Pastures in Hickman County Tract 3 2970 Ugly Creek Road, Tract 3 Duck River, TN 38454

\$187,230 35.120 +/- acres Hickman County









### **SUMMARY**

**Address** 

2970 Ugly Creek Road, Tract 3

City, State Zip

Duck River, TN 38454

**County** 

Hickman County

**Type** 

Recreational Land

Latitude / Longitude

35.6797 / -87.3771

Taxes (Annually)

1

Acreage

35.120

**Price** 

\$187,230

#### **Property Website**

https://mcewengroup.com/detail/pastures-in-hickman-county-tract-3-hickman-tennessee/24266









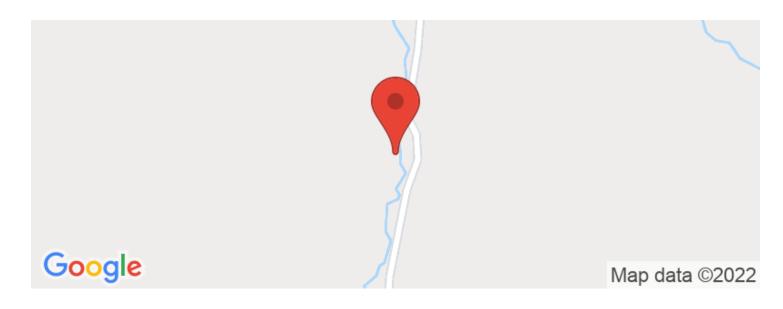
### **PROPERTY DESCRIPTION**

Tract 3 contains the mobile home (being sold 'as is') a one-bedroom septic system and electric runs to the top of the hill, about 3 +/- acres of upland pasture just east of the main drive when entering the property.





### **Locator Maps**







## **Aerial Maps**







### 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

| <u>NOTES</u> |  |      |  |
|--------------|--|------|--|
|              |  |      |  |
|              |  |      |  |
|              |  |      |  |
| _            |  | <br> |  |
|              |  |      |  |
|              |  |      |  |
|              |  |      |  |
|              |  |      |  |



| <u>IOTES</u> |   |
|--------------|---|
|              |   |
|              |   |
|              |   |
|              | _ |
|              |   |
|              |   |
|              |   |
|              |   |
|              |   |
|              |   |
|              |   |
|              |   |
|              |   |
|              |   |
|              |   |
|              |   |
|              |   |



#### **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

