

FIRETOWER ROAD HOMESITE
0 Firetower Rd Lot 4
Centerville, TN 37033

\$60,000
5± Acres
Hickman County



FIRETOWER ROAD HOMESITE
Centerville, TN / Hickman County

SUMMARY

Address

0 Firetower Rd Lot 4

City, State Zip

Centerville, TN 37033

County

Hickman County

Type

Recreational Land, Lot

Latitude / Longitude

35.69553 / -87.64965

Acreage

5

Price

\$60,000

Property Website

<https://compasslandpartners.com/property/firetower-road-homesite-hickman-tennessee/95165/>



PROPERTY DESCRIPTION

Imagine a tranquil escape where the whispers of nature beckon, and the canvas for your dreams awaits. This remarkable 5-acre parcel in Centerville, Tennessee, offers a unique blend of recreational bliss and future potential. Whether envisioning a secluded residential haven or a strategic investment, this property provides the perfect foundation for a life less ordinary, surrounded by the natural beauty of Hickman County.

Location

Nestled in the heart of Hickman County, this homesite enjoys the peaceful embrace of rural Tennessee while remaining accessible. Situated in Centerville, a charming city known for its scenic landscapes, the property offers a serene setting. The surrounding area provides a wonderful balance of natural beauty and community charm, making it an ideal location for those seeking both tranquility and convenience.

Land and Terrain

Spanning 5-acres, the land presents a diverse landscape ready for your vision. With a composition of clay and gravel soil, the terrain offers a solid base for various development possibilities. The property features a desirable mix of cleared areas, perfect for building or open-air activities, and wooded sections that provide natural shade, privacy, and a habitat for local wildlife.

Improvements and Infrastructure

This property offers the freedom to design and build to your exact specifications. With no existing structures, the opportunity is boundless for creating a bespoke residence, a recreational retreat, or any other vision you may have. The absence of pre-existing improvements allows for a fresh start, ensuring that every detail aligns with your personal preferences and needs.

Water and Utilities

The property is ready for the development of essential utilities, offering the new owner the flexibility to implement their preferred systems. Establishing a private well and septic system would provide complete autonomy, while the availability of various utility services in the area ensures modern conveniences can be seamlessly integrated. The choice is yours to design a system that best suits your lifestyle and property use.

Wildlife and Vegetation

A haven for nature enthusiasts, this parcel boasts an abundance of local wildlife, including dove, small game, turkey, and whitetail deer, making it an ideal spot for observation or hunting. The diverse vegetation, comprising both cleared and wooded areas, creates a rich ecosystem that supports this vibrant wildlife. Enjoy the natural beauty and ecological diversity right in your own backyard.

Current and Potential Use

Currently enjoyed for recreational purposes, this versatile property holds immense potential for future development. It is perfectly suited for investment, offering a tangible asset in a growing region. Its recreational appeal is undeniable, providing endless possibilities for outdoor activities. Furthermore, it stands as an excellent candidate for residential development, allowing you to build your dream home, or for other creative uses tailored to your specific aspirations. The property also conveys mineral and other property rights, adding to its long-term value.

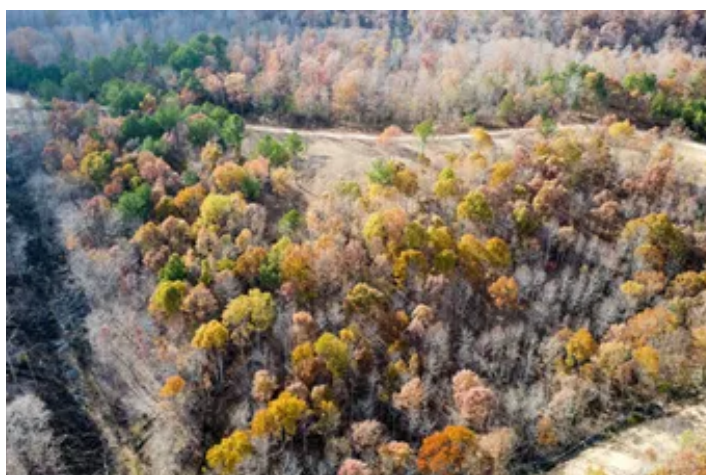
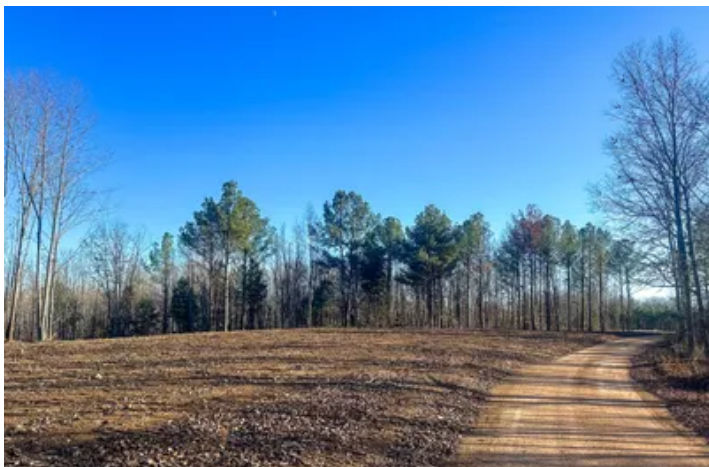
Access and Easements

Access to the property is convenient and well-established, with frontage on a county road. The road type is a combination of dirt and gravel, maintaining a rustic charm while providing reliable entry and exit. This ensures ease of access for both daily living and recreational pursuits, offering a private yet connected feel.

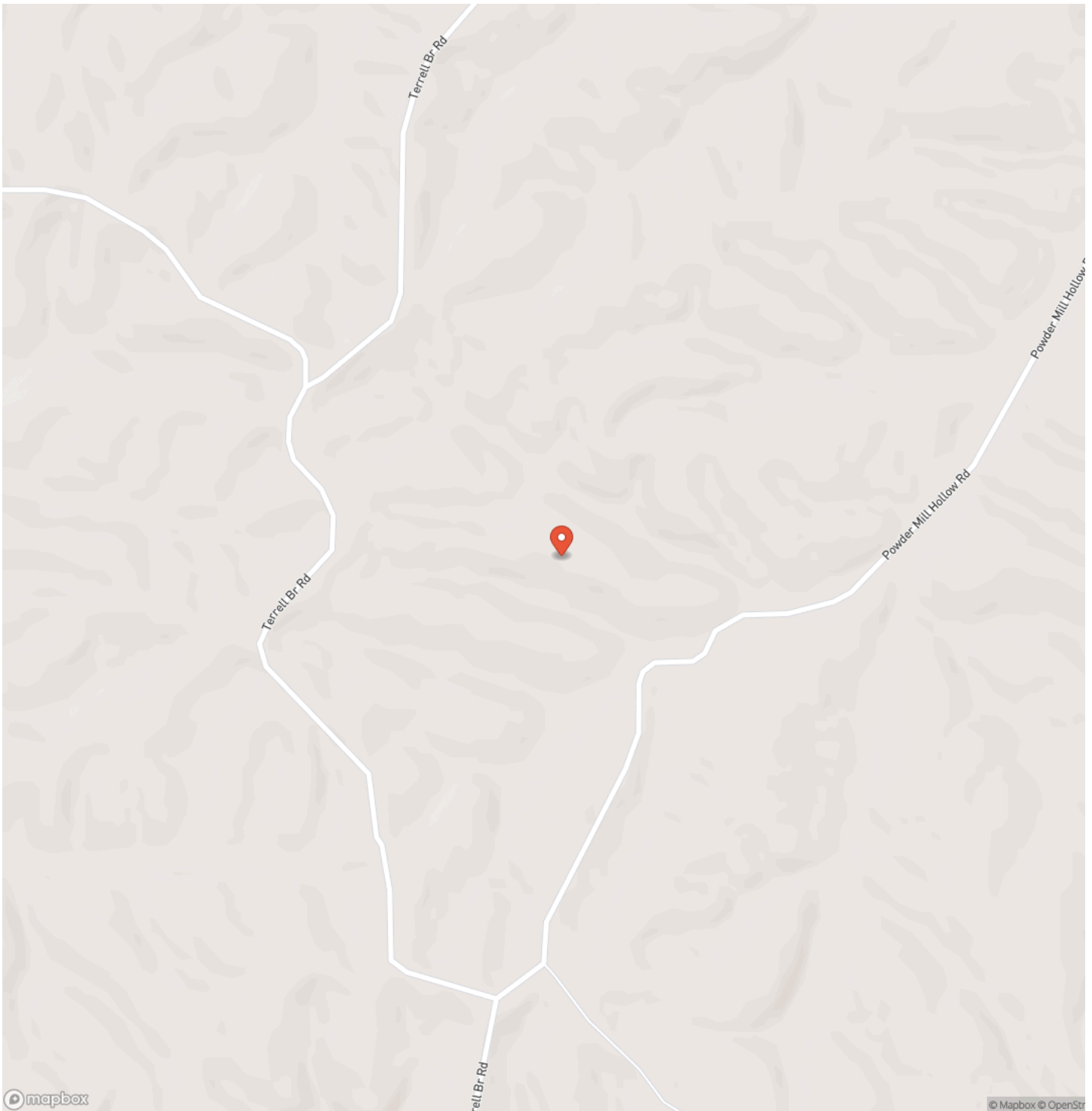
Contact us today to learn more or to schedule a visit.



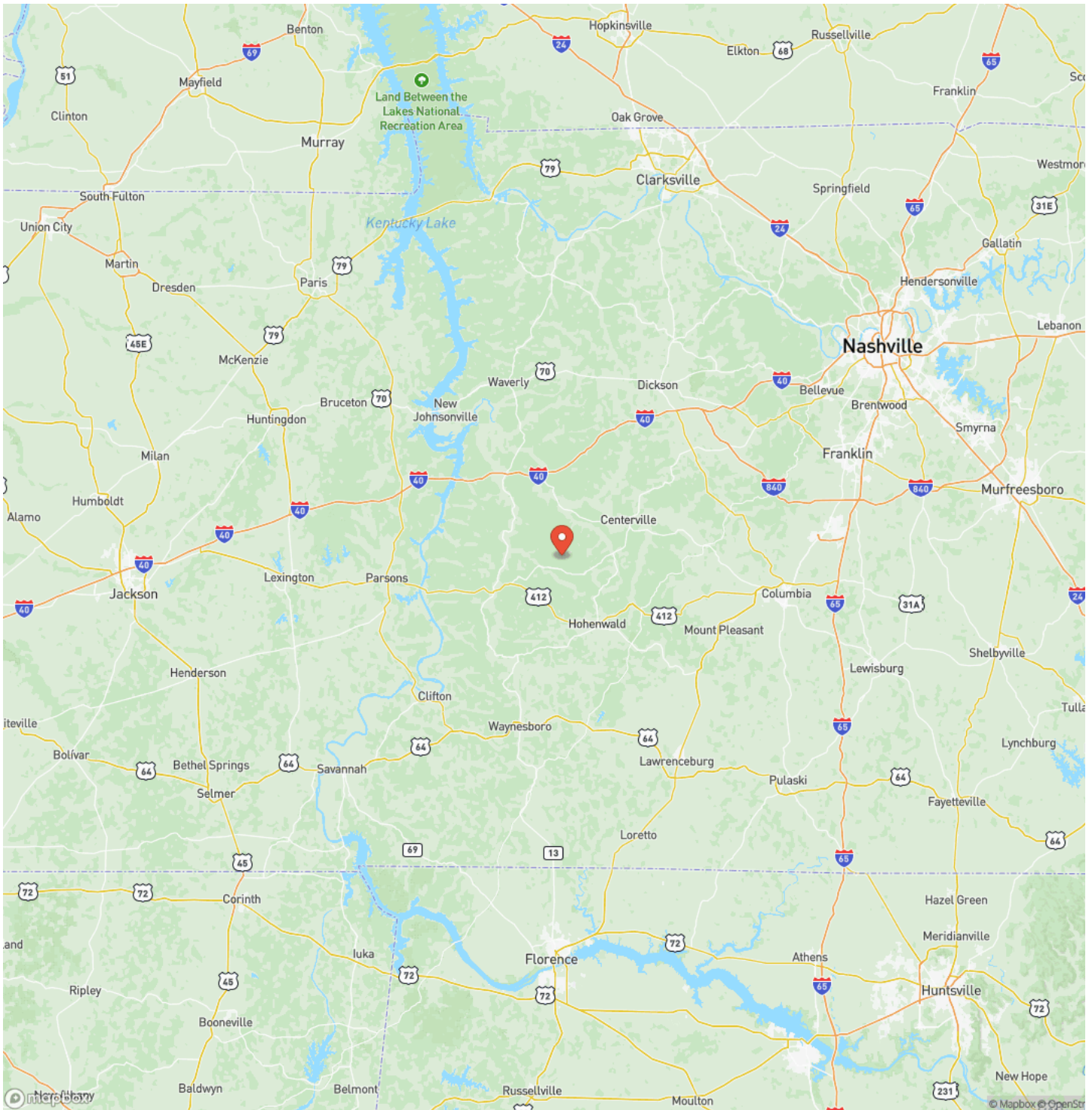
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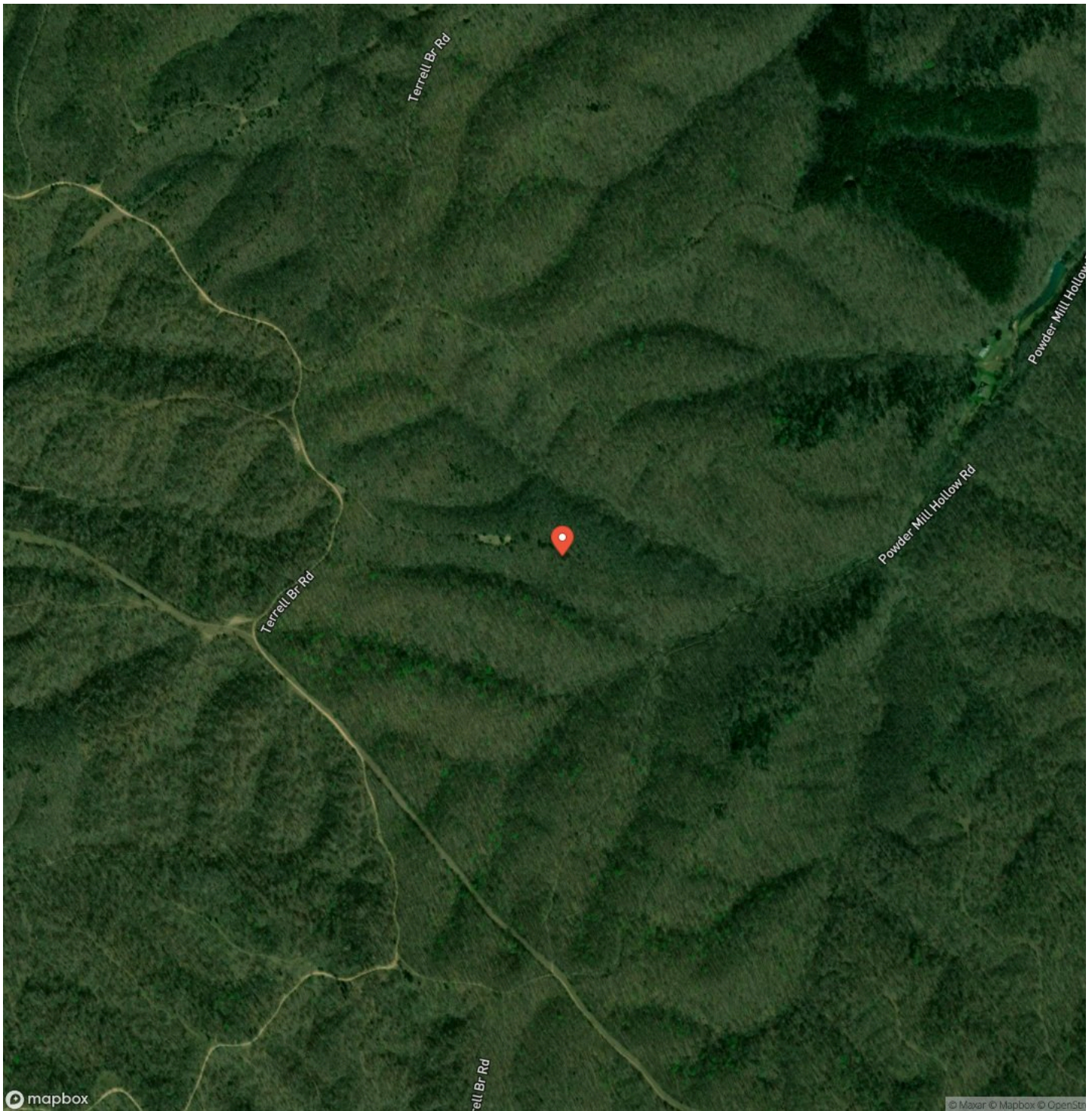
Locator Map



Locator Map

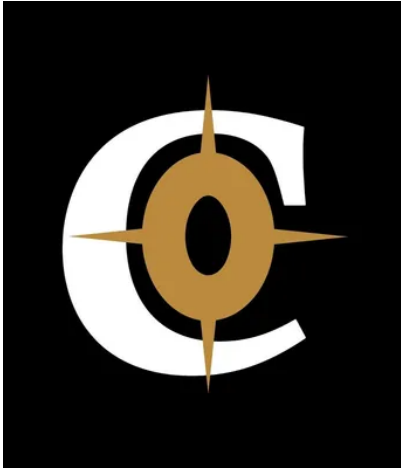


Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Compass South Land Sales

Mobile

(854) 226-1452

Office

(800) 731-2278

Email

compasssouthleads@gmail.com

Address

452 Upchurch Ln

City / State / Zip

NOTES

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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.



<https://compasslandpartners.com/>

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.



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

