

Home on Piney River
6645 Piney River Road
Bon Aqua, TN 37025

\$899,900
4.260± Acres
Hickman County



Home on Piney River
Bon Aqua, TN / Hickman County

SUMMARY

Address

6645 Piney River Road

City, State Zip

Bon Aqua, TN 37025

County

Hickman County

Type

Riverfront, Single Family, Recreational Land

Latitude / Longitude

35.94077 / -87.465882

Dwelling Square Feet

2220

Bedrooms / Bathrooms

3 / 2

Acreage

4.260

Price

\$899,900

Property Website

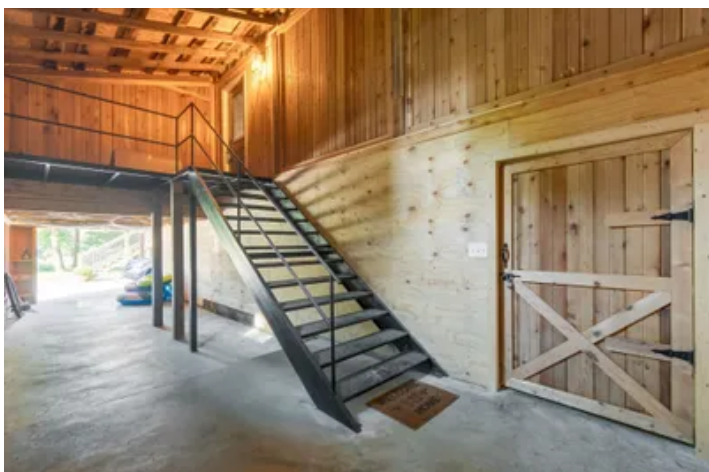
<https://mcewengroup.com/property/home-on-piney-river-hickman-tennessee/115540/>



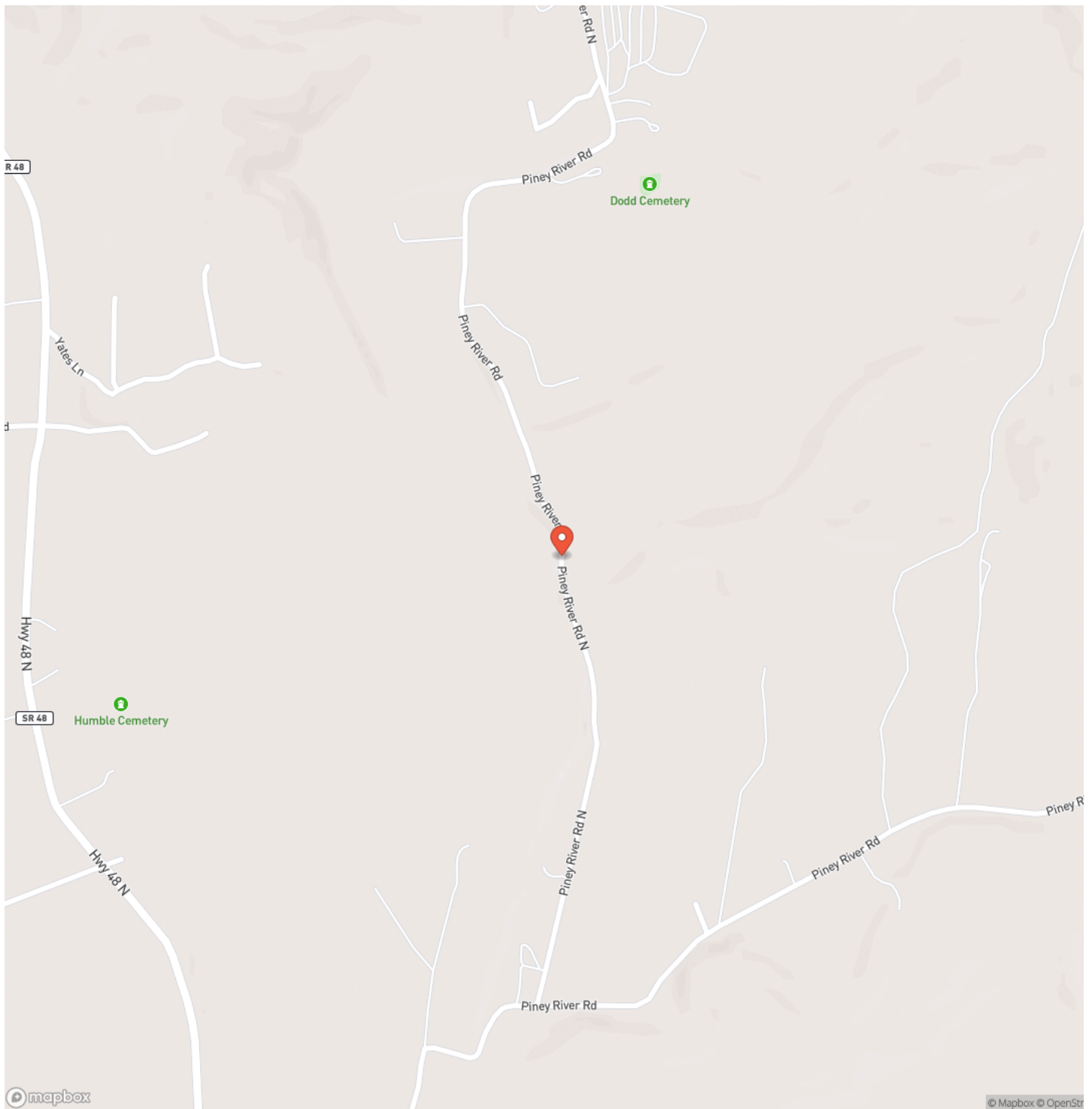
PROPERTY DESCRIPTION

Tucked along the scenic Piney River with nearly 700 feet of main river channel frontage, this rare multi-dwelling property offers the ideal blend of privacy, recreation, and flexible living space on four plus beautiful and recently surveyed acres. With long stretches of accessible river frontage, the property invites you to slow down, relax and enjoy life on the water-whether that means casting a line for smallmouth bass, launching a kayak, or simply floating the day away with family and friends. The natural setting creates a peaceful backdrop that feels worlds away, yet remains within a reasonable drive of Nashville and surrounding city conveniences. The property includes a retreat-style main residence/lodge and a secondary fully insulated metal heated & cooled building, each featuring its own living quarters-making it well-suited for extended family, guests, or potential short term rental use. This dual-residence setup gives you the flexibility to host comfortably while still maintaining privacy and separation when desired. Designed for those seeking a true weekend escape, this is an ideal opportunity for a cash buyer looking to secure a private river retreat. Imagine arriving from the city on Friday evening and stepping into a place where the only agenda is time on the water, fires by the riverbank, and shared moments that matter. Opportunities like this-acreage, river frontage, and multiple living spaces in one setting-are increasingly hard to find! The main home does reside in the FEMA designated flood plain, so flood insurance is required with a loan. The second building with living quarters is outside the flood plain per FEMA mapping. Property is within one hour of downtown Nashville and Nashville International airport. Buyers remain responsible for confirming FEMA flood mapping, checking square footage of buildings, if questionable, and confirming schools. Appliances, including fridge and washer/dryer in metal building remain.

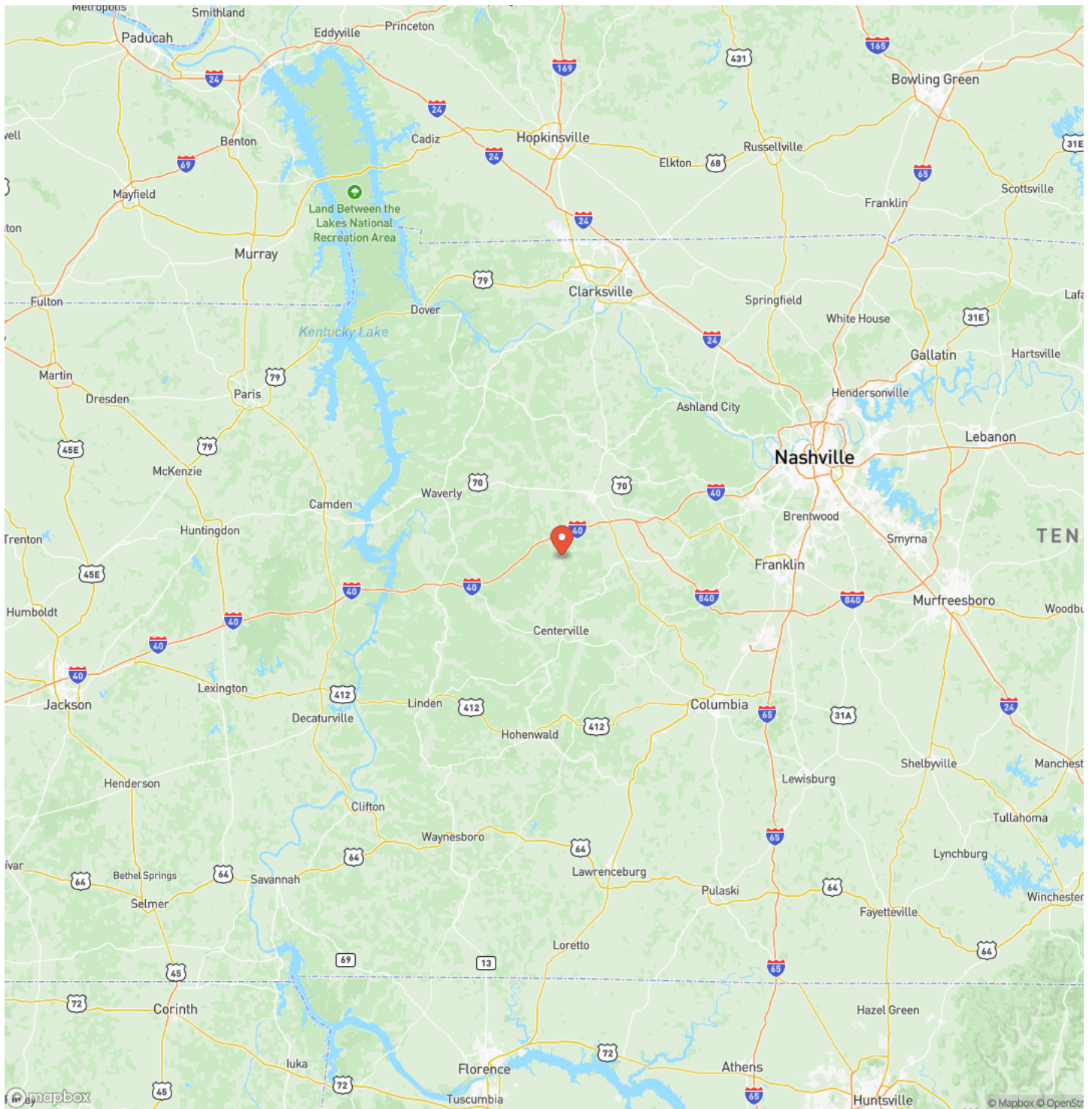
Home on Piney River
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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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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