

147 Acres in Waverly  
2895 Dry Creek Road  
Waverly, TN 37185

**\$1,399,900**  
147.640± Acres  
Humphreys County



**147 Acres in Waverly**  
**Waverly, TN / Humphreys County**

**SUMMARY**

**Address**

2895 Dry Creek Road

**City, State Zip**

Waverly, TN 37185

**County**

Humphreys County

**Type**

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

**Latitude / Longitude**

36.092576 / -87.898289

**Taxes (Annually)**

2791

**Dwelling Square Feet**

2394

**Bedrooms / Bathrooms**

4 / 3

**Acreage**

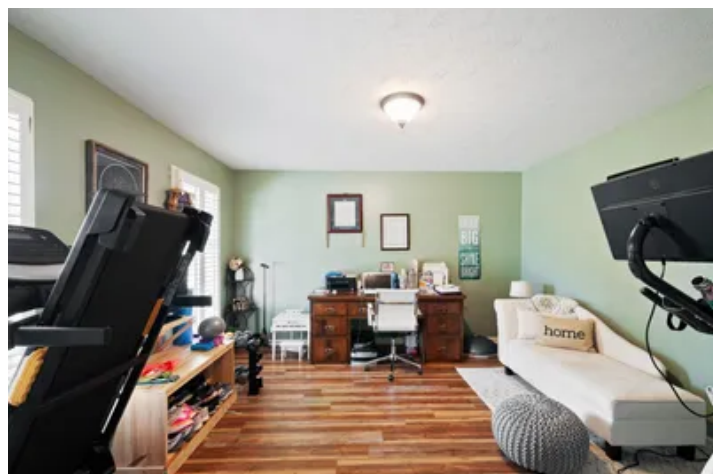
147.640

**Price**

\$1,399,900

**Property Website**

<https://mcewengroup.com/detail/147-acres-in-waverly-humphreys-tennessee/30737>





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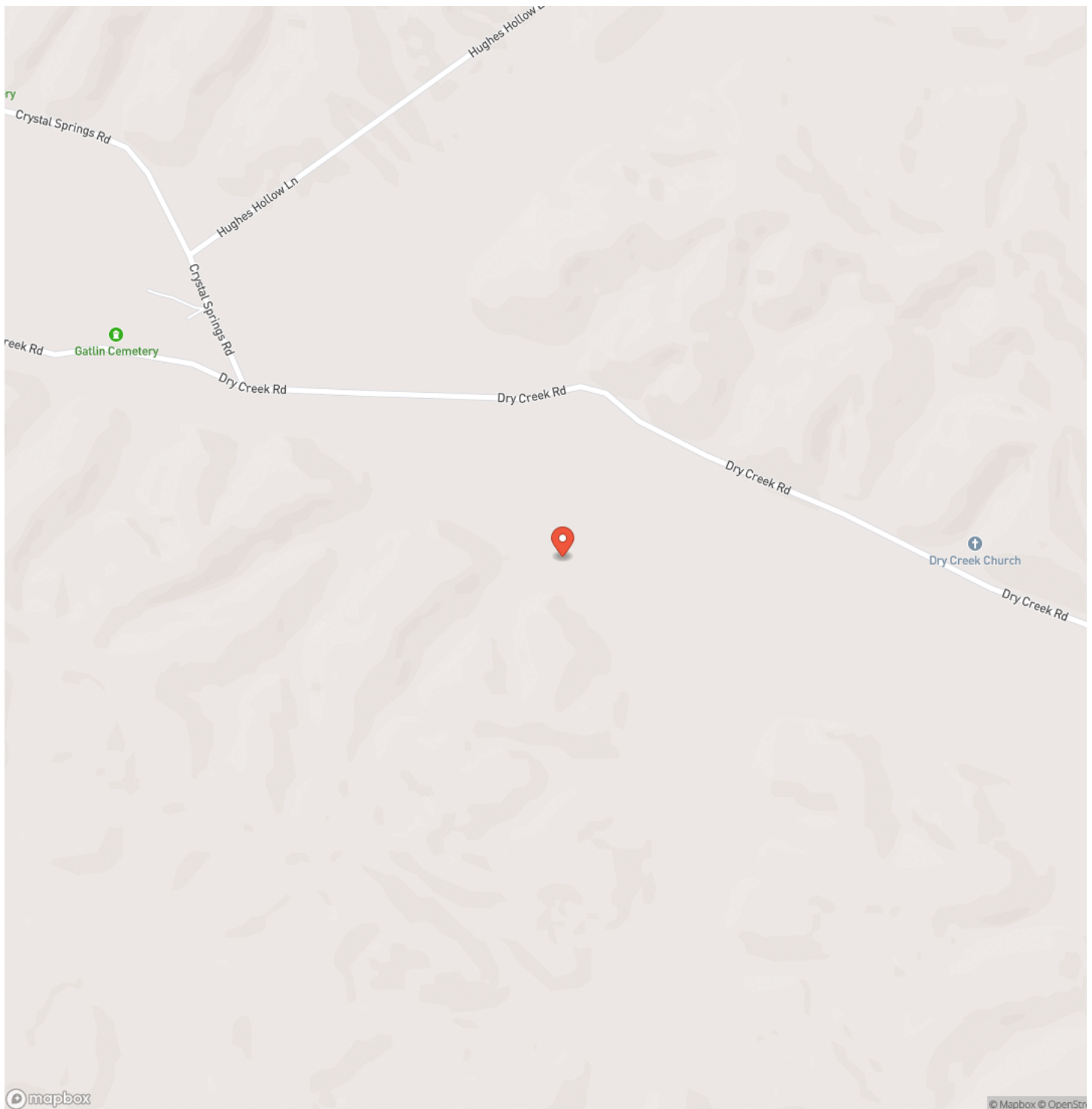
**PROPERTY DESCRIPTION**

Gorgeous 147 acre farm with 4 bedroom, 3 bathroom farmhouse with in-ground swimming pool and small creek meandering through property. Additional features include an inviting in-ground swimming pool, just steps from the back door, a large 38x62 shop with 12' overhangs to park equipment, a 23x29 man cave with bathroom. The property features miles off ridge top trails through hardwood forest scattered with wildlife foot plots and pockets fields. Around the house are gently wooded pastures and a long driveway through 2 long hay fields. The perfect property and location to raise a family being just under 10 minutes to Waverly and the amenities of town while being in complete privacy. An excellent recreational retreat for hunting and/or access to Kentucky Lake, which is less than a mile away.

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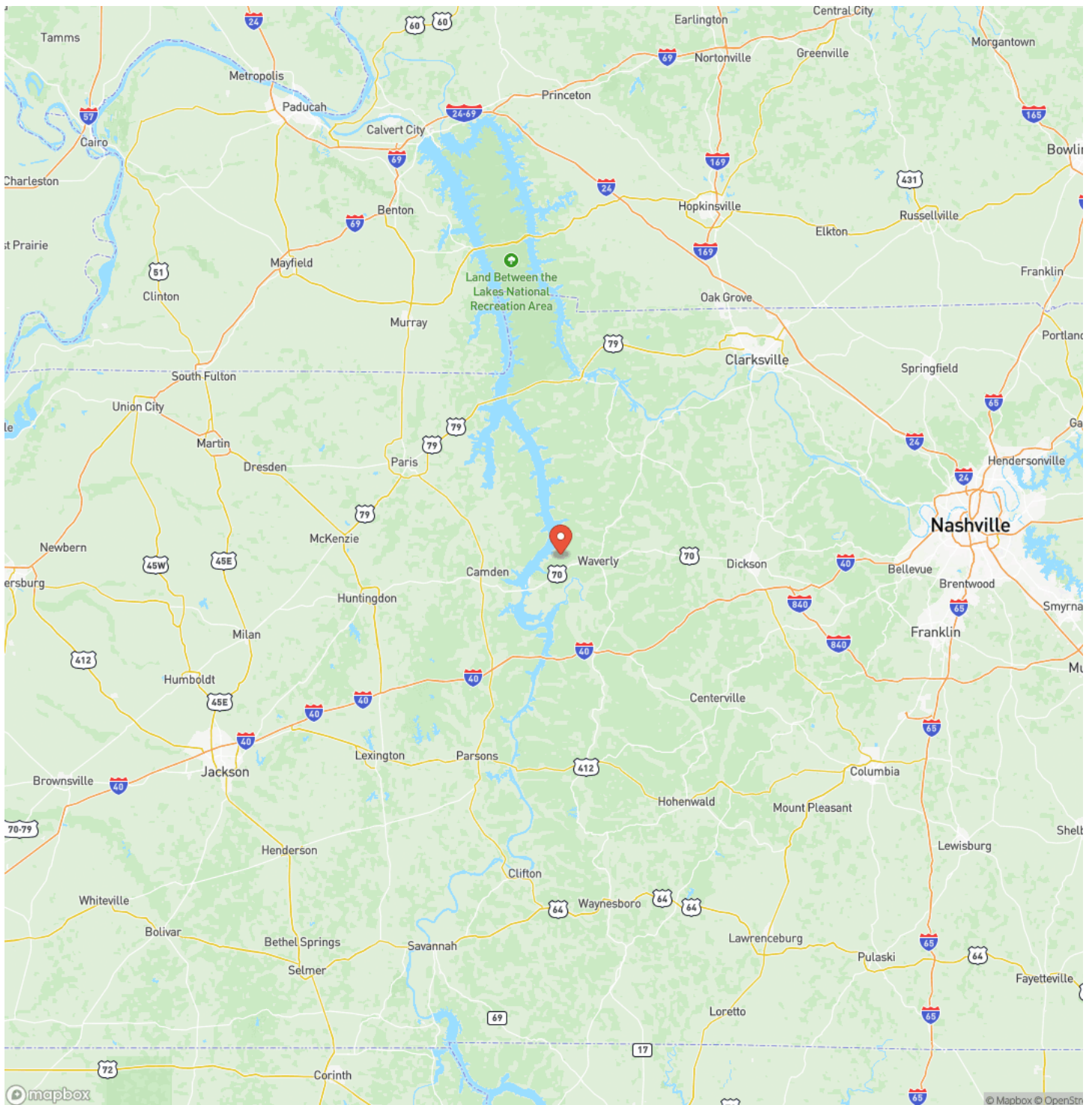


## Locator Map



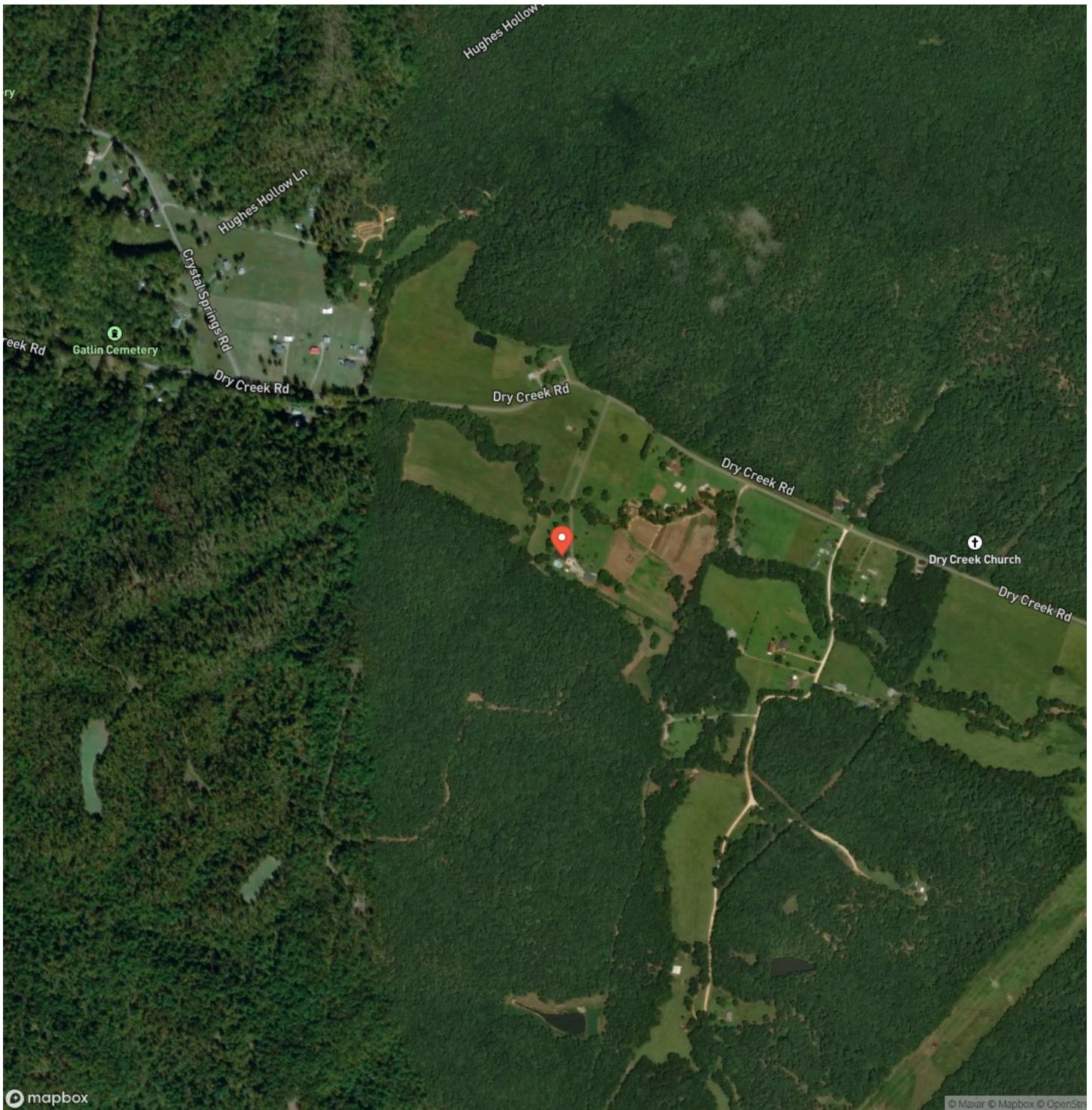


## Locator Map





## Satellite Map



**147 Acres in Waverly**  
**Waverly, TN / Humphreys 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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