

316 Acres in Collinwood  
0 Waterfall Creek Road  
Collinwood, TN 38450

**\$1,232,244**  
316± Acres  
Wayne County





**316 Acres in Collinwood**  
**Collinwood, TN / Wayne County**

---

**SUMMARY**

**Address**

0 Waterfall Creek Road

**City, State Zip**

Collinwood, TN 38450

**County**

Wayne County

**Type**

Farms, Business Opportunity, Hunting Land, Recreational Land,  
Undeveloped Land

**Acreage**

316

**Price**

\$1,232,244

**Property Website**

<https://mcewengroup.com/property/316-acres-in-collinwood-wayne-tennessee/77455/>



## 316 Acres in Collinwood Collinwood, TN / Wayne County

---

### **PROPERTY DESCRIPTION**

Discover an exceptional opportunity to own a breathtaking 316 +/- acre farm nestled in the picturesque rolling hills of southwestern middle Tennessee. This remarkable property boasts stunning long frontage on Waterfall Creek, enhanced by a captivating cascading spring branch that creates a serene ambiance for your dream escape. With approximately 25 acres of lush pastureland, this farm is perfect for grazing livestock, cultivating your own garden, or enjoying a variety of recreational activities. Imagine waking up to breathtaking views and the soothing sounds of nature, with ample space for hiking, hunting, ATV adventures, and horseback riding right at your doorstep. The diverse landscape, adorned with rolling hardwood timber, creates a vibrant ecosystem that invites exploration and adventure. The spacious 48 x 78 metal barn, equipped with power, serves as an ideal space for storage, equipment, or livestock, while fiber internet connectivity ensures you can remain connected in this tranquil setting. Whether you envision a peaceful retreat, an outdoor enthusiast's paradise, or a place to raise a family, this extraordinary property offers endless possibilities. Experience the perfect blend of modern conveniences and rural living, where you can build your dream home or cozy cabin amid the beauty of nature. Don't miss out on this unique chance to own a piece of Tennessee's natural beauty—schedule your viewing today and take the first step towards your rural dream lifestyle!

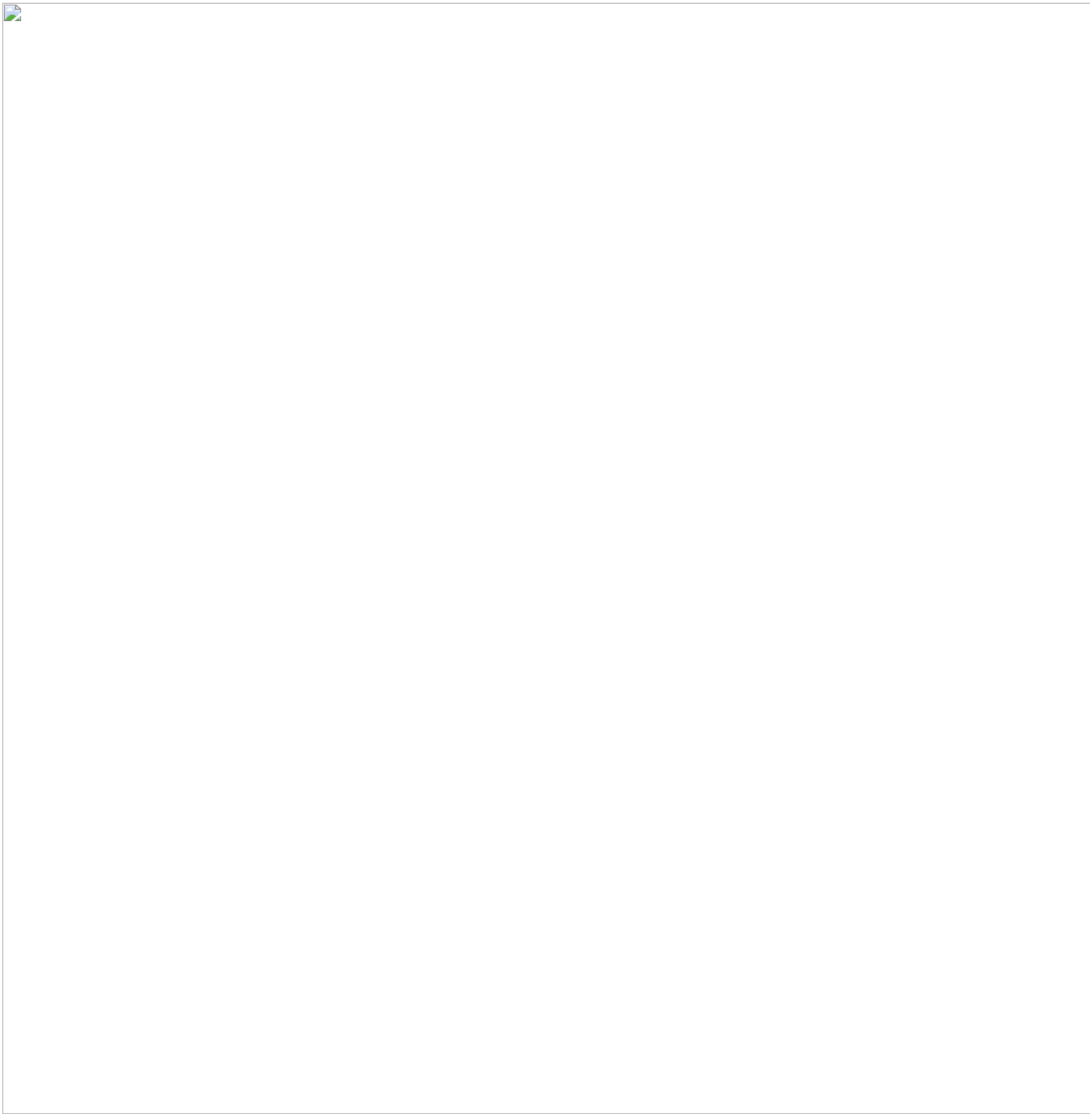


316 Acres in Collinwood  
Collinwood, TN / Wayne County



## Locator Map

---



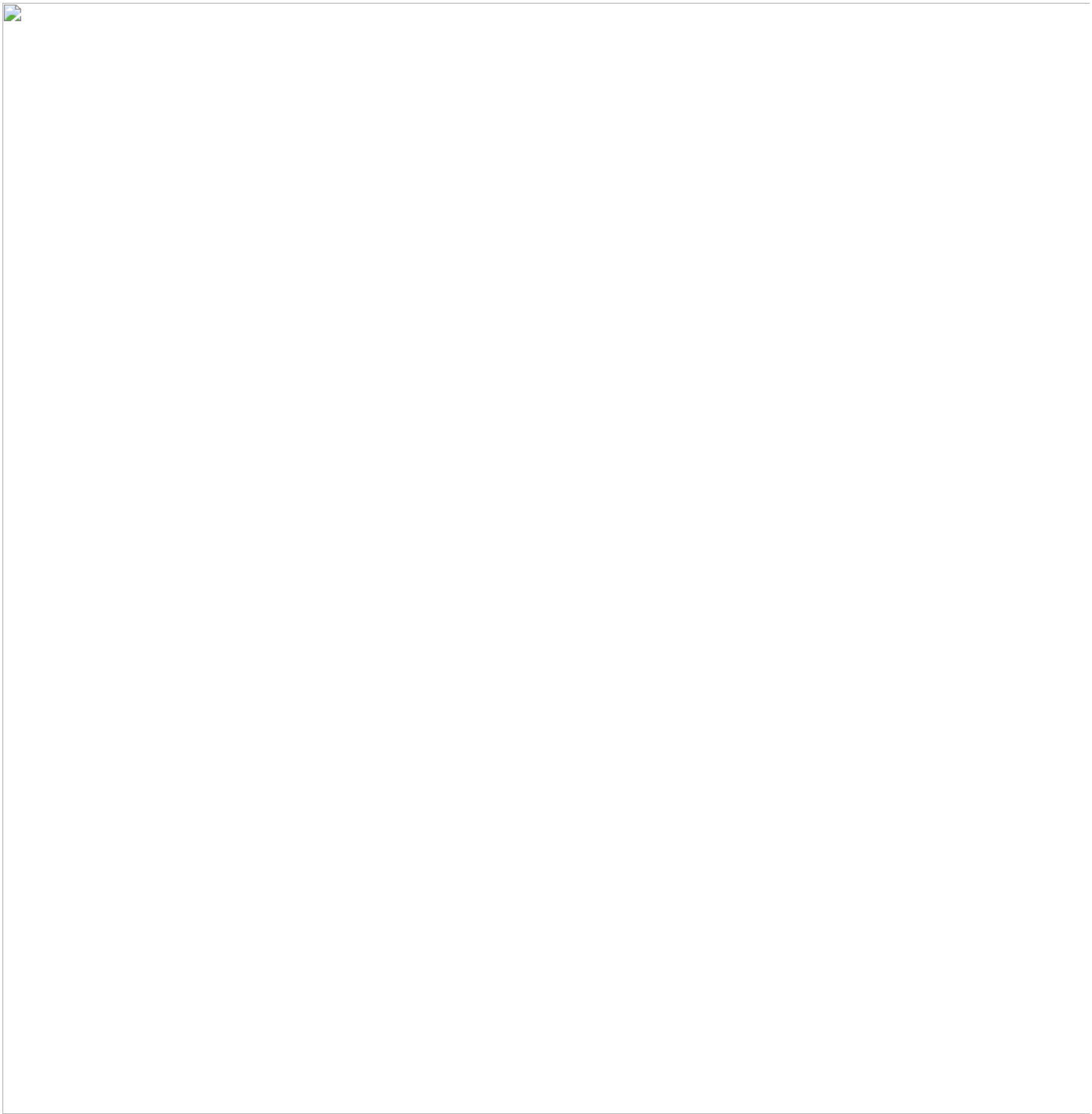
## Locator Map

---



## Satellite Map

---



## 316 Acres in Collinwood Collinwood, TN / Wayne 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

## 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.



[illegible]

## **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)

---