

**260 Acres in Hickman County**  
**0 Cane Creek Road**  
**Pleasantville, TN 37033**

**\$845,000**  
**260± Acres**  
**Hickman County**





**260 Acres in Hickman County**  
**Pleasantville, TN / Hickman County**

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**SUMMARY**

**Address**

0 Cane Creek Road

**City, State Zip**

Pleasantville, TN 37033

**County**

Hickman County

**Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land,  
Business Opportunity

**Latitude / Longitude**

35.652494 / -87.659356

**Taxes (Annually)**

2443

**Acreage**

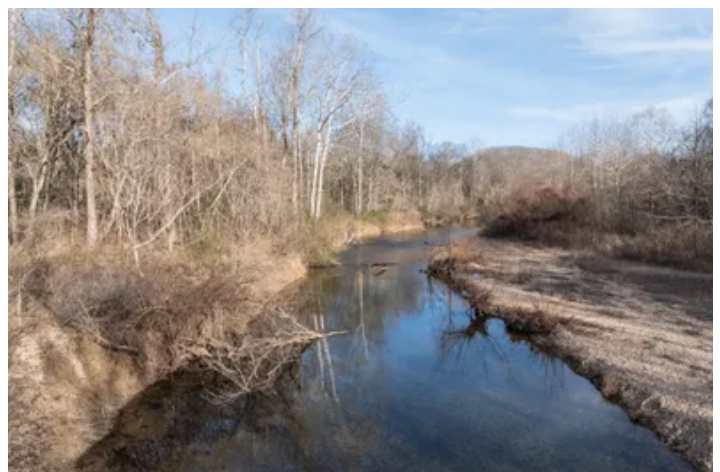
260

**Price**

\$845,000

**Property Website**

<https://mcewengroup.com/detail/260-acres-in-hickman-county-hickman-tennessee/48842>



## **260 Acres in Hickman County**

### **Pleasantville, TN / Hickman County**

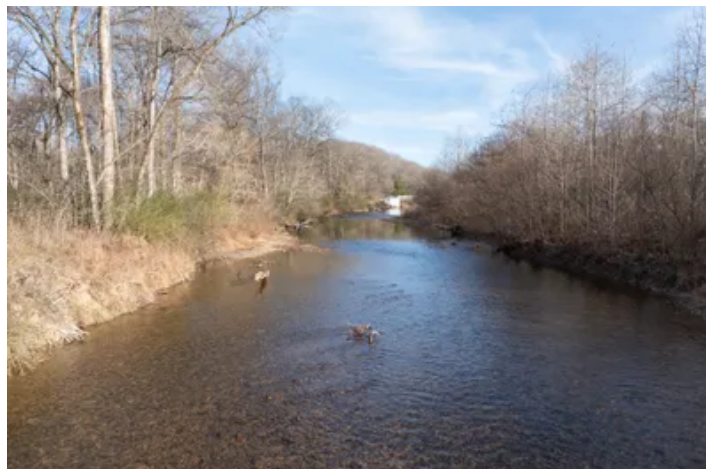
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#### **PROPERTY DESCRIPTION**

Rare Offering in the Upper Cane Creek Valley! This outstanding property spans over 260+/- acres, boasting over 1,200 feet of pristine Cane Creek frontage. Explore the forested ridges, complete with scenic trails, and revel in the serenity of nature. The farm also features approximately 25 acres of creek side crop fields, offering a multitude of possibilities. With potential building sites located outside the FEMA flood zone, you can design your dream home in a secure and tranquil setting a stones throw from the creek. But that's not all! A wide valley, adorned with grown-up fields, stretches from the creek bottom, providing ample space to expand for gardens, wildlife food plots, or even a small grazing operation. Convenience is key, as the property is equipped with onsite electric, ensuring easy access to power. Additionally, high-speed internet is readily available through MLEC in Hohenwald, keeping you connected to the modern world while enjoying the beauty of your surroundings.

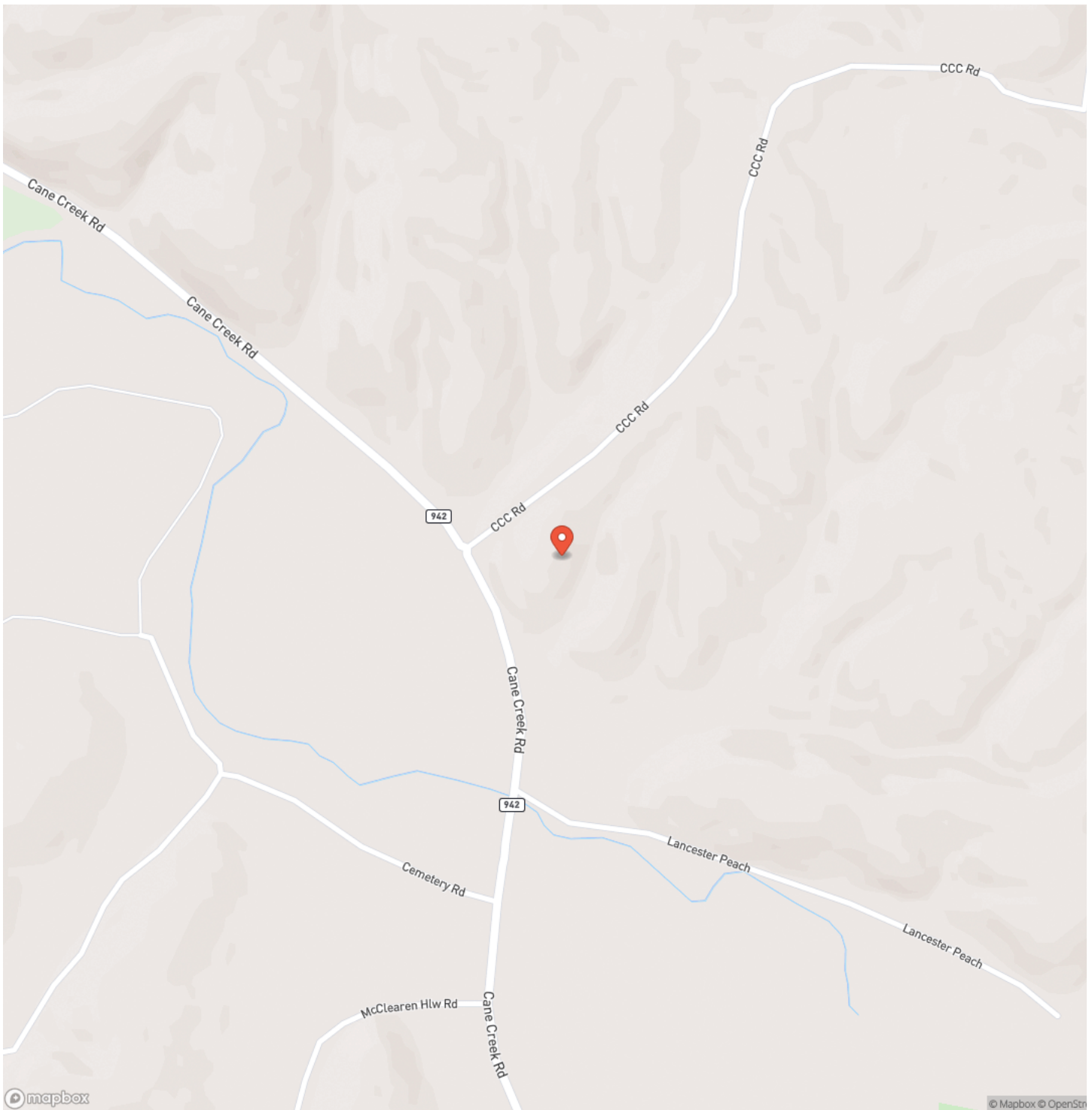
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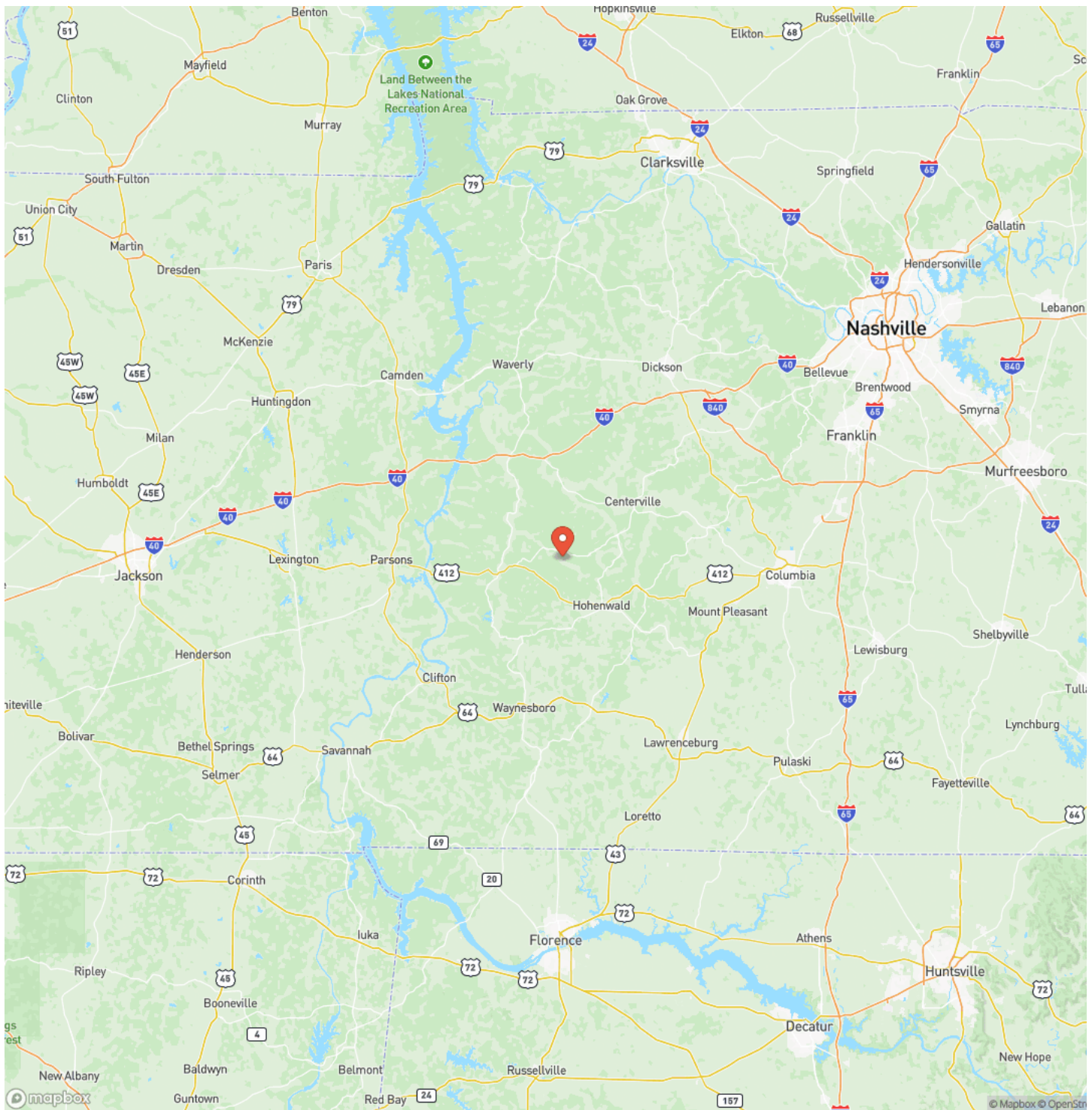




## Locator Map



## Locator Map





## Satellite Map



**260 Acres in Hickman County**  
**Pleasantville, TN / Hickman County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

John McEwen

## Mobile

(931) 628-1749

## Office

(931) 381-1808

## Email

john@mcewengroup.com

**Address**

## 17A Public Square

## City / State / Zip

Columbia, TN 38401

## NOTES

[illegible]



## 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.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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