WAVERLY TRACT
West Trace Creek Road
Waverly, TN 37185

$995,000
398± Acres
Humphreys County







MORE INFO ONLINE:

https://compasssouth.com/land-sales/

SUMMARY

Address
West Trace Creek Road

City, State Zip
Waverly, TN 37185

County
Humphreys County

Type
Recreational Land

Latitude / Longitude
36.07931 / -87.88341

Acreage
398

Price
$995,000

Property Website
compasssouth.com







PROPERTY DESCRIPTION

Welcome to the Waverly Tract, a sprawling +/- 398-acre property located in the heart of Humphreys County, Tennessee. Situated just 5 miles west of downtown Waverly and approximately 90 minutes west of Nashville, this property offers the perfect blend of accessibility and seclusion. For outdoor enthusiasts and nature lovers, the Tennessee River is a short 3-mile drive west, while the renowned Loretta Lynn's Ranch is only 10 miles to the south. Additionally, modern conveniences are close at hand, including Walmart, which is just 3 miles away.

The Waverly Tract boasts approximately 1,700 feet of paved road frontage along West Trace Creek Road, providing easy access to the property. An improved internal road system allows for seamless navigation throughout the acreage, ensuring you can explore every corner of this expansive parcel.

The recent timber harvest created an open landscape, ideal for wildlife habitat or future land improvements among the mixture of scattered hardwoods across the terrain.

There are no structures currently on the property, so the new owner has the freedom to create their vision without limitations. Additionally, there are no conservation easements in place, leaving the land open to a wide range of possibilities. Although there are no bodies of water on the property itself, its proximity to the Tennessee River provides abundant opportunities for boating, fishing, and recreation.

The Waverly Tract is ideal for outdoor enthusiasts, offering prime deer and turkey hunting. The natural setting and abundant wildlife make it a haven for hunters or anyone looking to experience the tranquility of nature.

With an incredible combination of size, location, and features, this property offers endless potential for recreation, investment, or personal use.

Key Features

- +/- 398 acres of land in Humphreys County, TN
- Located 5 miles west of downtown Waverly and 90 minutes from Nashville
- +/- 1,700 feet of paved road frontage along West Trace Creek Road
- Improved internal road system for access across the property
- Recently harvested timber with scattered hardwoods remaining
- No structures, providing open terrain for development
- No conservation easements, allowing for flexible use of the property
- Prime deer and turkey hunting opportunities
- Close proximity to the Tennessee River (3 miles) and Loretta Lynn's Ranch (10 miles)

Hunting Opportunities

The Waverly Tract is a haven for hunting enthusiasts, offering a prime environment for deer and turkey hunting. The open terrain, combined with scattered hardwood trees, creates ideal conditions for thriving wildlife. With no conservation easements restricting land use, hunters have the freedom to manage the property as they see fit, whether that involves installing food plots, creating hunting stands, or simply enjoying the land in its natural state.

The property's size and layout provide ample space for activity, making it possible to explore various hunting strategies across the +/- 398 acres. The absence of structures ensures that the land remains undisturbed, while the internal road system allows for easy access to all areas of the property. Whether you're a seasoned hunter or just beginning to explore the sport, the Waverly Tract is an immediate opportunity to experience the thrill of the outdoors in one of Tennessee's most beautiful regions.

Location Highlights

The Waverly Tract's location is truly one of its standout features. Tucked away just 5 miles west of downtown Waverly, the property offers the perfect balance of convenience and privacy. You can enjoy the charm of small-town living with quick access to local amenities, including grocery stores, restaurants, and schools. For those who need to travel farther, the property is located just 90 minutes west of Nashville, so it's an ideal getaway or investment property within easy reach of the city.

Outdoor enthusiasts will appreciate the property's proximity to the Tennessee River, which lies only 3 miles to the west. The river offers endless opportunities for fishing, kayaking, and boating.

Just 10 miles to the south, Loretta Lynn's Ranch is a unique cultural and historical attraction, drawing visitors from across the country to experience its music and heritage.

For day-to-day convenience, Walmart is located just 3 miles from the property, ensuring all your needs are easily met. Whether you're looking for a weekend retreat, a hunting property, or a blank slate for development, the Waverly Tract's prime location offers unparalleled opportunities to enjoy the best of both nature and modern amenities.

Contact Us

Don't miss your chance to own this incredible piece of land in Humphreys County, Tennessee! With +/- 398 acres of untouched potential, the Waverly Tract offers endless opportunities for outdoor recreation, hunting, and future development. The prime location, proximity to landmarks like the Tennessee River and Loretta Lynn's Ranch, and easy access to modern conveniences make it a truly unique investment.

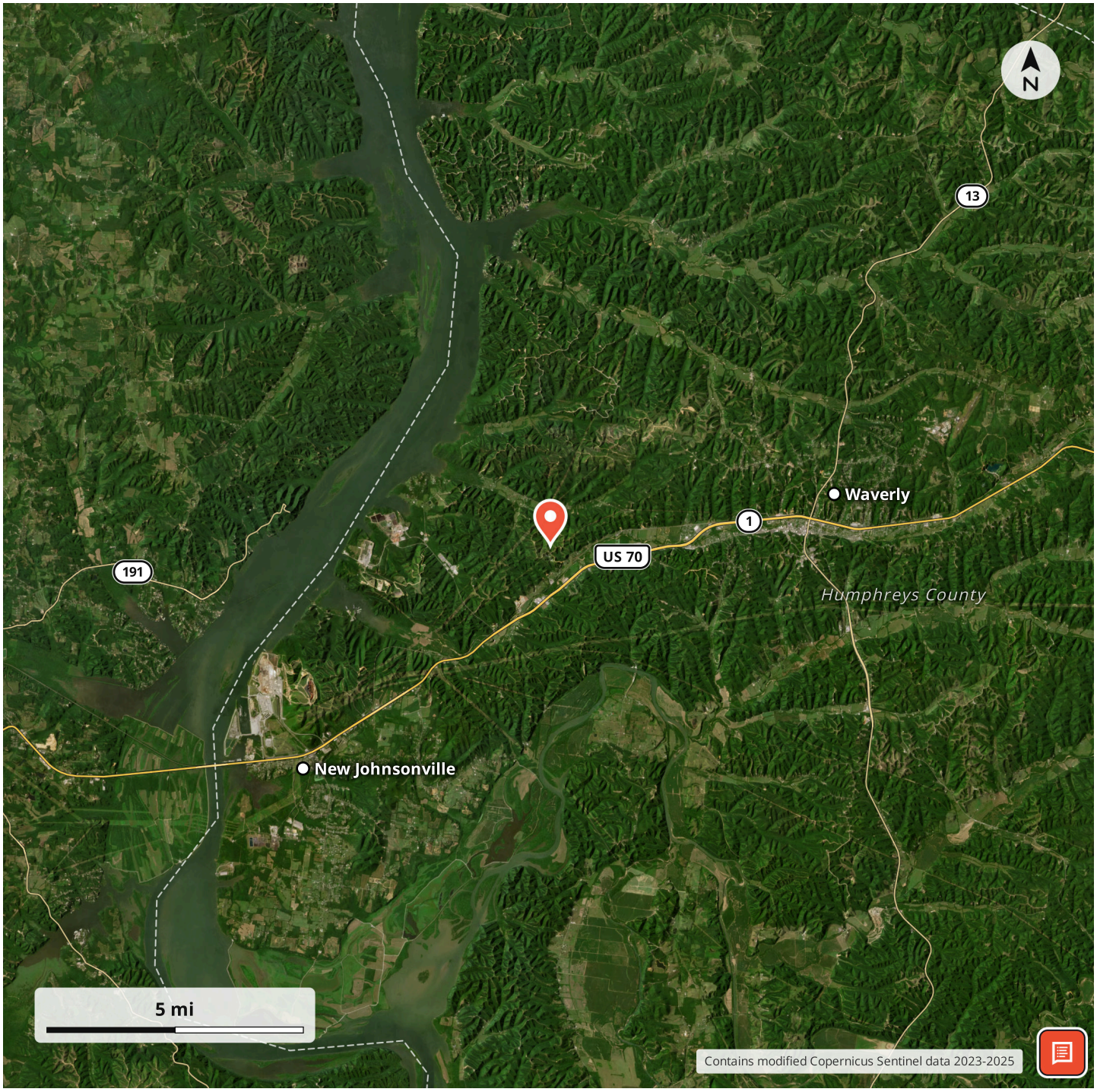
Contact us today to learn more about this remarkable property or to schedule a visit.








Regional Map



Locator Map


N
ALASKA
IDAHO
CONNECTICUT
ARIZONA
ALABAMA
HAWAII
200 mi
Contains modified Copernicus Sentinel data 2023-2025

Aerial Map



LISTING REPRESENTATIVE

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