

FIRETOWER RIDGE
0 Firetower Rd Lot 3
Centerville, TN 37033

\$286,000
52± Acres
Hickman County



FIRETOWER RIDGE
Centerville, TN / Hickman County

SUMMARY

Address

0 Firetower Rd Lot 3

City, State Zip

Centerville, TN 37033

County

Hickman County

Type

Recreational Land

Latitude / Longitude

35.69553 / -87.64965

Acreage

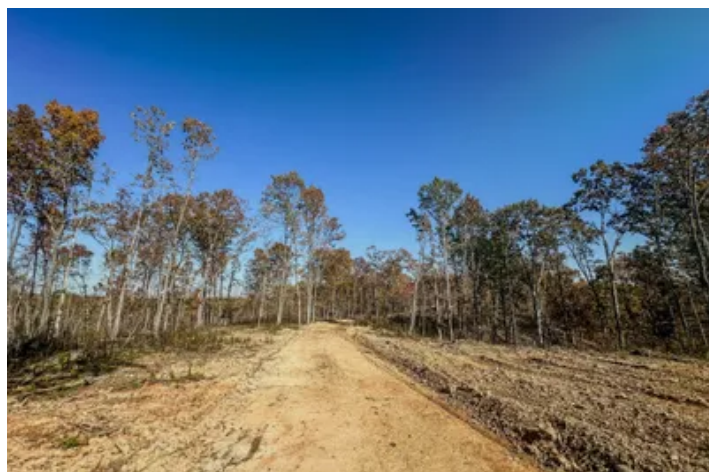
52

Price

\$286,000

Property Website

<https://compasslandpartners.com/property/firetower-ridge-hickman-tennessee/94521/>



PROPERTY DESCRIPTION

Discover the serene escape of Firetower Ridge, a magnificent 52-acre recreational haven nestled in the heart of Centerville, Tennessee. This expansive property offers a unique blend of natural beauty and outdoor adventure, perfect for those seeking a private retreat or a prime hunting ground.

Location

Situated in Centerville, Hickman County, Tennessee, this property benefits from a tranquil rural setting while remaining accessible. The charm of Centerville offers a peaceful lifestyle, surrounded by the natural splendor of the region.

Land and Terrain

The 52 acres of Firetower Ridge present a diverse landscape, featuring areas that are cleared and grassed, alongside extensive wooded sections, providing a rich tapestry of environments. The soil composition, a mix of clay and gravel, hints at the varied topography and potential for different uses across the acreage. Buyers will appreciate the freedom to shape this land to their desires.

Improvements and Infrastructure

This exceptional property offers a blank canvas for your vision. The opportunity exists to develop and enhance the land to suit specific needs, whether that involves building a custom cabin, establishing new trails, or creating other structures to maximize enjoyment of the acreage.

Water and Utilities

The property is endowed with valuable mineral and water rights, offering significant long-term potential. While specific utility connections are open to customization, the presence of these fundamental rights provides a strong foundation for future development, ensuring a resourceful and independent setting.

Wildlife and Vegetation

Firetower Ridge is a vibrant ecosystem, teeming with diverse wildlife including dove, small game, turkey, and whitetail deer, making it an ideal sanctuary for nature enthusiasts and hunters alike. The rich vegetation, encompassing cleared areas, grassed expanses, and mature woodlands, creates optimal habitats and a picturesque natural environment.

Current and Potential Use

Currently utilized for hunting and recreational purposes, this property is a dream for outdoor enthusiasts. Its potential extends to mixed use, offering flexibility for future development that could include residential components, further recreational amenities, or even agricultural pursuits, allowing the new owner to define its ultimate purpose.

Access and Easements

Access to Firetower Ridge is convenient via a county road, with frontage along this route. The internal road system consists of dirt and gravel paths, facilitating easy navigation throughout the property and enhancing its accessibility for various recreational activities.

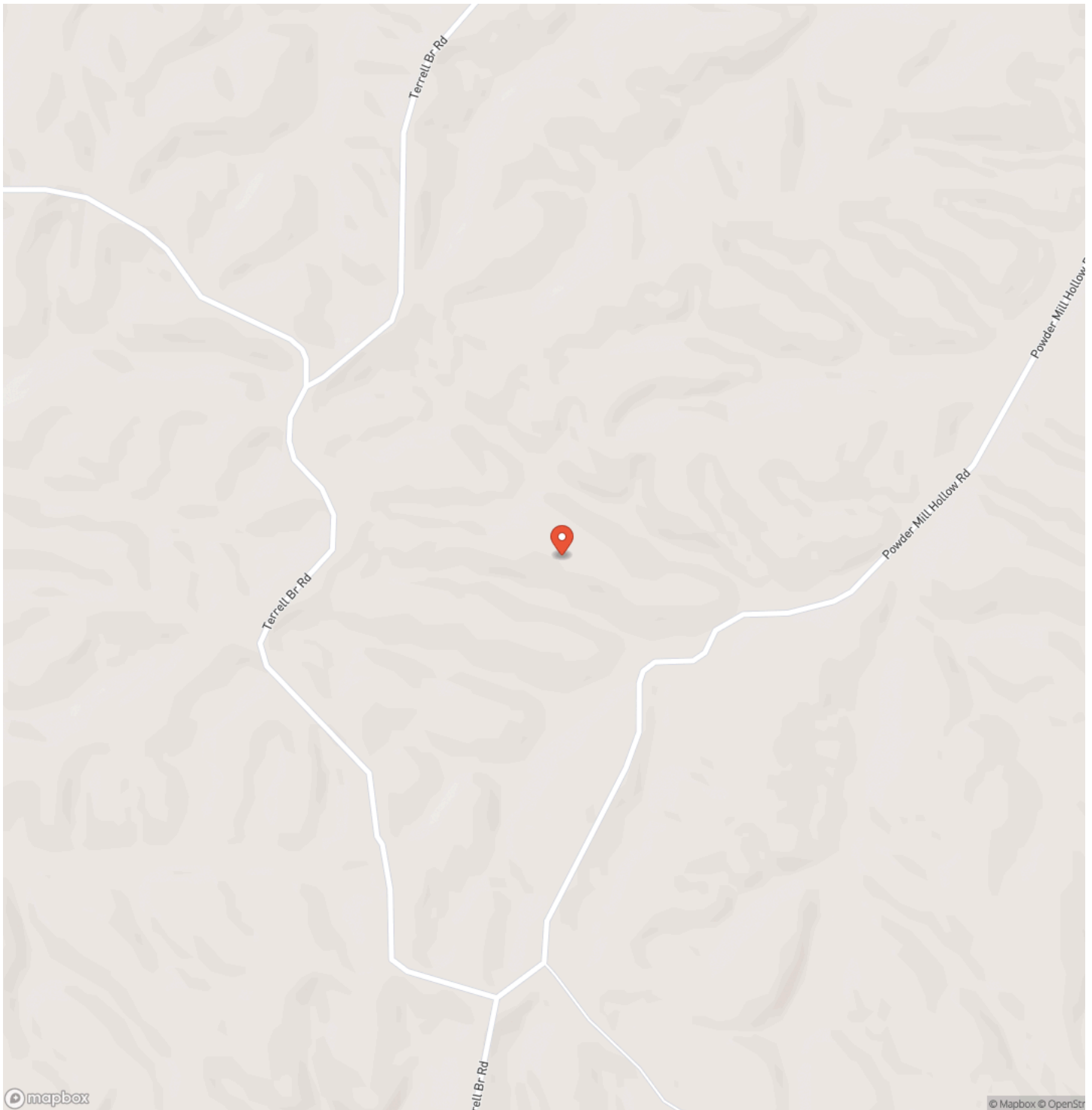
Contact us today to learn more or to schedule a visit and experience the allure of Firetower Ridge for yourself.



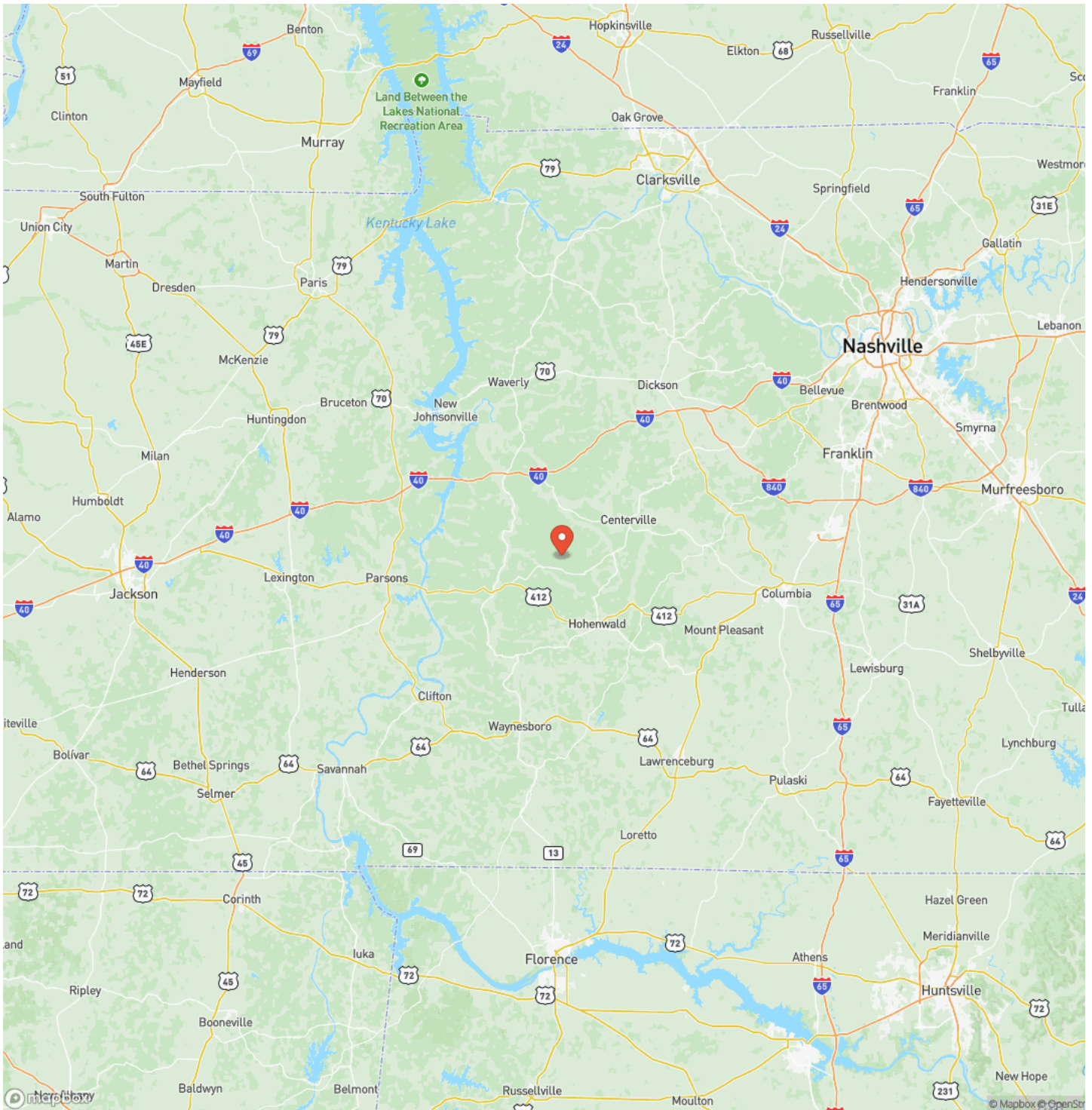
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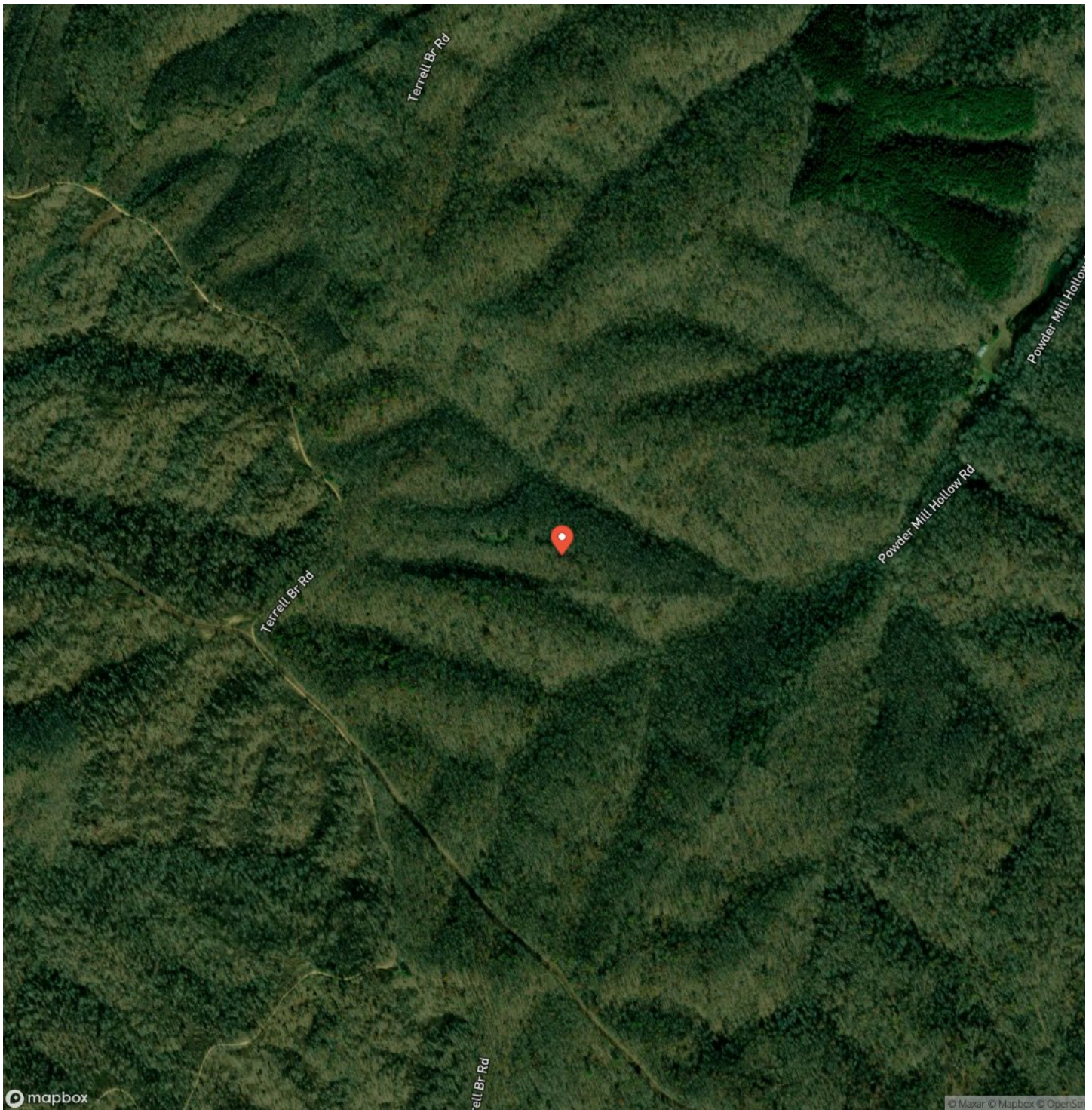
Locator Map



Locator Map



Satellite Map



FIRETOWER RIDGE
Centerville, TN / Hickman County

LISTING REPRESENTATIVE

For more information contact:



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NOTES



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