

**346 Acres in White Bluff**  
1125 Dawson Road  
White Bluff, TN 37187

**\$5,000,000**  
346.49± Acres  
Dickson County



**346 Acres in White Bluff**  
**White Bluff, TN / Dickson County**

**SUMMARY**

**Address**

1125 Dawson Road

**City, State Zip**

White Bluff, TN 37187

**County**

Dickson County

**Type**

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

**Latitude / Longitude**

36.1209 / -87.277816

**Dwelling Square Feet**

2,491

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

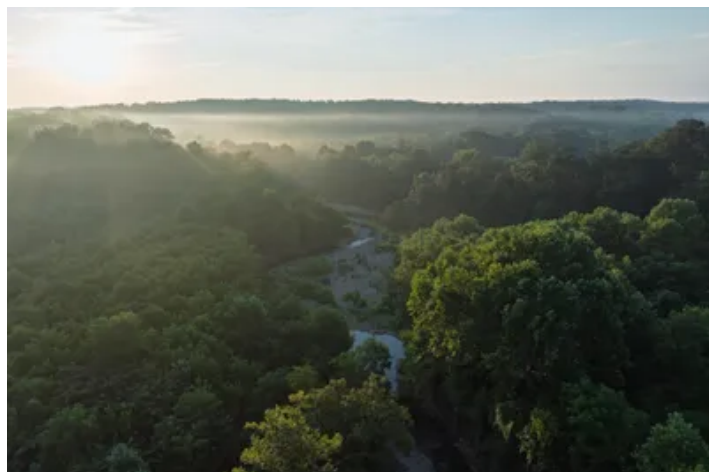
346.49

**Price**

\$5,000,000

**Property Website**

<https://mcewengroup.com/property/346-acres-in-white-bluff/dickson/tennessee/68393/>



**MCEWEN GROUP**

FARMS | RECREATIONAL PROPERTIES | ESTATES

**346 Acres in White Bluff**  
**White Bluff, TN / Dickson County**

---

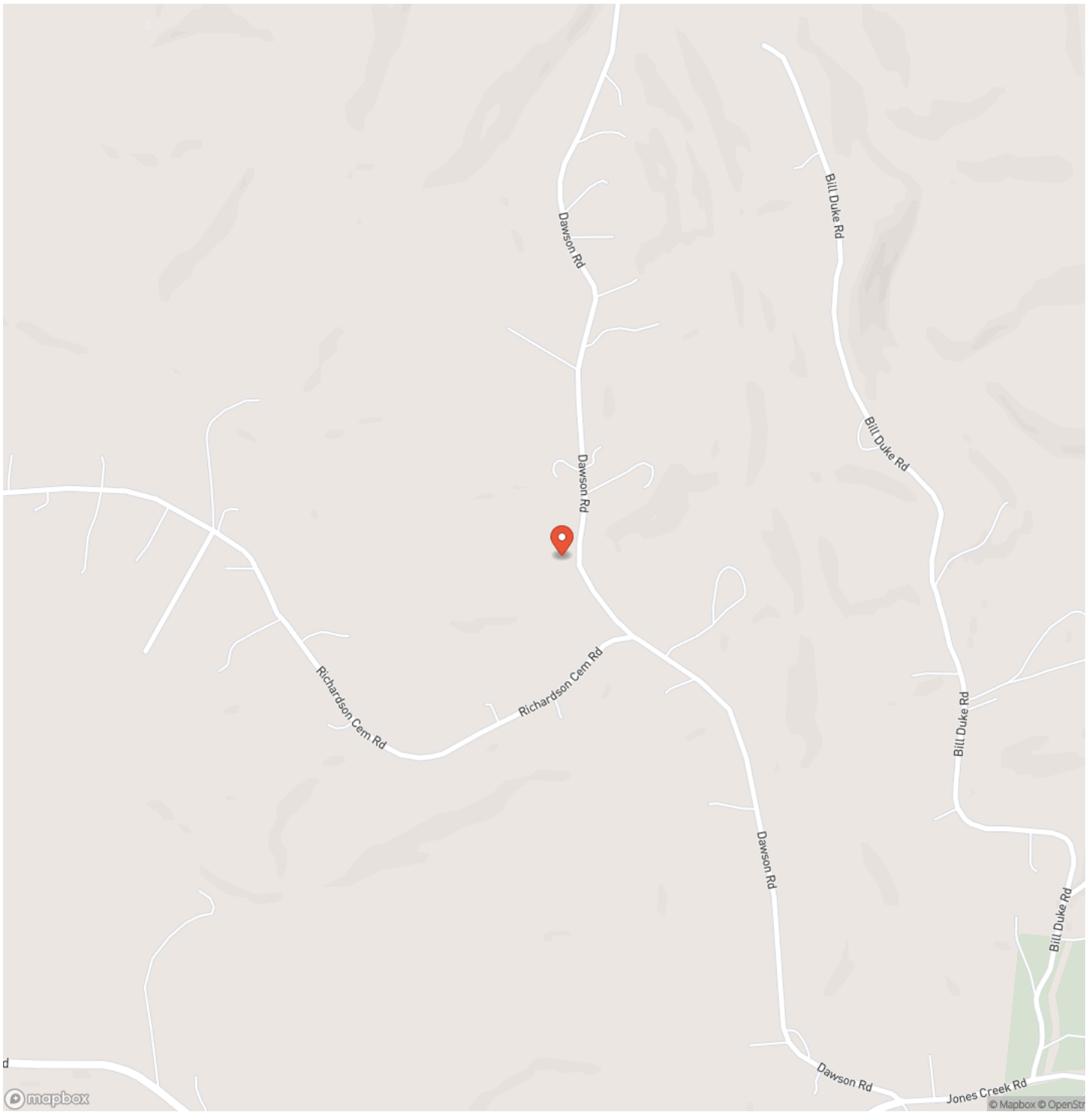
**PROPERTY DESCRIPTION**

Discover a hidden gem in this exceptional waterfront property, where nature and adventure converge! Embrace the beauty of unique rock outcroppings and long frontage on Jones Creek, nestled at the confluence of Little Jones, and Willow Branch all on this expansive farm. A newly constructed 1.5-mile road winds through the lush forest, leading you to a breathtaking 30-acre river bottom meticulously managed for wildlife, complete with well-placed shooting lanes and bedding areas. This remarkable property offers not only outstanding hunting and fishing opportunities, but also a chance to escape the hustle and bustle of city life—all within an hour's drive from vibrant Nashville, TN. The charming farmhouse serves as an ideal basecamp for your outdoor adventures, featuring 3 inviting bedrooms and 2 baths on the main floor, along with a spacious loft upstairs. An unfinished partial basement presents limitless potential for additional sleeping quarters or gear storage, making it perfect for family gatherings or weekend getaways. Step outside to enjoy the seasoned BBQ pit, perfect for summer cookouts. Additional features include an equipment shed that accommodates tractors, implements, SXSs, ATVs, kayaks, and more. This property is not just a home; it's a lifestyle waiting for you to embrace. Don't miss this rare opportunity to own a slice of paradise—schedule your visit today and unlock the adventures that await you!

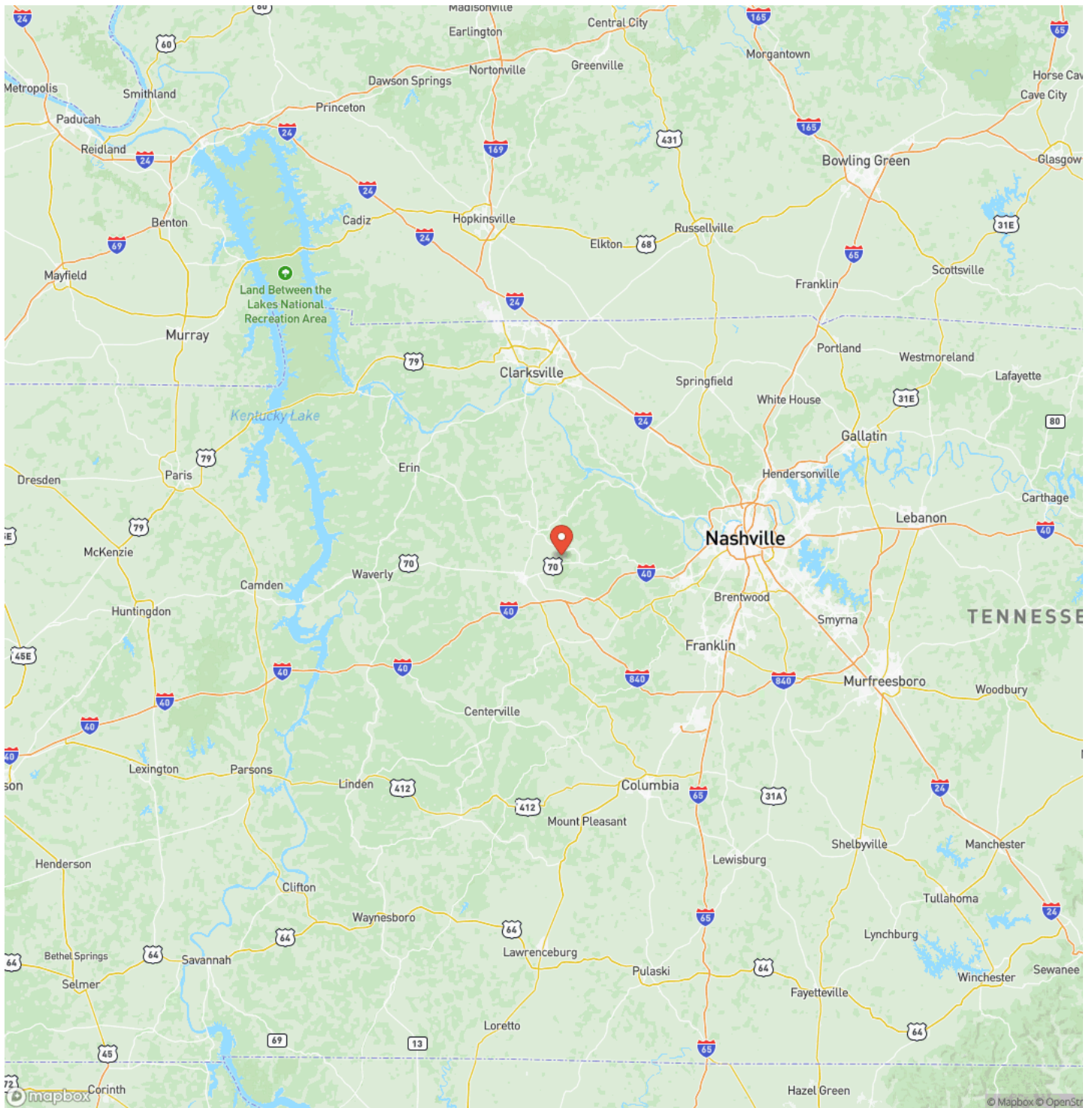
**346 Acres in White Bluff**  
**White Bluff, TN / Dickson County**



## Locator Map



# Locator Map



## Satellite Map



**MCEWEN GROUP**

FARMS | RECREATIONAL PROPERTIES | ESTATES





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

---

**MCEWEN GROUP**

FARMS | RECREATIONAL PROPERTIES | ESTATES