

45 Acres in Hickman County
0 Huddleston Road
Centerville, TN 37033

\$489,000
45.660± Acres
Hickman County



45 Acres in Hickman County Centerville, TN / Hickman County

SUMMARY

Address

0 Huddleston Road

City, State Zip

Centerville, TN 37033

County

Hickman County

Type

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

Latitude / Longitude

35.779835 / -87.446978

Taxes (Annually)

562

Acreage

45.660

Price

\$489,000

Property Website

<https://mcewengroup.com/detail/45-acres-in-hickman-county-hickman-tennessee/56527>



45 Acres in Hickman County Centerville, TN / Hickman County

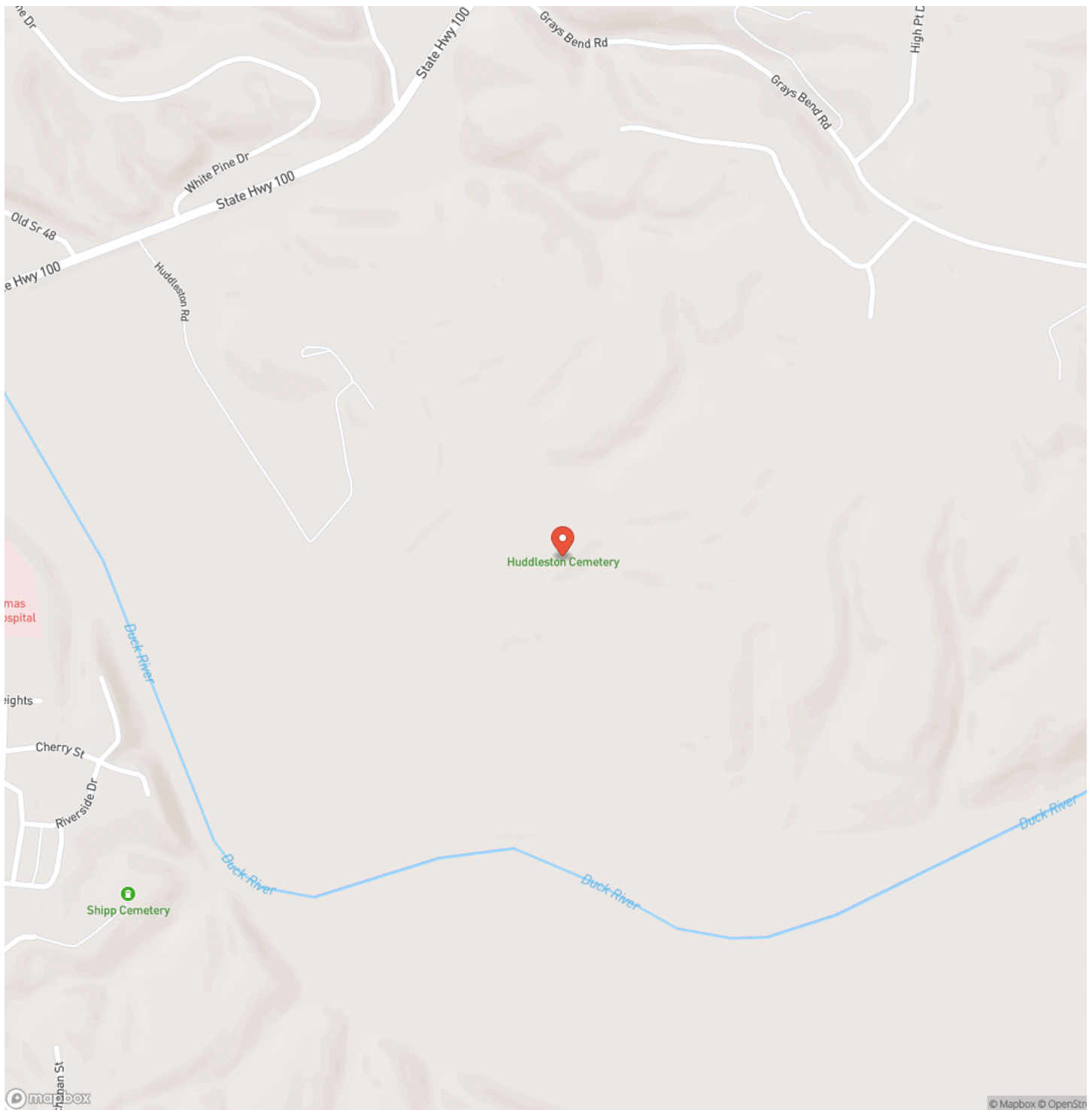
PROPERTY DESCRIPTION

Welcome to this stunning farm on the Duck River, located just upstream from Centerville and the public boat ramp. With over 800 feet of pristine riverfront and spanning more than 15 acres of open land, this 45 acre property offers a breathtaking natural setting. Electric and high-speed Internet connections are on site, ensuring a hassle-free lifestyle. Indulge in outdoor adventures right at your doorstep. The Duck River welcomes you with its serene waters, perfect for kayaking, canoeing, boating, and fishing. Nearby, Mill Creek is stocked with rainbow trout, providing endless fishing opportunities. Swan Creek, one of Tennessee's best smallmouth fisheries, is also within reach. This farm presents incredible building sites for your dream home (no soil testing has been done), where you can wake up to picturesque views every day. Don't miss this opportunity to own a slice of paradise. Call now to schedule a viewing on the Duck River.

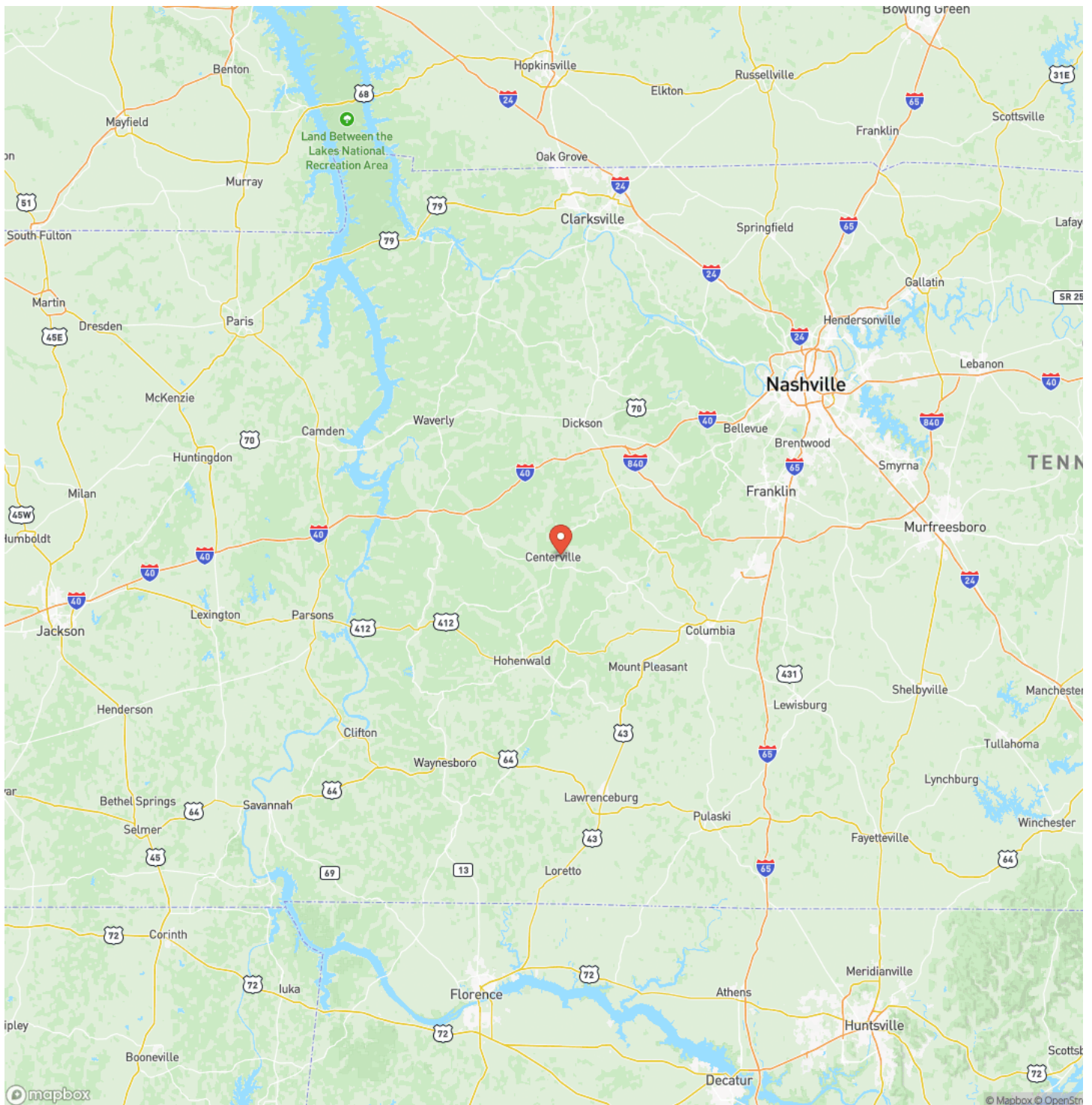
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Centerville, TN / Hickman County



Locator Map



Locator Map



45 Acres in Hickman County
Centerville, TN / Hickman County

Satellite Map



MC EWEN GROUP

FARMS | RECREATIONAL PROPERTIES | ESTATES

MORE INFO ONLINE:

www.mcewengroup.com

**45 Acres in Hickman County
Centerville, 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

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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.

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.

McEwen Group, LLC
17A Public Sq
Columbia, TN 38401
(931) 381-1808
www.mcewengroup.com
