

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

\$499,900
170± Acres
Wayne County



170 Acres in Collinwood
Collinwood, TN / Wayne County

SUMMARY

Address

0 Waterfall Creek Road

City, State Zip

Collinwood, TN 38450

County

Wayne County

Type

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

Latitude / Longitude

35.176977 / -87.751574

Acreage

170

Price

\$499,900

Property Website

<https://mcewengroup.com/property/170-acres-in-collinwood-wayne-tennessee/77458/>



170 Acres in Collinwood Collinwood, TN / Wayne County

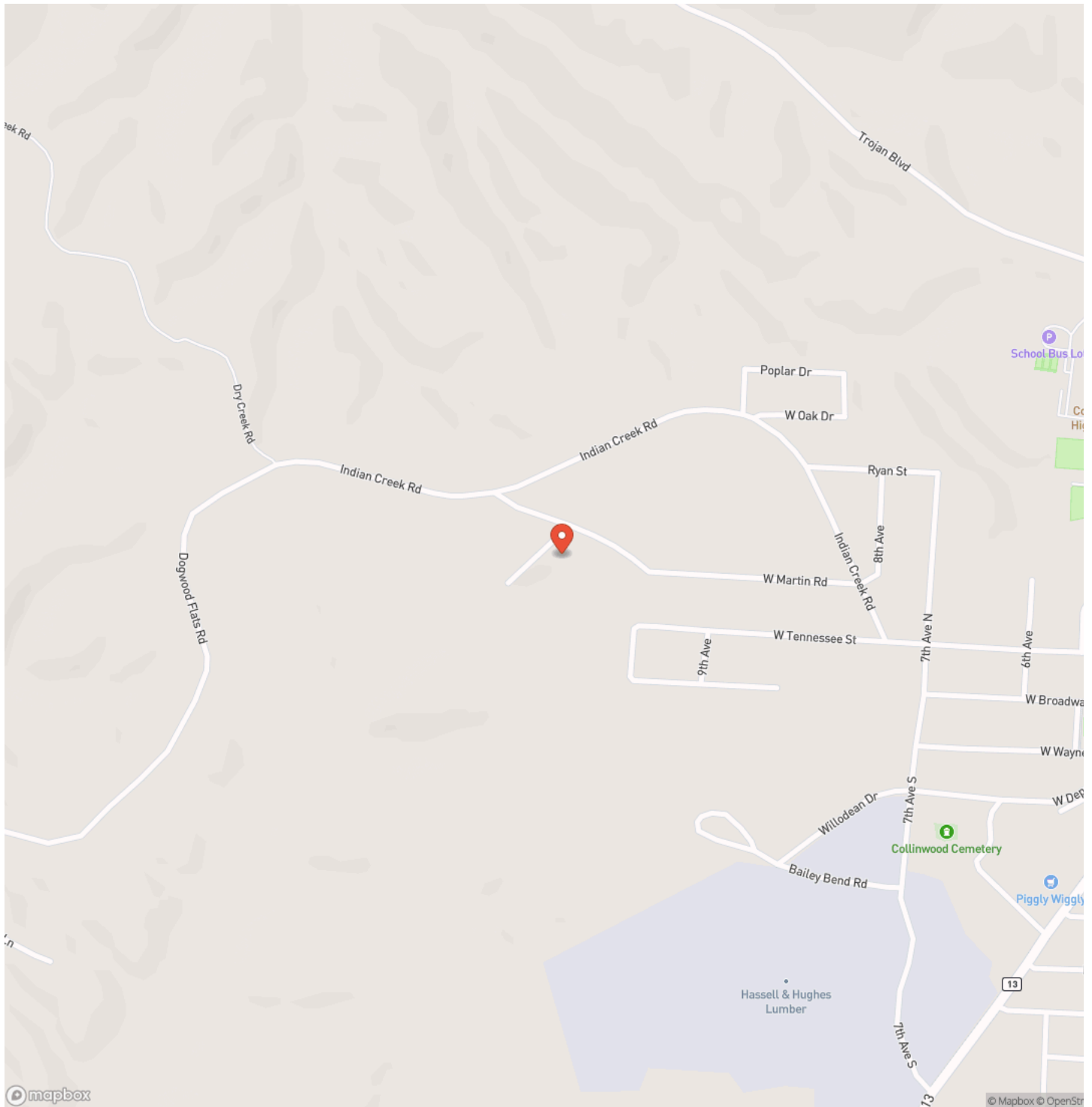
PROPERTY DESCRIPTION

Exceptional opportunity to own a stunning 175 +/- acre farm nestled in the picturesque rolling hills of southwestern middle Tennessee. This remarkable property boasts beautiful frontage on Waterfall Creek, providing a serene backdrop for your dream escape. With approximately 5 acres of lush pastureland, this farm is ideal for a variety of recreational activities or as the perfect site to build your primary residence. 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 property features a spacious 48 x 78 metal barn, equipped with power, making it perfect for storage, equipment, or livestock. Fiber internet connectivity ensures that you can stay connected while enjoying the tranquility of rural living. Whether you envision a peaceful retreat, an outdoor enthusiast's paradise, or a place to raise a family, this farm offers endless possibilities. The lush landscapes and diverse wildlife create a vibrant ecosystem that invites exploration and adventure. Don't miss out on this unique chance to own a piece of Tennessee's natural beauty, where you can create lasting memories and enjoy the great outdoors. Schedule your viewing today and take the first step towards your rural dream lifestyle!

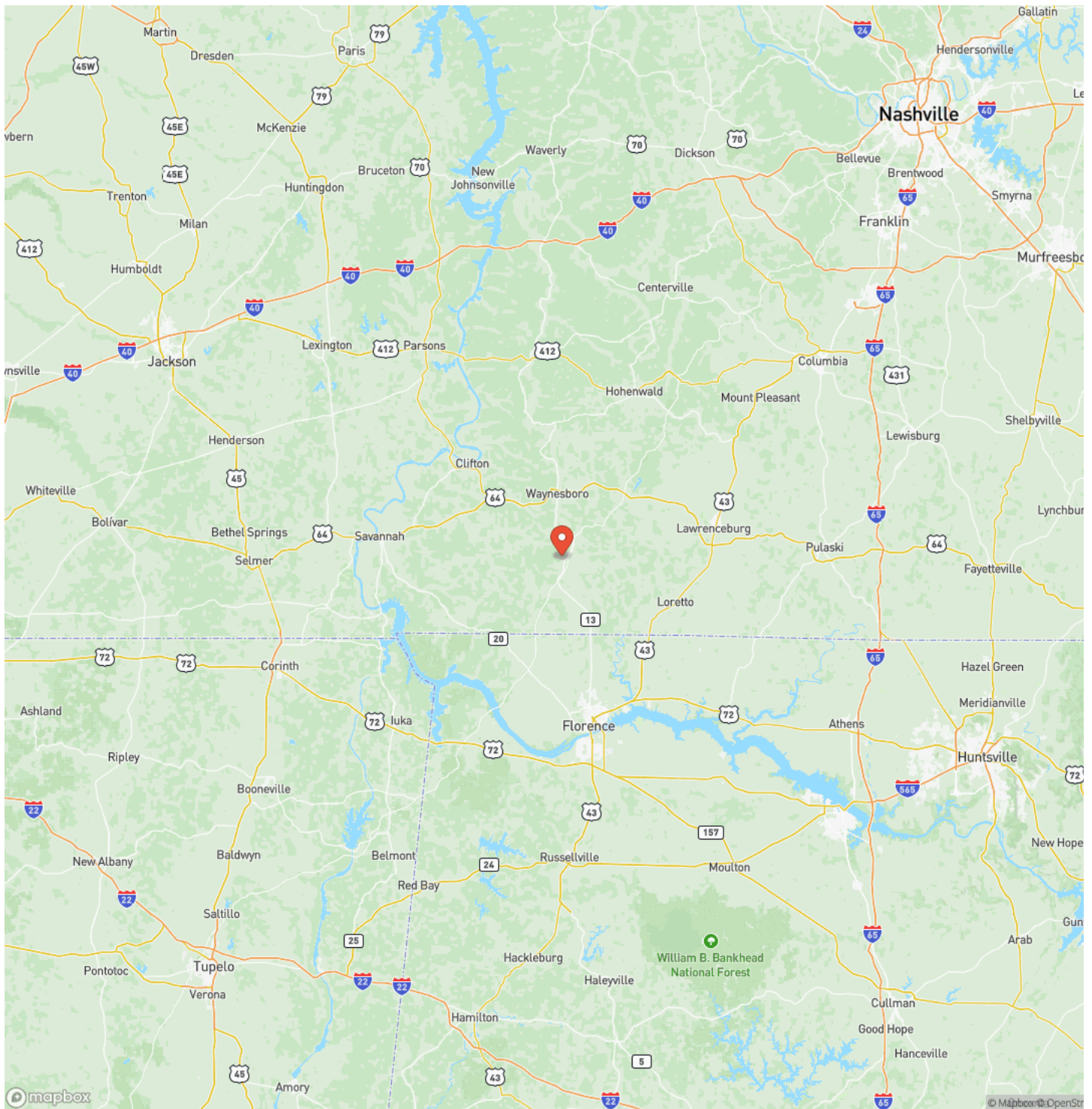
170 Acres in Collinwood
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Locator Map



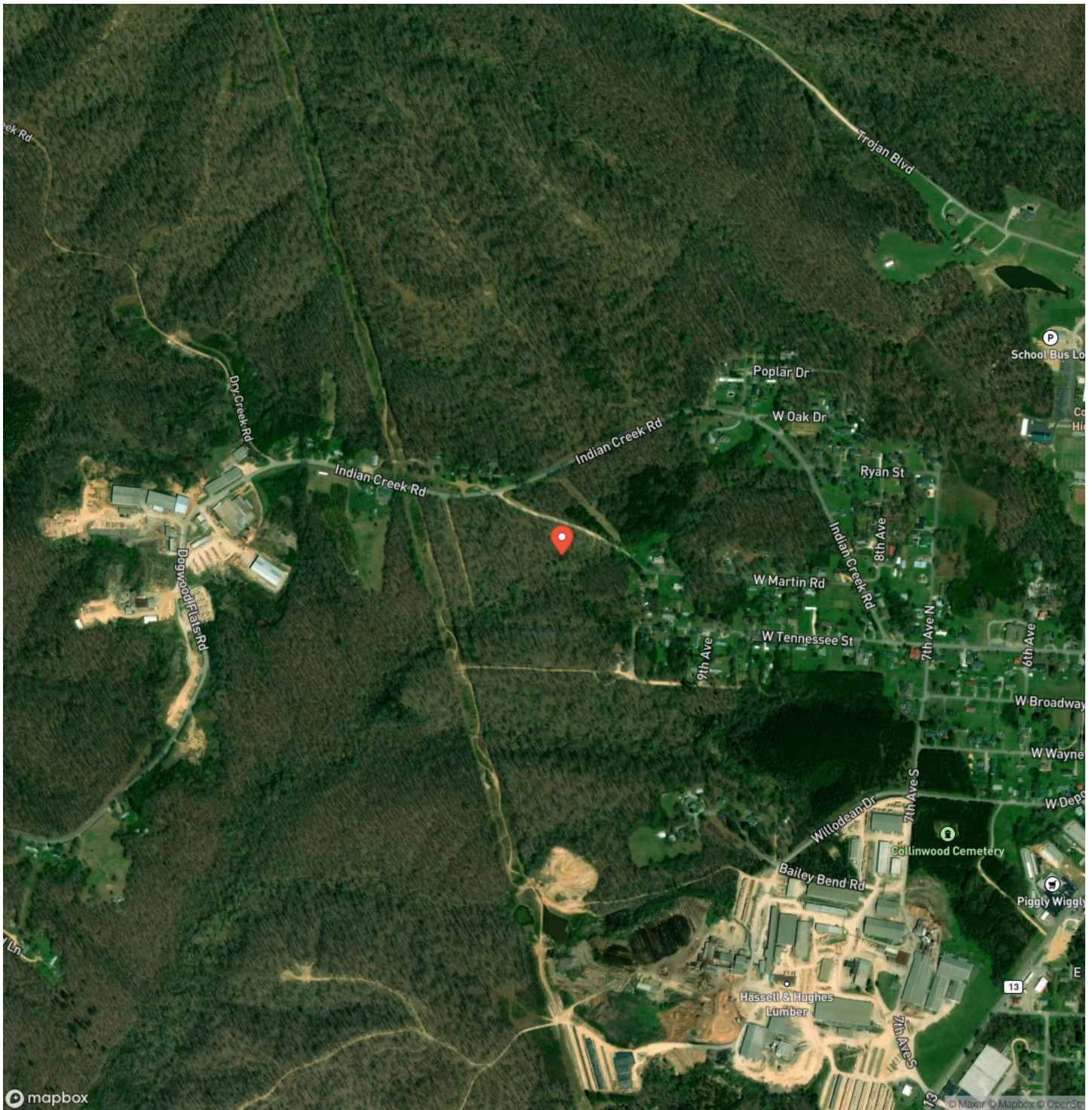
Locator Map



MC EWEN GROUP

FARMS | RECREATIONAL PROPERTIES | ESTATES

Satellite Map



170 Acres in Collinwood
Collinwood, TN / Wayne County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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.

[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.

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