

175 Acres of Fine Land
2970 Ugly Creek Rd
Duck River, TN 38454

\$699,900
175.560 +/- acres
Hickman County



175 Acres of Fine Land Duck River, TN / Hickman County

SUMMARY

Address

2970 Ugly Creek Rd

City, State Zip

Duck River, TN 38454

County

Hickman County

Type

Hunting Land, Undeveloped Land

Latitude / Longitude

35.6803 / -87.3767

Taxes (Annually)

885

Acreage

175.560

Price

\$699,900

Property Website

<https://mcewengroup.com/detail/175-acres-of-fine-land-hickman-tennessee/24249>

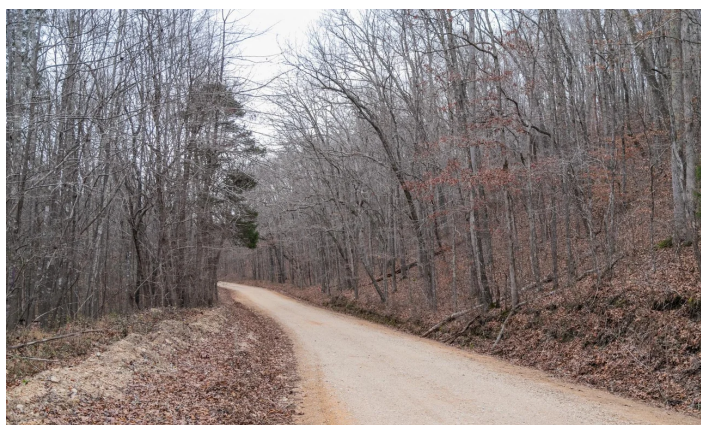


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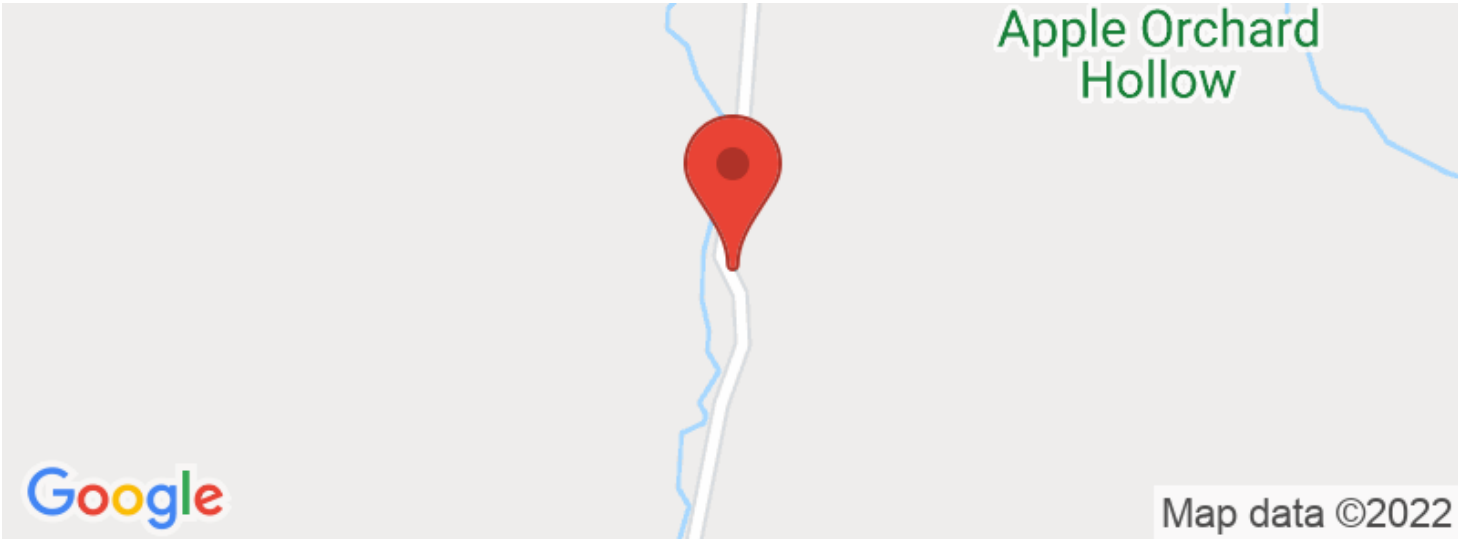
PROPERTY DESCRIPTION

175 acre farm in the rolling forest of Hickman County. Property features a mobile home with 1 bedroom septic system and electric ran to private building site in the interior of acreage. Ridgetop building site is about 3+/- acres and very private. There is a long 8 acre pasture at bottom of hill paralleling dry creek bed. Pasture would be perfect for wildlife food plots or small livestock grazing operation. Perfect recreational retreat or build your primary residence in total privacy.

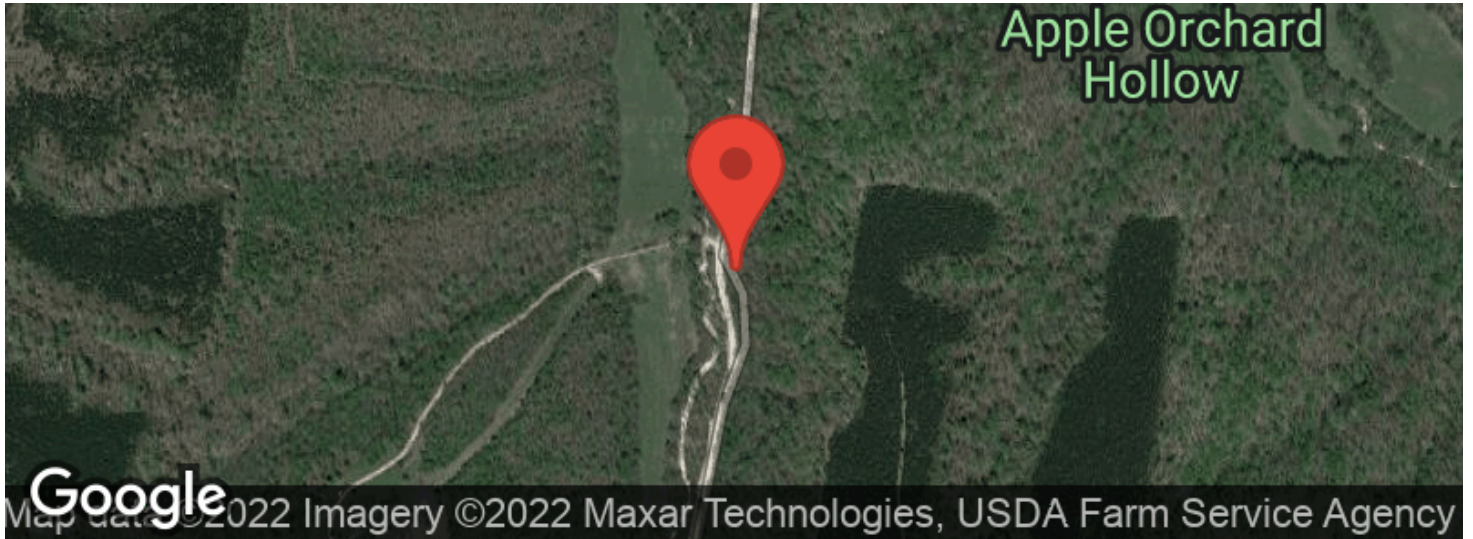
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Locator Maps



Aerial Maps



175 Acres of Fine Land
Duck River, TN / Hickman County

LISTING REPRESENTATIVE

For more information contact:



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NOTES

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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