

**7 Acres in Hickman County**  
**2453 Mobley Ridge Road**  
**Duck River, TN 38454**

**\$259,900**  
**7.800± Acres**  
**Hickman County**





**7 Acres in Hickman County**  
**Duck River, TN / Hickman County**

---

**SUMMARY**

**Address**

2453 Mobley Ridge Road

**City, State Zip**

Duck River, TN 38454

**County**

Hickman County

**Type**

Recreational Land, Residential Property, Single Family, Business Opportunity, Lot

**Latitude / Longitude**

35.726615 / -87.300002

**Dwelling Square Feet**

1152

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

7.800

**Price**

\$259,900

**Property Website**

<https://mcewen.realstackweb.com/detail/7-acres-in-hickman-county-hickman-tennessee/41975>



## **7 Acres in Hickman County**

### **Duck River, TN / Hickman County**

---

#### **PROPERTY DESCRIPTION**

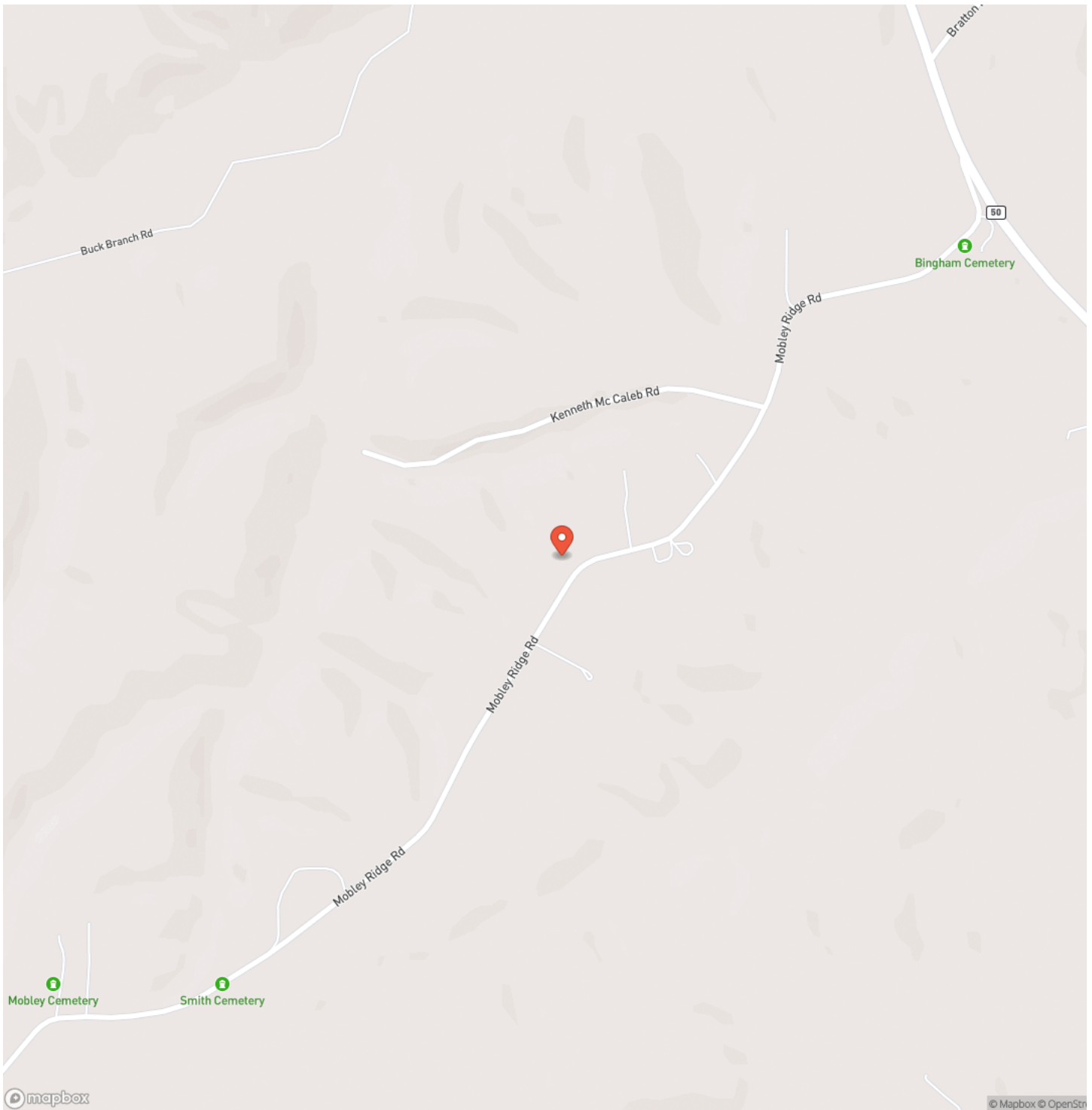
This gorgeous property on 7.8 lush, gently rolling acres in the peaceful farming community of Duck River is the perfect place to call home. The property features a 2-bedroom, 2-bathroom mobile home and a detached 2-car garage, with plenty of room to build a secondary home or a large shop. Privacy is guaranteed - the property is fenced from the road and has strategically placed landscaping. With excellent pasture for grazing, large gardens, and plenty of room for additional buildings, this property has a lot to offer. It's also just 30 minutes to Columbia and is easily accessible to Franklin via the scenic Natchez Trace Parkway. Best of all, the property is move-in ready and won't last long in this price range - don't miss this opportunity to make it your own!

7 Acres in Hickman County  
Duck River, TN / Hickman County



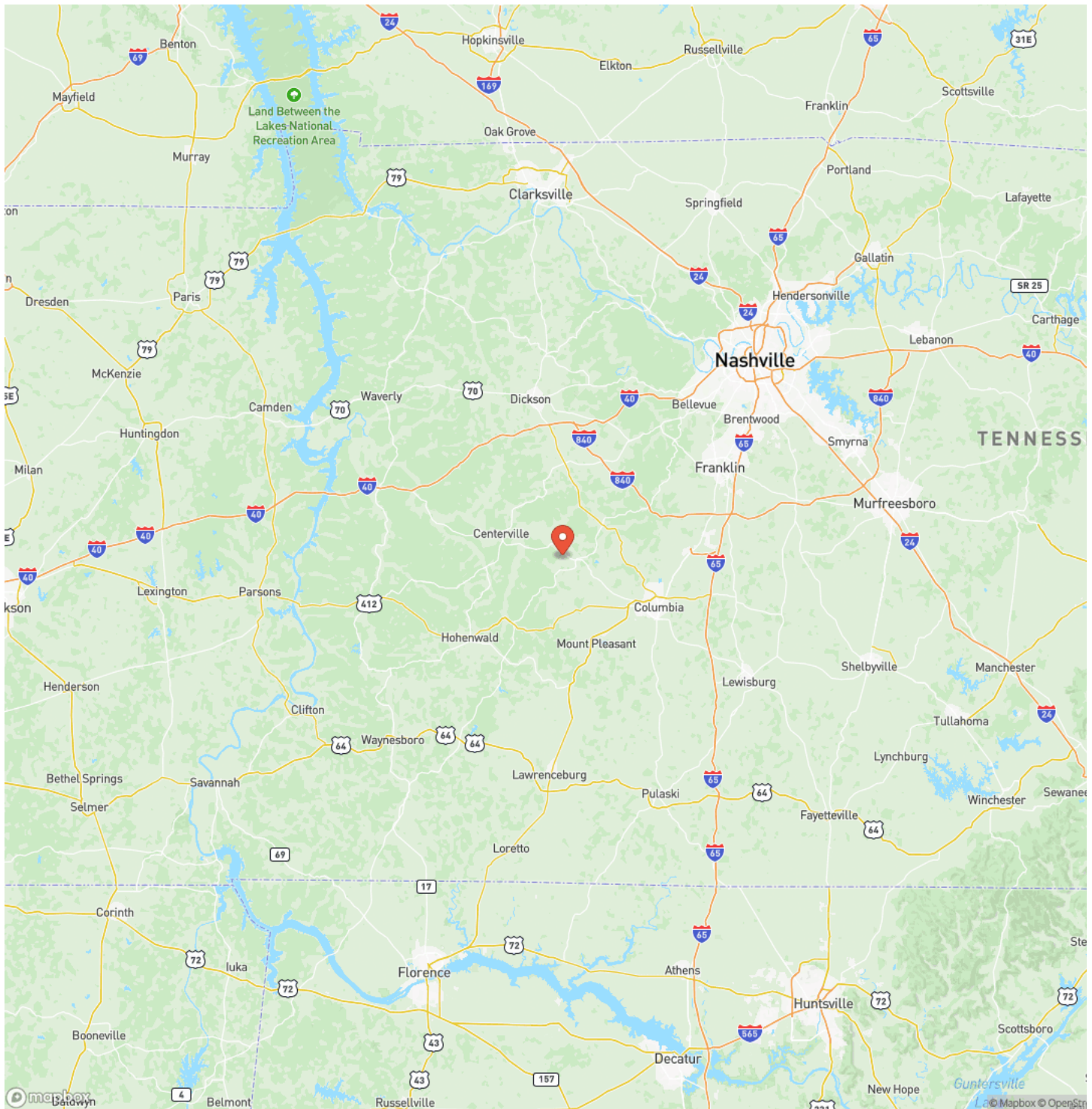


## Locator Map



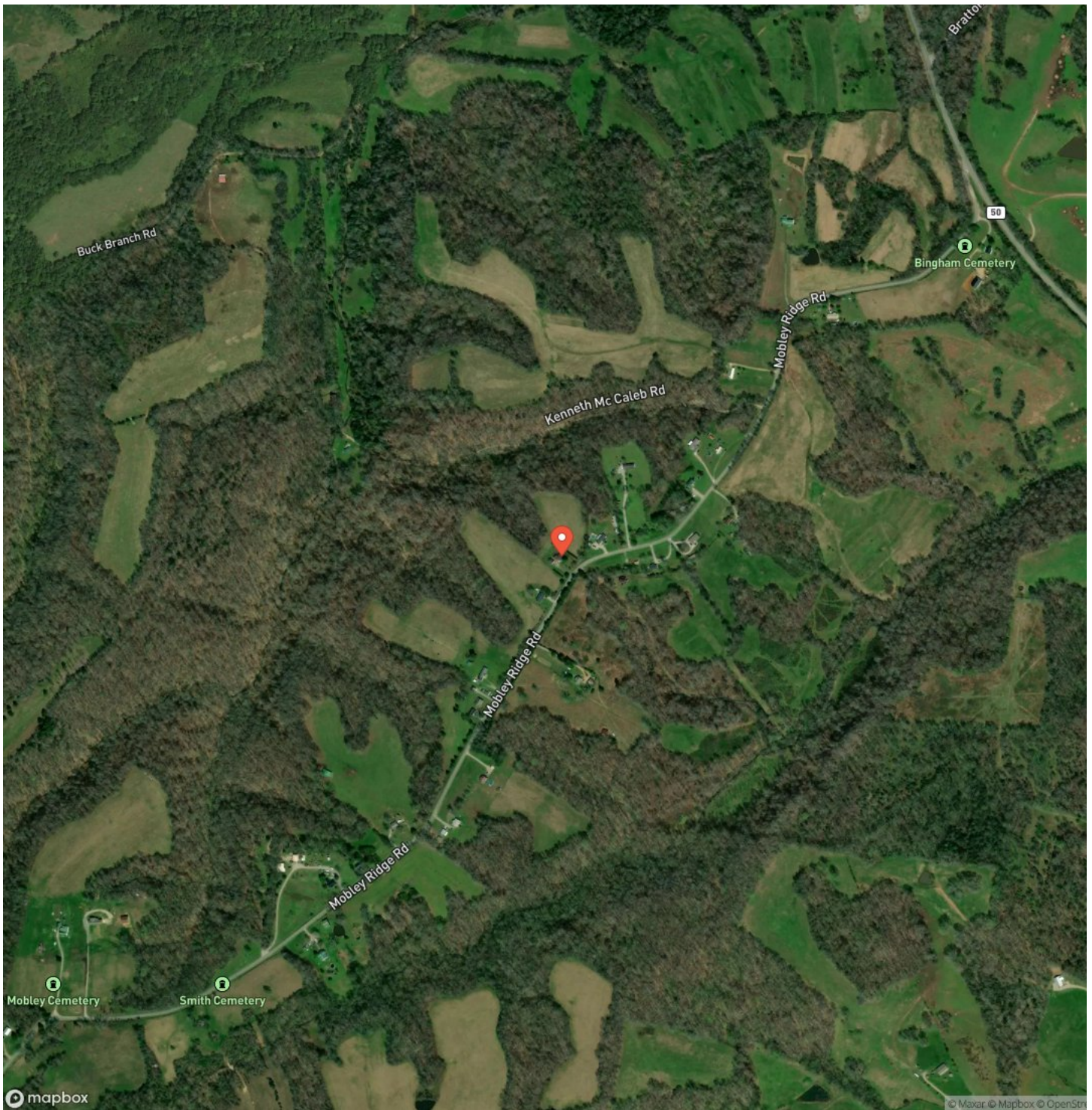
**7 Acres in Hickman County**  
**Duck River, TN / Hickman County**

## Locator Map





## Satellite Map



**7 Acres in Hickman County**  
**Duck River, TN / Hickman 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.



---

**McEwen Group, LLC**  
17A Public Sq  
Columbia, TN 38401  
(931) 381-1808  
[www.mcewengroup.com](http://www.mcewengroup.com)

---