

FIRETOWER 12
0 Firetower Rd Lot 2
Centerville, TN 37033

\$117,600
12± Acres
Hickman County



FIRETOWER 12
Centerville, TN / Hickman County

SUMMARY

Address

0 Firetower Rd Lot 2

City, State Zip

Centerville, TN 37033

County

Hickman County

Type

Recreational Land

Latitude / Longitude

35.69553 / -87.64965

Acreage

12

Price

\$117,600

Property Website

<https://compasslandpartners.com/property/firetower-12-hickman-tennessee/94519/>



PROPERTY DESCRIPTION

Nestled in the heart of Tennessee, Firetower 12 offers a pristine 12-acre recreational haven, perfect for those seeking an escape into nature. This unique property in Centerville beckons outdoor enthusiasts with its diverse landscape, promising endless opportunities for adventure and relaxation. Imagine days spent exploring your own private domain, where the sounds of the city fade, replaced by the serene whispers of the wilderness.

Location

Situated in Centerville, Hickman County, Tennessee, this property benefits from a desirable rural setting while maintaining convenient access to local amenities. Its prime location makes it an ideal spot for both weekend getaways and long-term enjoyment.

Land and Terrain

The 12 acres boast a varied topography, characterized by a mix of clay and gravel soils. This diverse composition supports a robust natural environment. The land transitions beautifully from cleared areas to natural states and richly wooded sections, providing a dynamic landscape for exploration and development.

Improvements and Infrastructure

This property presents a unique opportunity for buyers to envision and implement their ideal improvements, crafting a personalized sanctuary from the ground up. The absence of existing structures allows for complete creative freedom, ensuring any future developments perfectly align with personal preferences and needs.

Water and Utilities

The property offers a blank canvas for establishing essential services, allowing future owners to design and install water and utility systems tailored to their specific requirements. This provides the flexibility to choose sustainable and efficient solutions that best suit the property's intended use and lifestyle.

Wildlife and Vegetation

A vibrant ecosystem thrives here, supporting a rich array of wildlife including dove, small game, turkey, and whitetail deer. The diverse vegetation, encompassing cleared areas, natural states, and wooded sections, creates ideal habitats for these species, making it a true paradise for nature lovers and hunters alike.

Current and Potential Use

Currently enjoyed for hunting and various recreational pursuits, Firetower 12 holds significant potential for mixed-use development. Whether you envision a private hunting preserve, an expansive recreational retreat with ATV, bike, and hiking trails, or a future homestead, the possibilities are abundant. The property also conveys mineral rights, adding to its long-term value and versatility.

Access and Easements

Access to this exceptional property is facilitated by a county road, featuring a dirt and gravel surface, ensuring privacy while remaining accessible. This road frontage provides a clear and defined entry point, making it easy to come and go as you please.

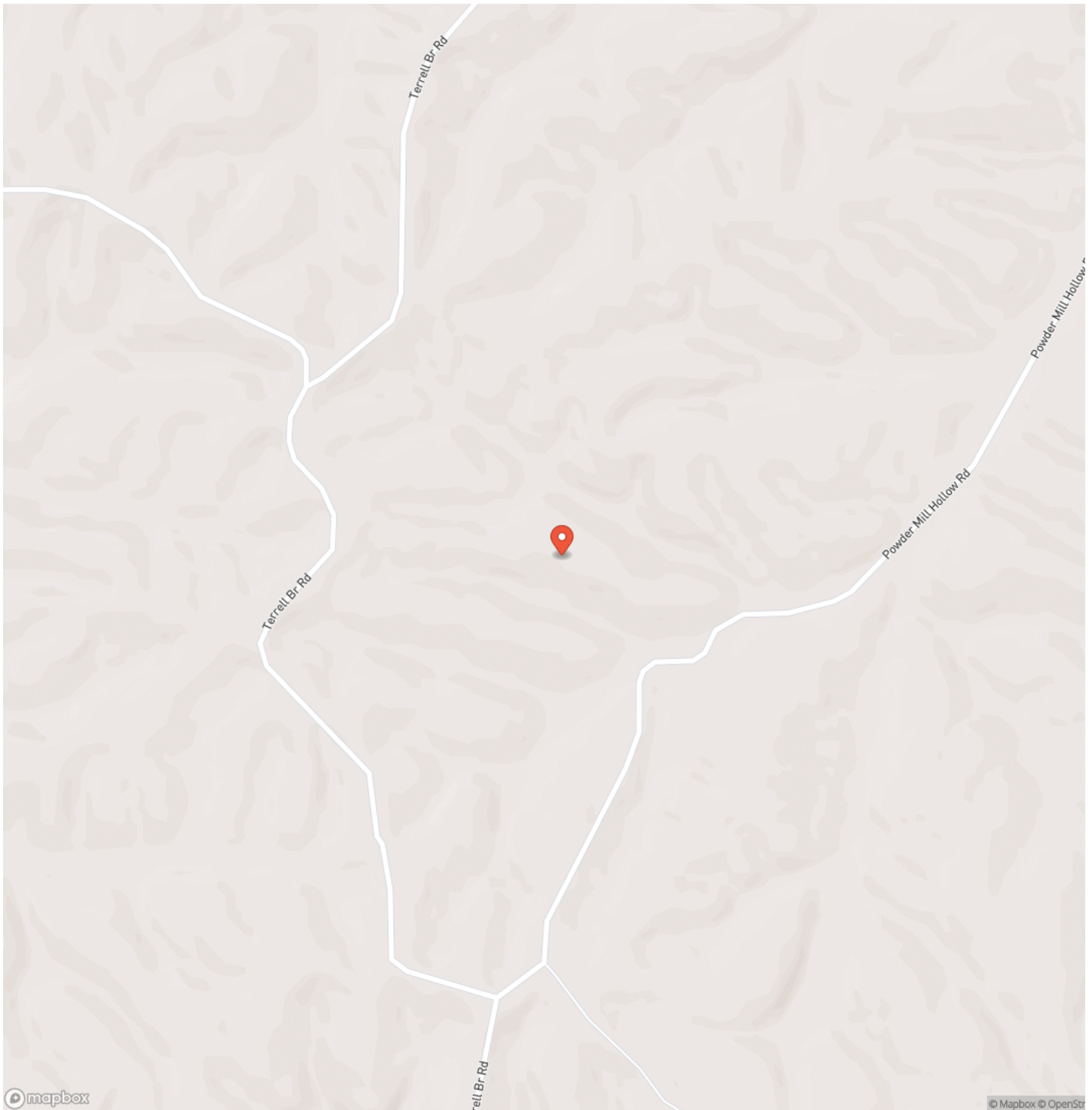
Contact us today to learn more or to schedule a visit.



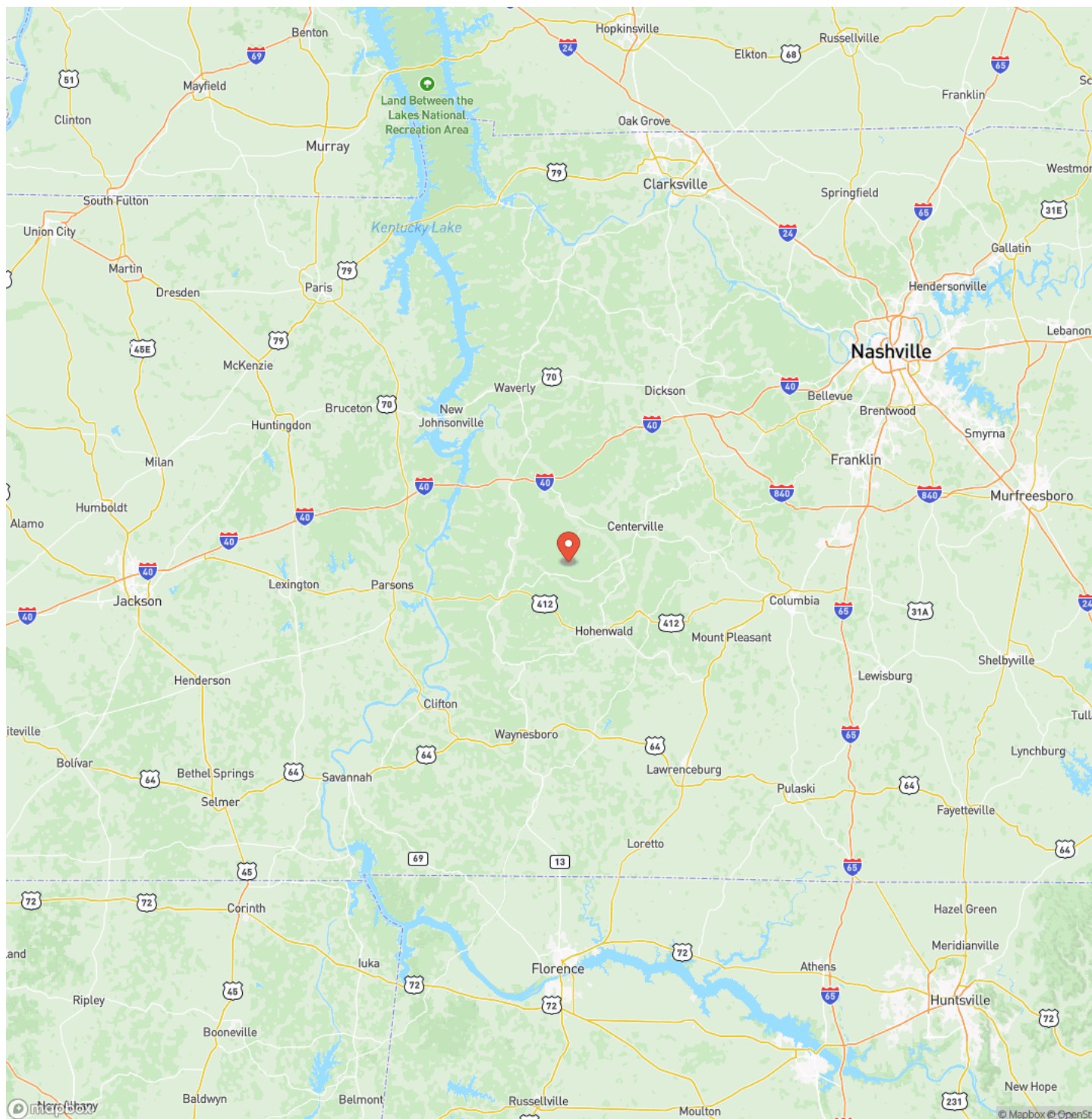
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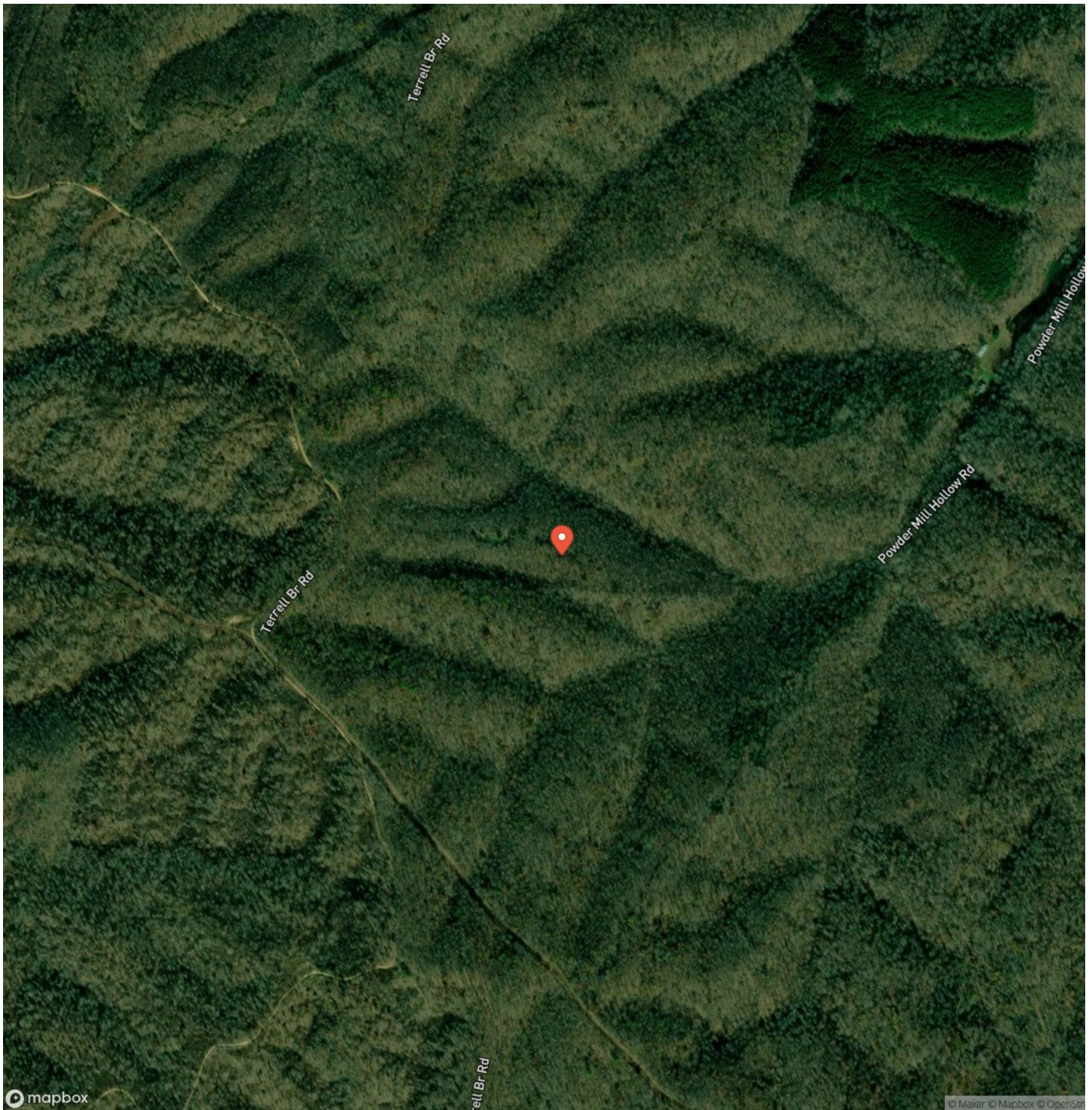
Locator Map



Locator Map



Satellite Map



FIRETOWER 12
Centerville, TN / Hickman County

LISTING REPRESENTATIVE

For more information contact:



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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.



<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.



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