

**Home & 3 Acres in Giles County**  
795 Waco Road  
Lynnville, TN 38472

**\$575,000**  
3± Acres  
Giles County





## Home & 3 Acres in Giles County Lynnville, TN / Giles County

### **SUMMARY**

#### **Address**

795 Waco Road

#### **City, State Zip**

Lynnville, TN 38472

#### **County**

Giles County

#### **Type**

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

#### **Latitude / Longitude**

35.374374 / -87.02178

#### **Dwelling Square Feet**

3020

#### **Bedrooms / Bathrooms**

4 / 2

#### **Acreage**

3

#### **Price**

\$575,000

#### **Property Website**

<https://mcewengroup.com/detail/home-&-3-acres-in-giles-county-giles-tennessee/42803>



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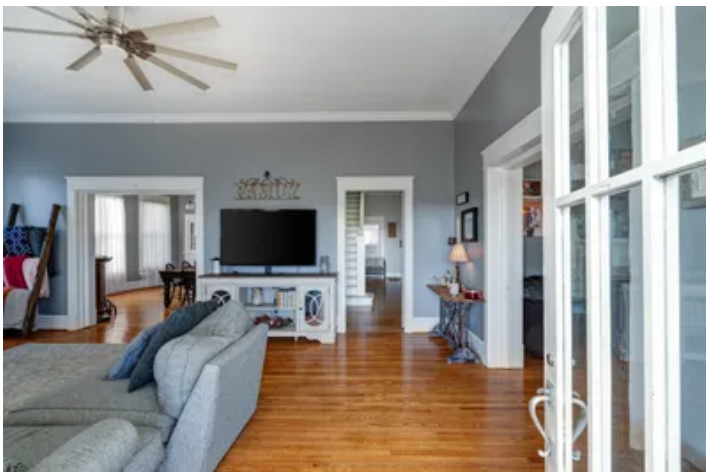
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### **PROPERTY DESCRIPTION**

Set in the beautiful countryside of Giles County, this stunningly renovated farmhouse is situated just outside of the quaint village of Lynnville, TN and is only a 25 minute drive south of downtown Columbia. With awe-inspiring views of the rolling crop fields along Richland Creek, this home offers the perfect blend of country living and convenience. The main floor boasts a primary bedroom, a spacious living room, and an updated kitchen. Upstairs, guests will find three additional bedrooms, as well as an efficiency apartment above the detached garage. Out back, a large green space makes the perfect outdoor oasis, perfect for an orchard or vegetable garden. Whether you're looking for a peaceful retreat or a convenient location, this property has it all!

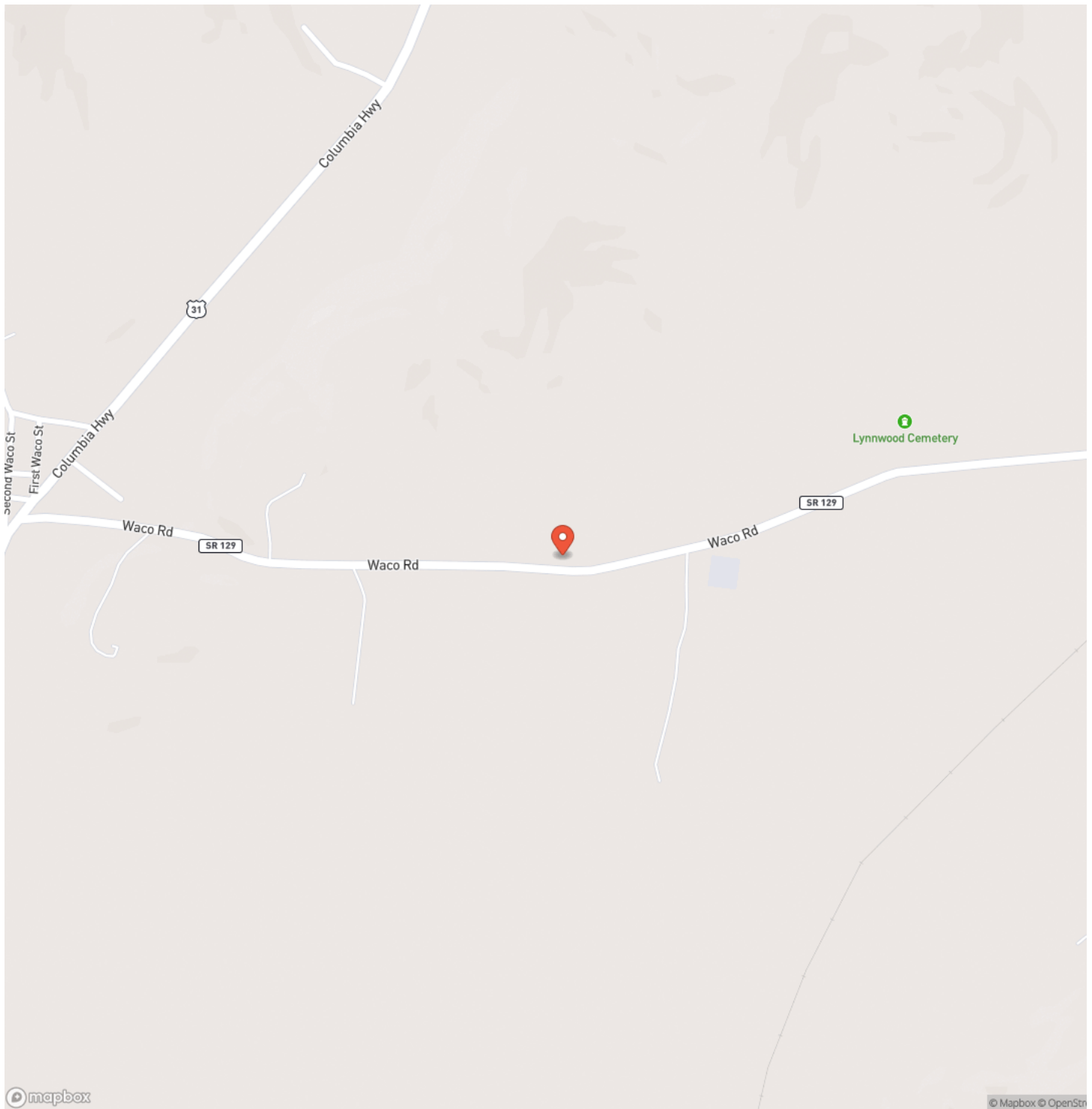


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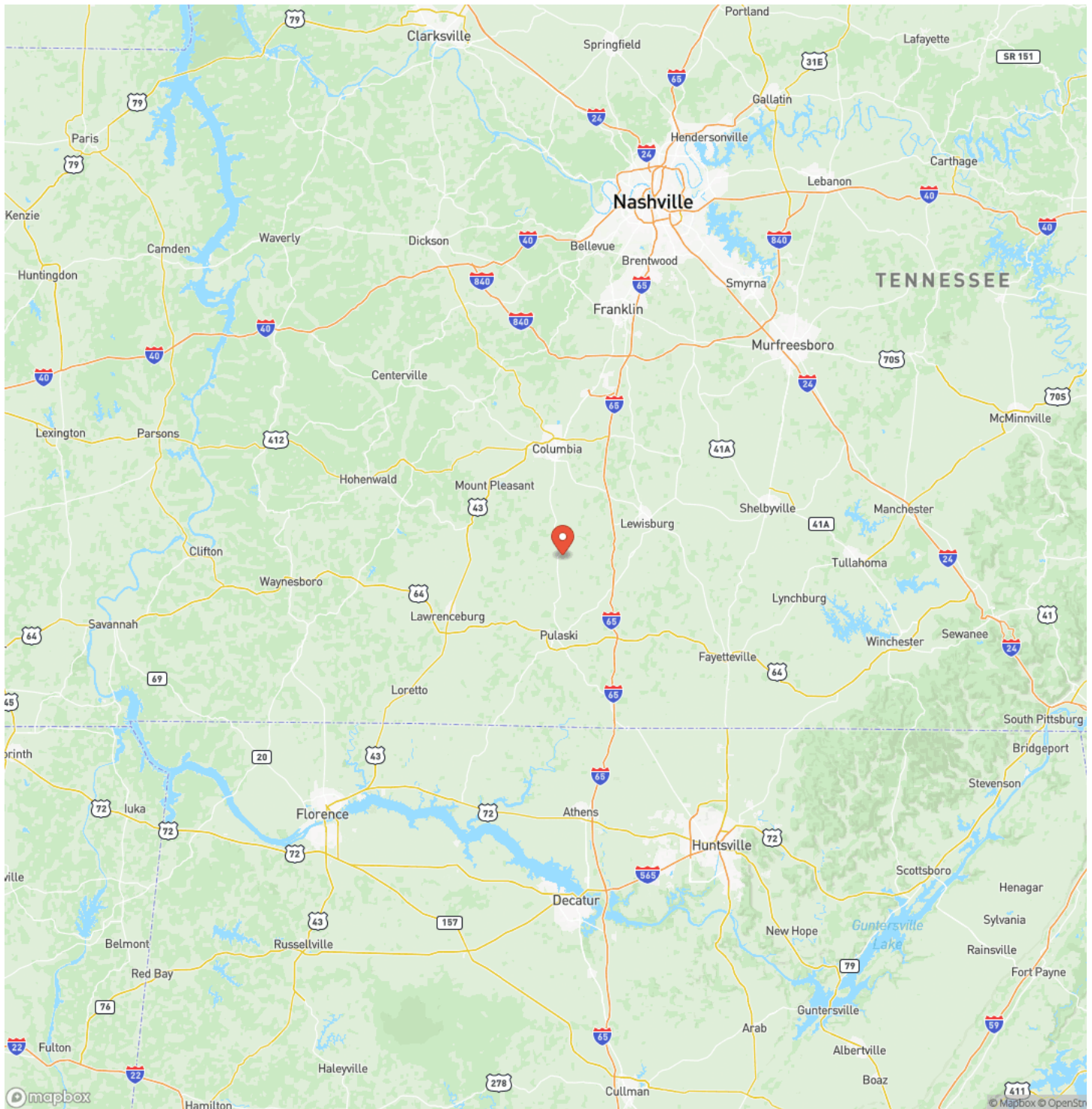




## Locator Map



## Locator Map





## Satellite Map



## Home & 3 Acres in Giles County Lynnville, TN / Giles 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

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## 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.

## **DISCLAIMERS**

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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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**McEwen Group, LLC**  
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