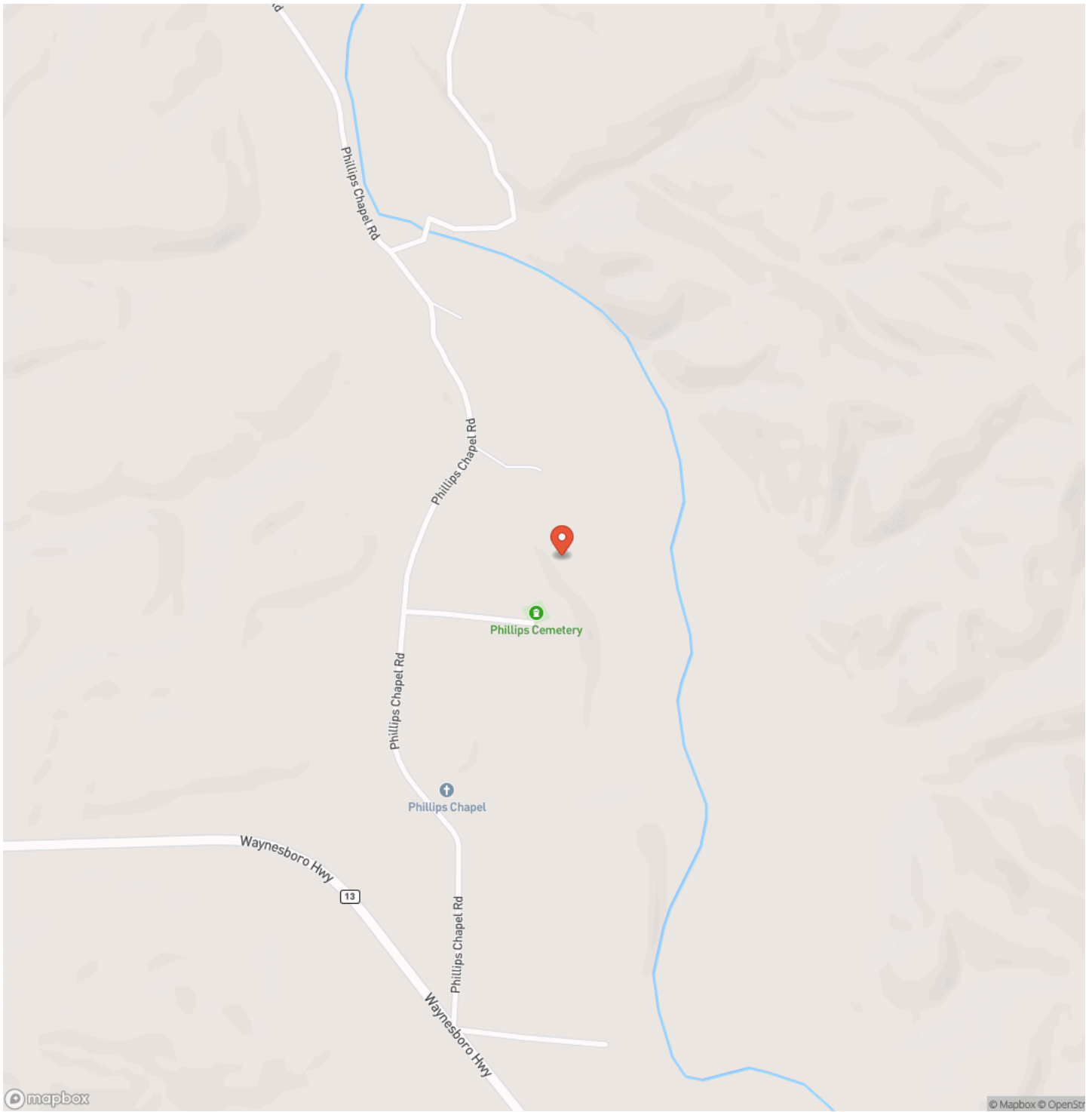
The Green River Red Barn Tract offers 24 acres of pasture, hardwood timber, and river frontage in Wayne County, Tennessee, with paved road access, an existing barn and pond, in-place power, and proximity to Waynesboro and the developing Buffalo River State Park. Its rare combination of accessible Green River frontage, productive pastures, established infrastructure, and out-of-floodplain building sites makes it an exceptional candidate for a primary home, weekend retreat, or recreational investment. Contact us today to learn more about this property or to schedule a private showing. Additional acreage is also available.



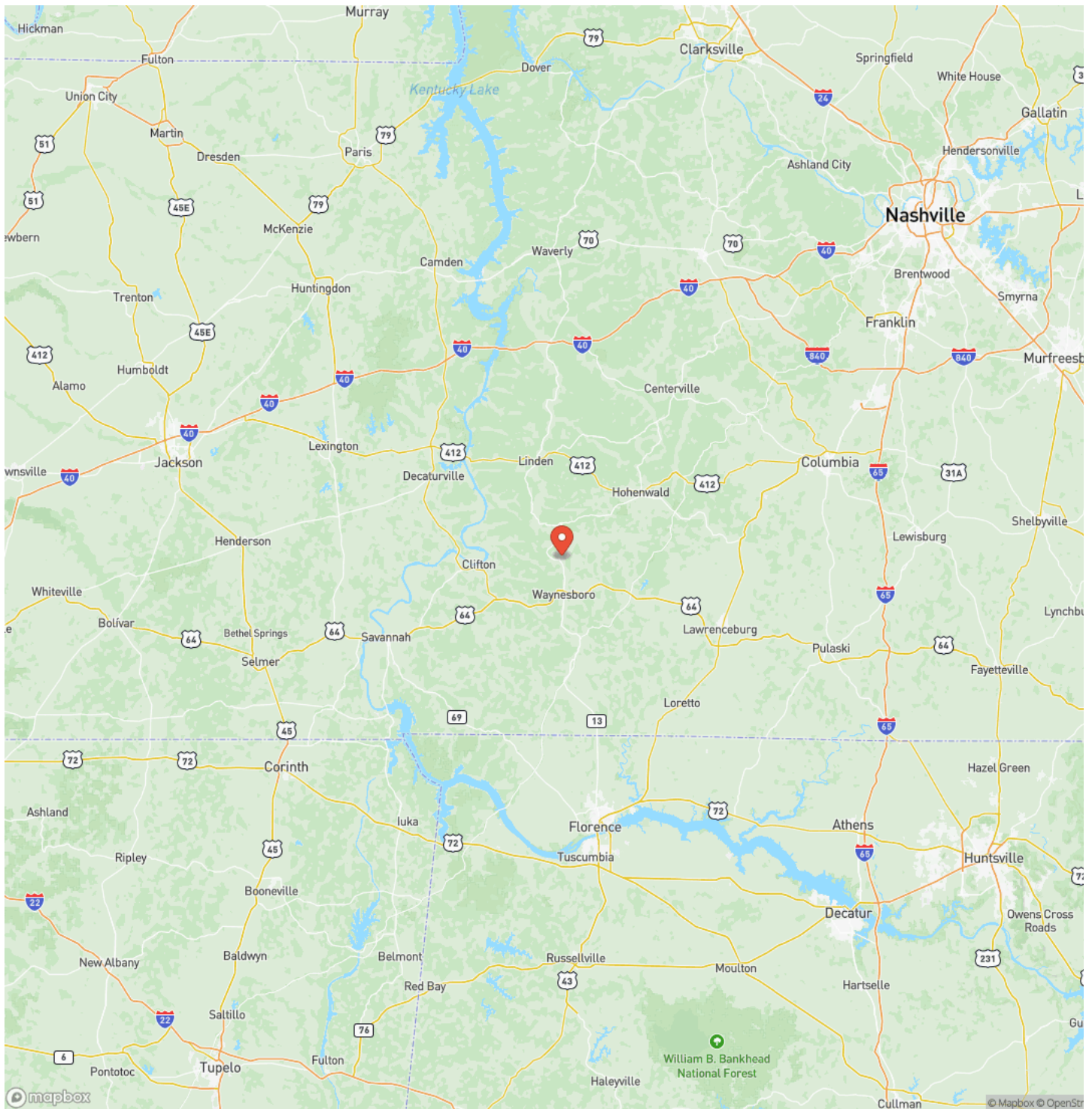
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Locator Map



Locator Map



Satellite Map



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