

TIMBER RIDGE
0 Firetower Rd Lot 1
Centerville, TN 37033

\$180,000
25± Acres
Hickman County



TIMBER RIDGE
Centerville, TN / Hickman County

SUMMARY

Address

0 Firetower Rd Lot 1

City, State Zip

Centerville, TN 37033

County

Hickman County

Type

Recreational Land, Hunting Land

Latitude / Longitude

35.69553 / -87.64965

Acreage

25

Price

\$180,000

Property Website

<https://compasslandpartners.com/property/timber-ridge-hickman-tennessee/94512/>



TIMBER RIDGE

Centerville, TN / Hickman County

PROPERTY DESCRIPTION

Escape to the tranquility of Timber Ridge, a magnificent 25-acre recreational haven nestled in the heart of Centerville, Tennessee. This exceptional property offers a prime opportunity for outdoor enthusiasts and those seeking a private retreat, perfectly blending the thrill of hunting with the serene beauty of nature. Imagine waking to the sounds of the forest, with endless possibilities for adventure and relaxation awaiting right outside your door.

Location

Situated in the charming city of Centerville, within Hickman County, this property boasts an ideal balance of seclusion and accessibility. Its Tennessee location provides a picturesque backdrop, offering a peaceful escape from the everyday hustle while remaining within reach of local amenities. The natural beauty of the region is truly captivating, creating an inviting atmosphere for both residents and visitors.

Land and Terrain

The 25 acres of Timber Ridge present a diverse landscape, characterized by its natural state and a mix of cleared and wooded areas. The terrain features a blend of clay and gravel soils, providing a solid foundation and contributing to the property's varied topography. This diverse composition allows for a multitude of outdoor activities and offers an engaging environment for exploration.

Improvements and Infrastructure

This property offers a canvas for your vision, providing the freedom to design and implement enhancements that perfectly suit your desires. The opportunity exists to develop bespoke structures or amenities that complement the natural beauty and recreational potential of the land, limited only by your imagination.

Water and Utilities

The property offers an excellent opportunity for the new owner to establish their preferred water and utility solutions, ensuring comfort and convenience tailored to their specific needs. Imagine designing systems that integrate seamlessly with the natural environment, providing a sustainable and efficient setup for any future development.

Wildlife and Vegetation

Timber Ridge is a paradise for wildlife, teeming with diverse species including dove, small game, turkey, and abundant whitetail deer, making it an exceptional hunting ground. The varied vegetation, encompassing cleared areas, natural state growth, and mature woodlands, creates ideal habitats and a rich ecosystem. This natural diversity promises endless opportunities for wildlife observation and engagement with the outdoors.

Current and Potential Use

Currently cherished for its outstanding hunting and recreational opportunities, this property holds immense potential for mixed use. Whether your dream involves expanding existing recreational pursuits, developing a private estate, or exploring other creative ventures, the versatility of Timber Ridge allows for a future tailored precisely to your aspirations. It's a place where adventure meets opportunity.

Access and Easements

Access to this remarkable property is provided via a durable dirt and gravel county road, ensuring ease of entry regardless of weather conditions. The established county road frontage guarantees straightforward and reliable access. Furthermore, the property includes mineral rights, adding an additional layer of value and potential to this already exceptional offering.

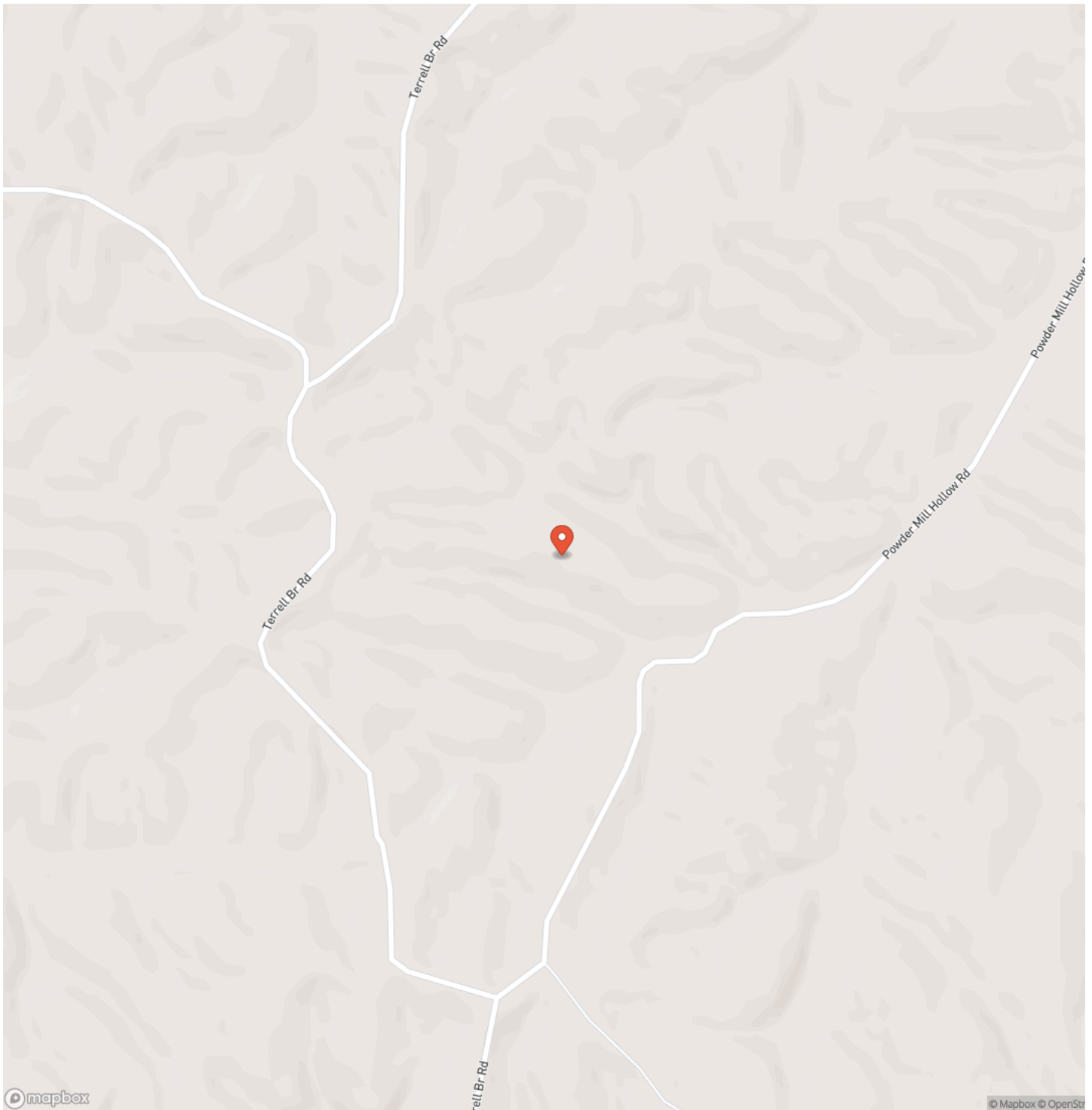
Contact us today to learn more or to schedule a visit.



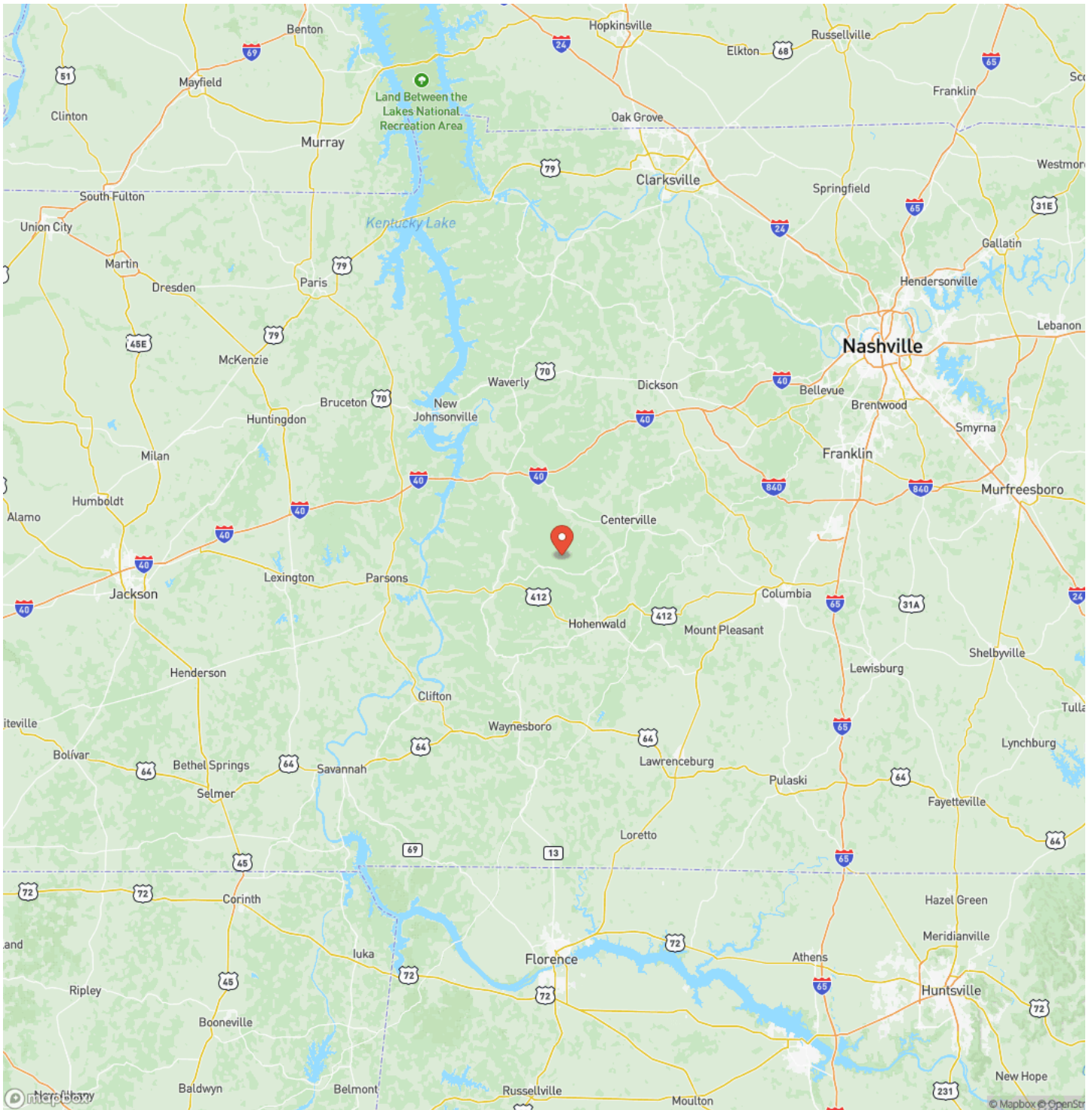
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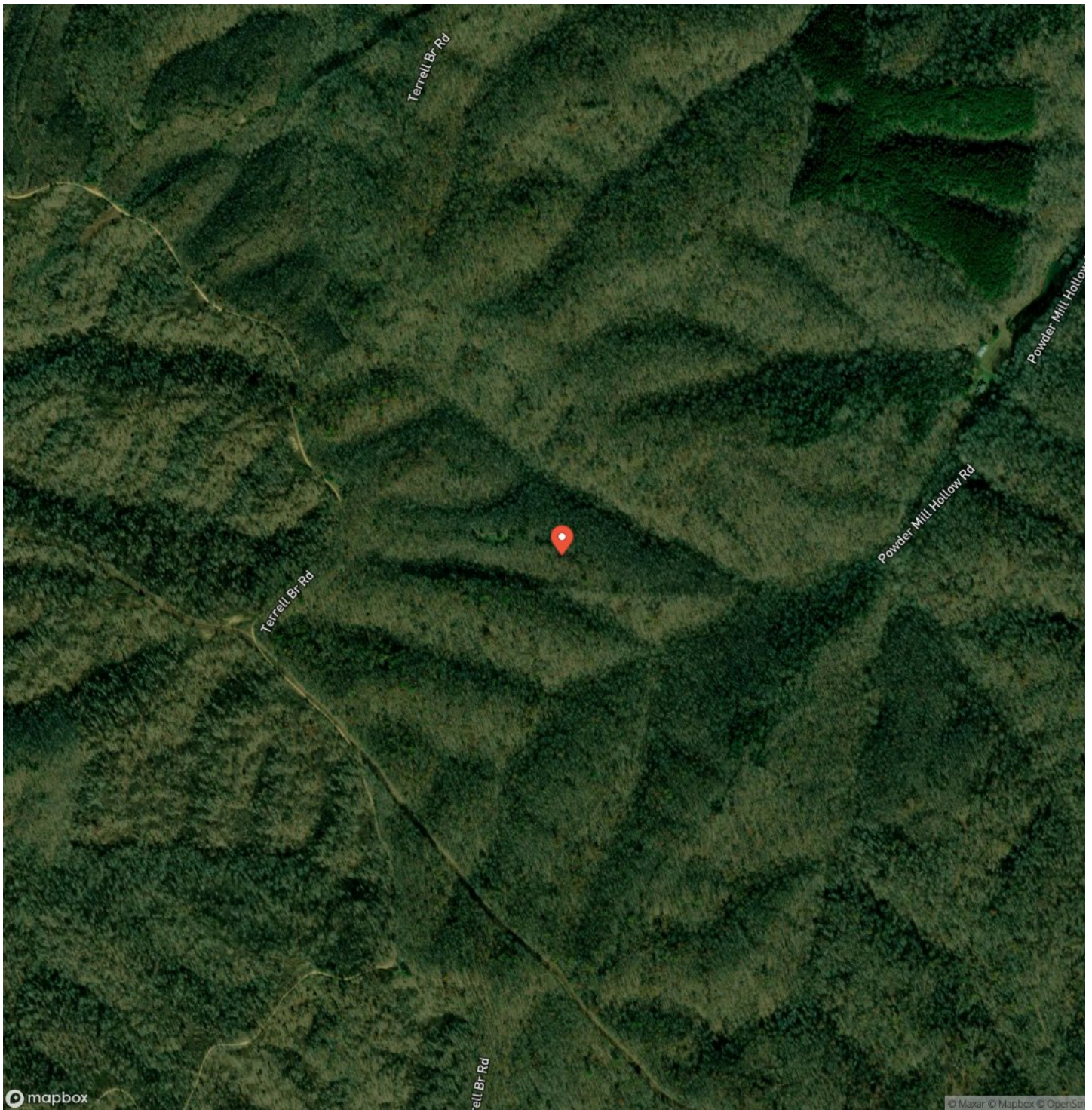
Locator Map



Locator Map



Satellite Map



TIMBER RIDGE
Centerville, TN / Hickman County

LISTING REPRESENTATIVE
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City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://compasslandpartners.com/>

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