Gorgeous 41 Ac on the Banks of the Duck River 0 Paul Jones Road Duck River, TN 38454

\$400,000 41 +/- acres Hickman County







SUMMARY

Address

0 Paul Jones Road

City, State Zip

Duck River, TN 38454

County

Hickman County

Type

Farms, Recreational Land, Undeveloped Land, Residential Property

Latitude / Longitude

35.7749 / -87.3031

Taxes (Annually)

381

Acreage

41

Price

\$400,000

Property Website

https://mcewengroup.com/detail/gorgeous-41-ac-on-the-banks-of-the-duck-river-hickmantennessee/12754/









PROPERTY DESCRIPTION

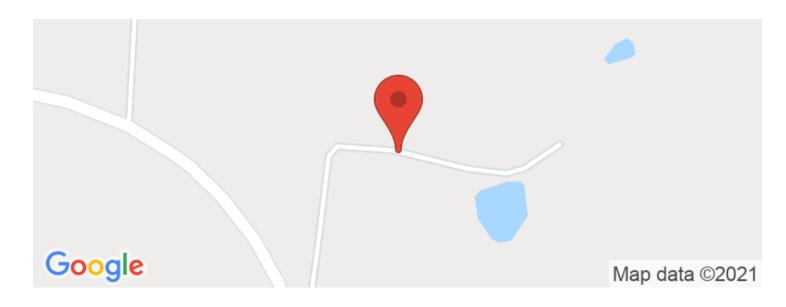
Beautiful and rare property on the banks of Duck River. Gently rolling land with multiple buildings sites and plenty of room for horses/animals. Easy access to great fishing and kayaking.







Locator Maps







Aerial Maps







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

<u>NOTES</u>			



NOTES		



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

