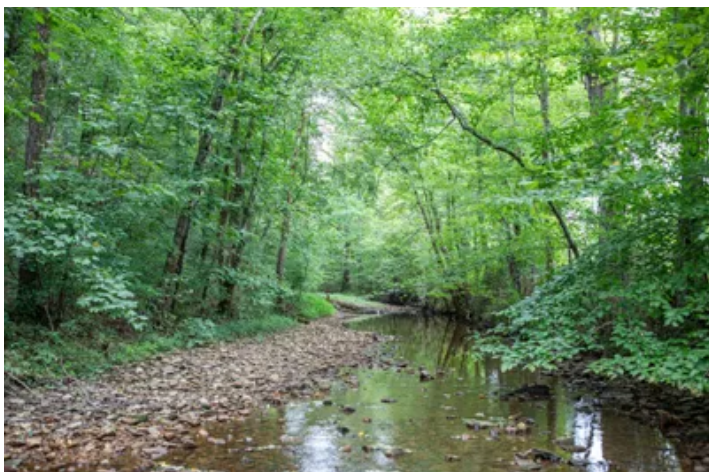


**130 Acres in Dickson**  
**1025 Choate Road**  
**Dickson, TN 37055**

**\$2,995,000**  
**130.960± Acres**  
**Dickson County**





**130 Acres in Dickson**  
**Dickson, TN / Dickson County**

**SUMMARY**

**Address**

1025 Choate Road

**City, State Zip**

Dickson, TN 37055

**County**

Dickson County

**Type**

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

**Latitude / Longitude**

36.161251 / -87.361579

**Taxes (Annually)**

5436

**Dwelling Square Feet**

4177

**Bedrooms / Bathrooms**

4 / 4.5

**Acreage**

130.960

**Price**

\$2,995,000

**Property Website**

<https://mcewengroup.com/property/130-acres-in-dickson-dickson-tennessee/62332/>



**130 Acres in Dickson**  
**Dickson, TN / Dickson County**

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**PROPERTY DESCRIPTION**

Discover a stunning estate nestled in the picturesque countryside just west of Nashville. This custom-designed home boasts a luxurious primary suite on the main floor, along with three additional bedrooms on the upper level, as well as a lounge area & a screened patio. The chef's kitchen, paired with an open-concept floor plan, makes entertaining effortless & enjoyable. The seamless transition from the kitchen/living area to the outdoor patio creates a perfect setting for relaxation, overlooking the sparkling pool, outdoor kitchen, spa, putting greens, a driving range, and a volleyball court. The expansive property is enriched with a well-maintained pasture complete with wildlife food plots frequented by deer and turkey. Noteworthy features include a charming 3-bedroom farmhouse/guesthouse, a heated and cooled workshop equipped with a full kitchen and bathroom, and large overhangs, perfect for equipment, RV's or buses. Two additional barns provide extra storage or potential for horses.



130 Acres in Dickson  
Dickson, TN / Dickson County



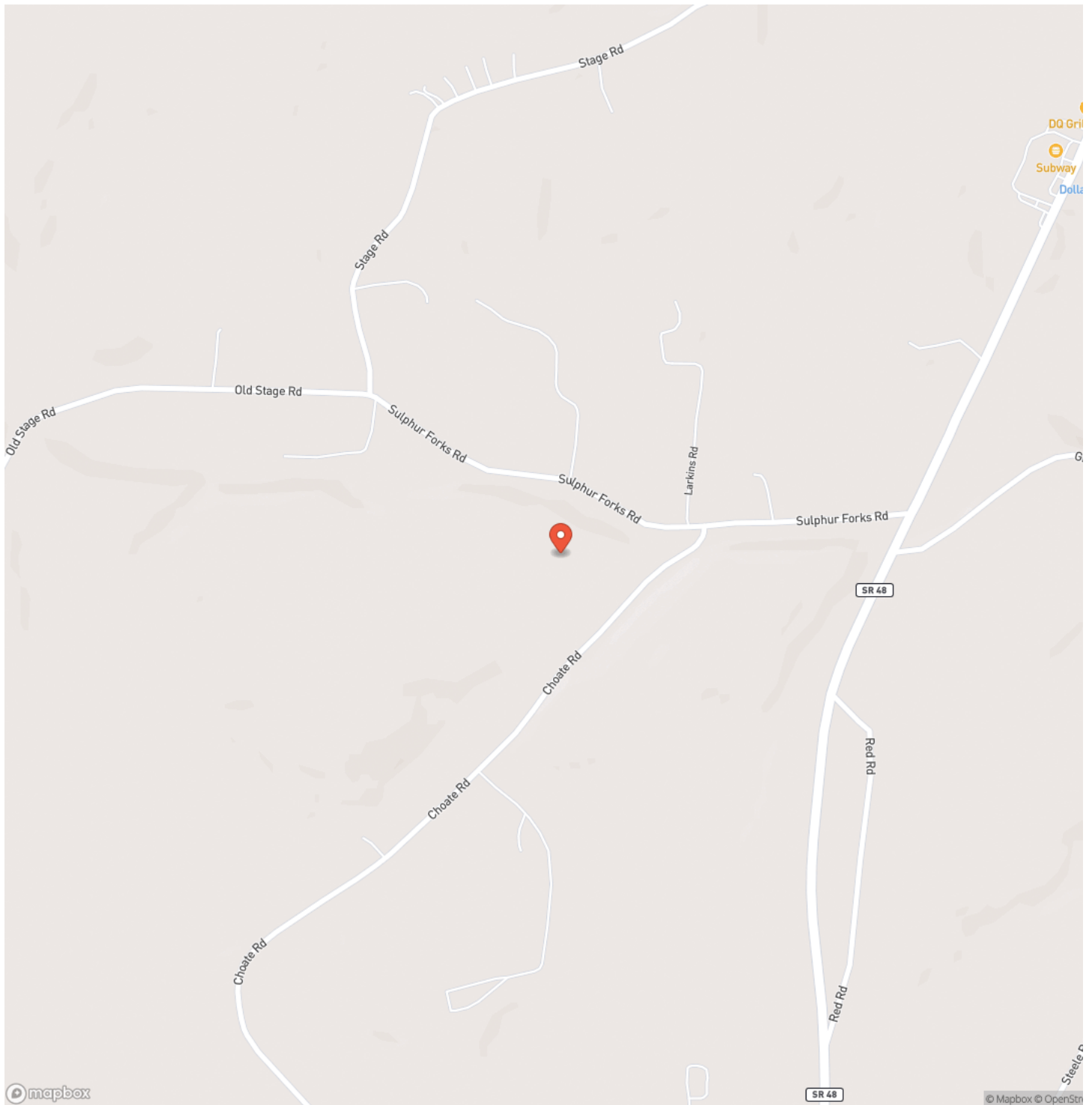
MC EWEN GROUP

FARMS | RECREATIONAL PROPERTIES | ESTATES

**MORE INFO ONLINE:**

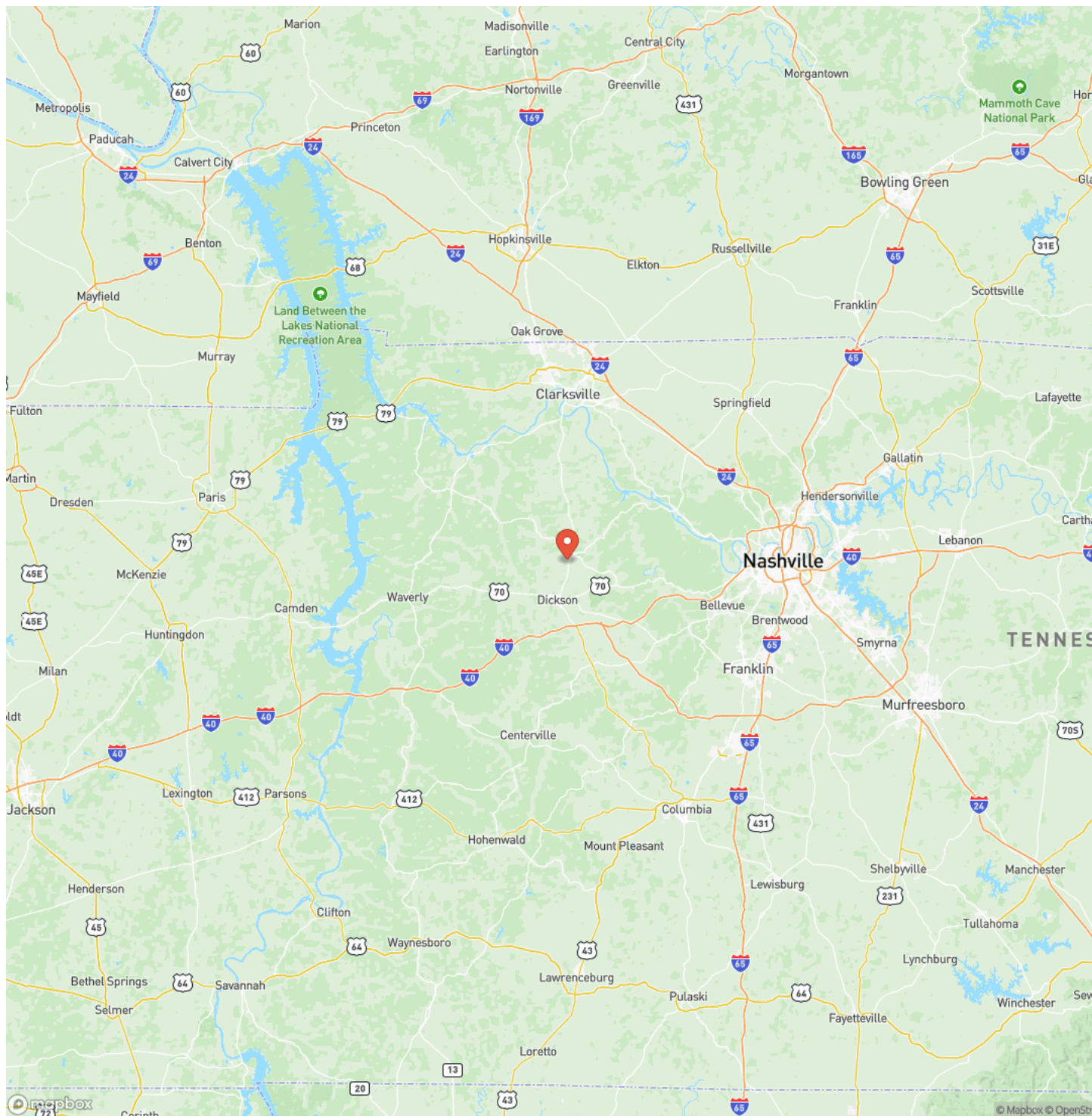
**[www.mcewengroup.com](http://www.mcewengroup.com)**

## Locator Map



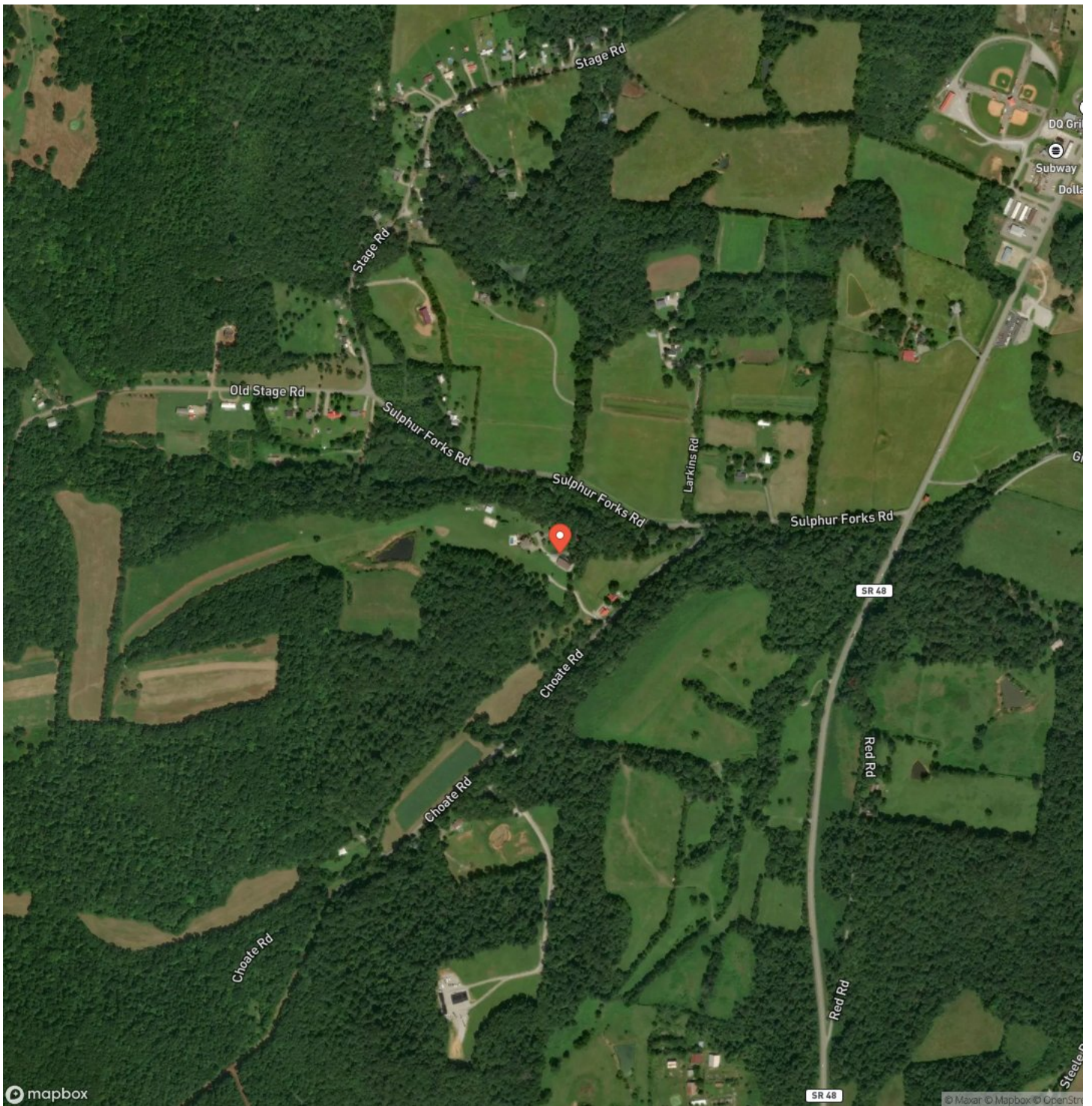


## Locator Map





## Satellite Map



## 130 Acres in Dickson Dickson, TN / Dickson 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 single 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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