57 Acres in Hickman County 1305 Simmons Branch Road Centerville, TN 37033 **\$479,900** 57.500± Acres Hickman County







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## **SUMMARY**

**Address** 1305 Simmons Branch Road

**City, State Zip** Centerville, TN 37033

**County** Hickman County

Туре

Farms, Hunting Land, Recreational Land, Residential Property, Business Opportunity, Single Family

Latitude / Longitude 35.692692 / -87.450097

Taxes (Annually) 1212

**Dwelling Square Feet** 1616

**Bedrooms / Bathrooms** 3 / 2

**Acreage** 57.500

**Price** \$479,900

#### **Property Website**

https://mcewengroup.com/detail/57-acres-inhickman-county-hickman-tennessee/33602









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## **PROPERTY DESCRIPTION**

Gorgeous 58 acre property with custom log cabin featuring an open concept floorplan with 2 bedrooms, 1 loftstyle bedroom and 2 bathrooms. Additional features include a shop/gear storage space with full bathroom and overhang to park equipment. Property features ridgetop pastures, trails through rolling forest with panoramic views of the Swan Creek Valley and the Middle TN countryside. If you are looking for a turn-key hunting/recreational property just in time for season, this is the place. Just over 1 hour to Nashville, 15 minutes to shopping/restaurants in Hohenwald.



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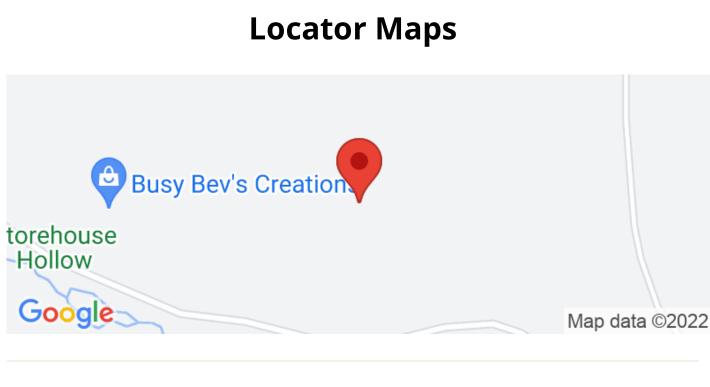
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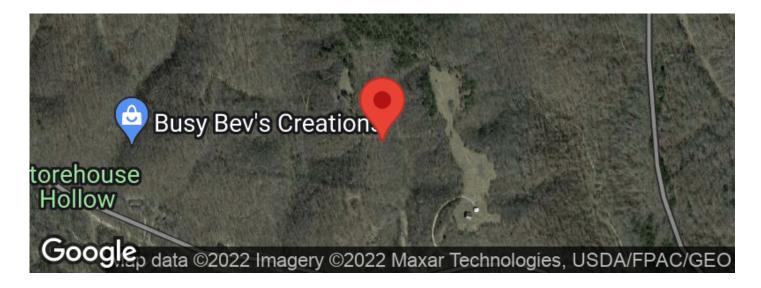
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www.mcewengroup.com

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# **Aerial Maps**







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## LISTING REPRESENTATIVE

For more information contact:



**Representative** John McEwen

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**Office** (931) 381-1808

**Email** john@mcewengroup.com

**Address** 17A Public Square

**City / State / Zip** Columbia, TN 38401

## <u>NOTES</u>



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## **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.



### **MORE INFO ONLINE:**

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



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