

1368 Acres in Hickman County
0 Morgan Branch Road
Pleasantville, TN 37033

\$1,999,000
1,368.820± Acres
Hickman County



1368 Acres in Hickman County
Pleasantville, TN / Hickman County

SUMMARY

Address

0 Morgan Branch Road

City, State Zip

Pleasantville, TN 37033

County

Hickman County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland,
Business Opportunity

Latitude / Longitude

35.701125 / -87.695861

Taxes (Annually)

3480

Acreage

1,368.820

Price

\$1,999,000

Property Website

<https://mcewengroup.com/detail/1368-acres-in-hickman-county-hickman-tennessee/41179>



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Pleasantville, TN / Hickman County

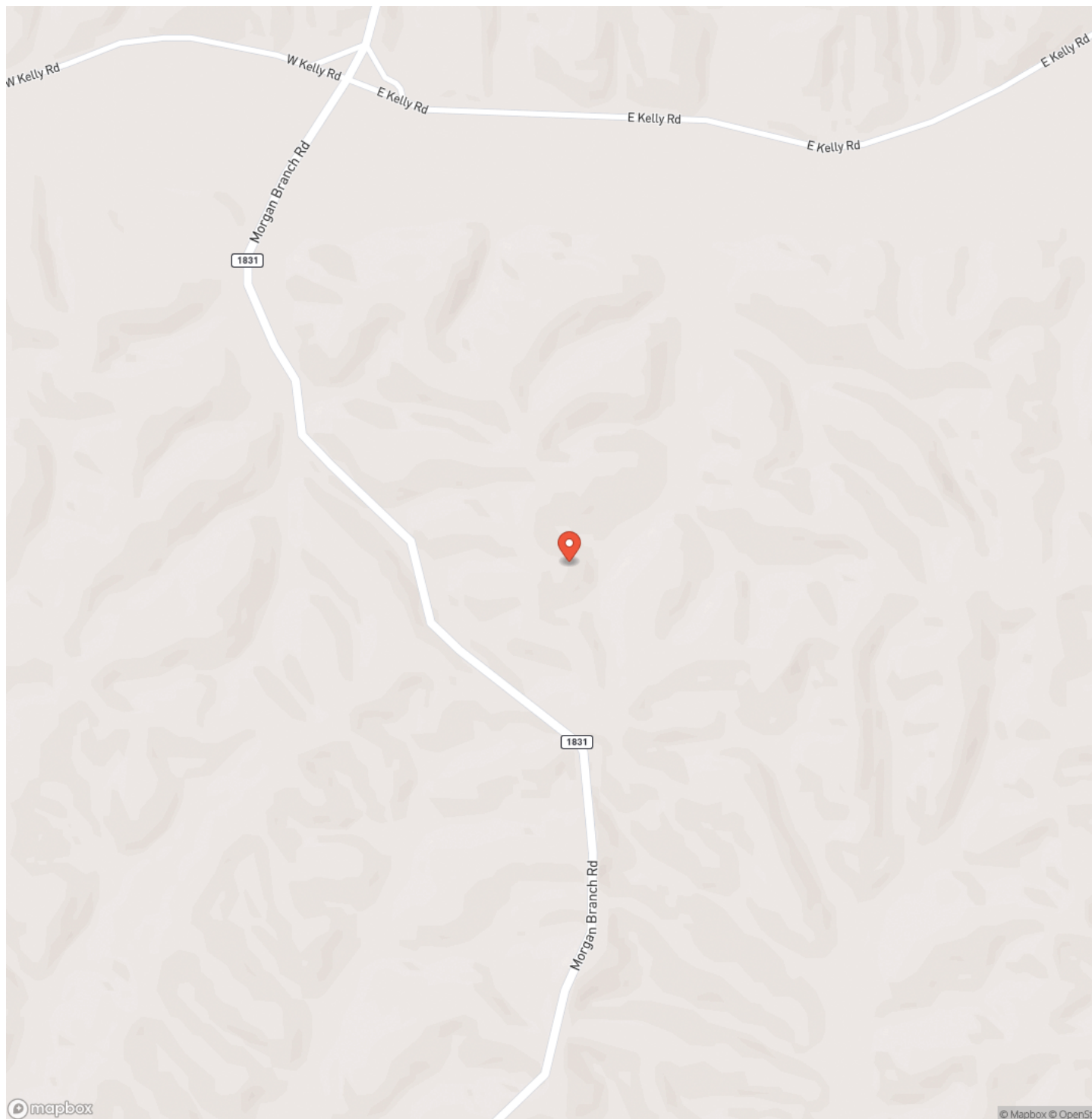
PROPERTY DESCRIPTION

Spread out over an impressive 1368 acres, this property has it all! From the long frontage on Morgan Branch Road, to the pastured meandering ridges, ideal for wildlife food plots or gardens. Not to mention the multiple live water spring branches, and the miles of trails perfect for off-roading, hiking and horseback riding. . Whether you're looking for an investment opportunity, a hunting club, a family compound, or just a beautiful place to spend time, this property is the perfect solution. Seller to select cut timber to 14 inches

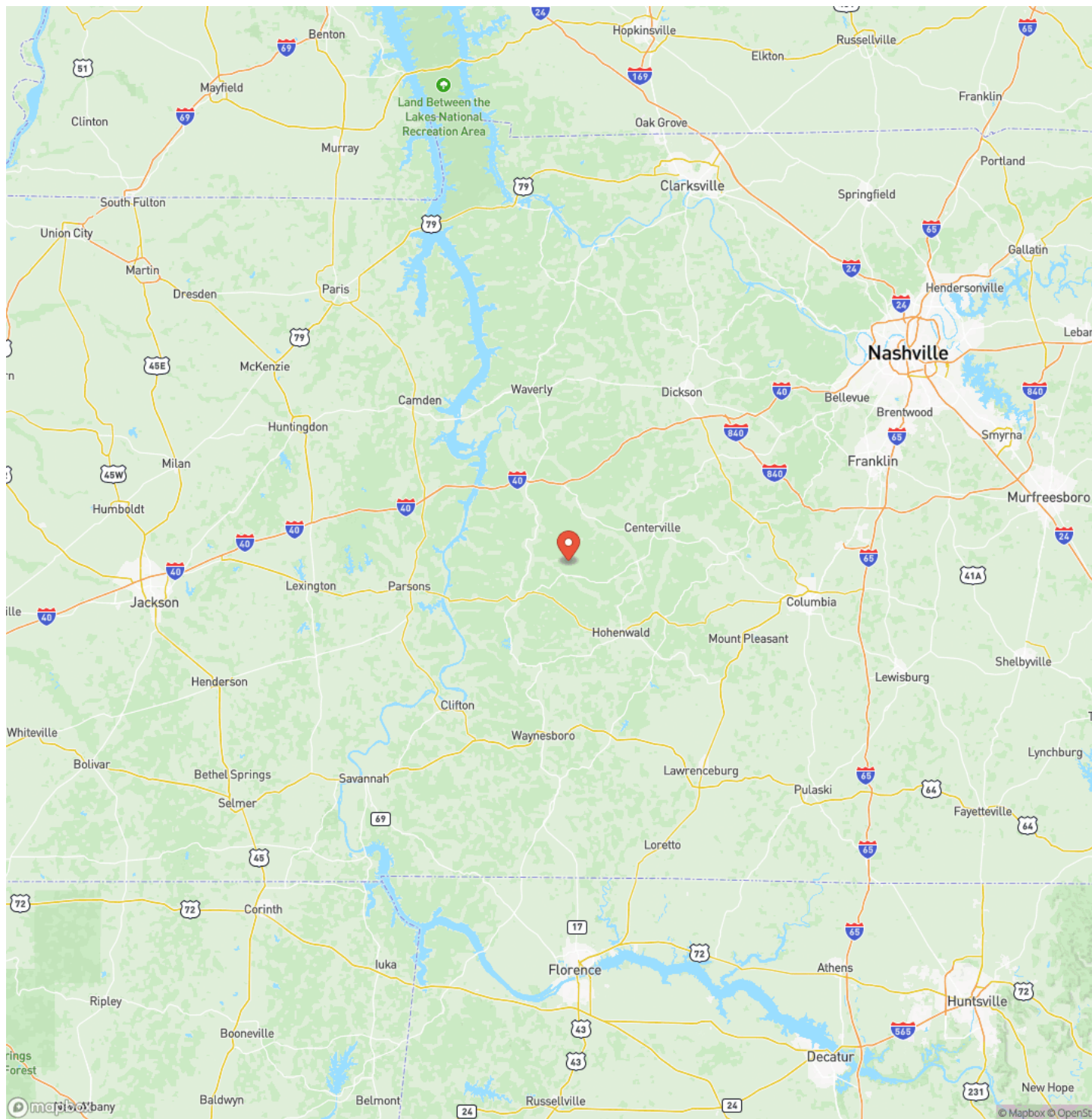
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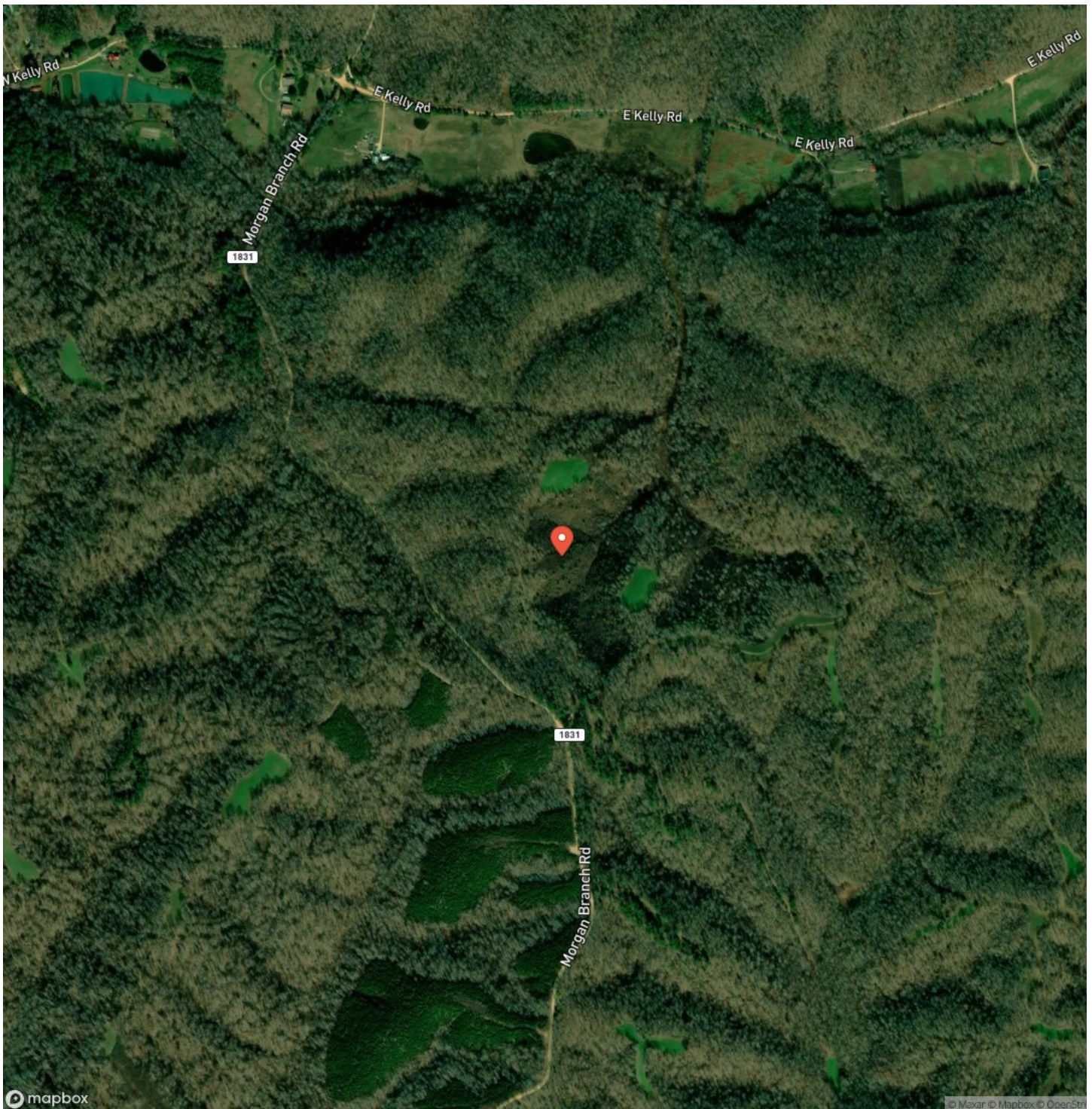
Locator Map



Locator Map



Satellite Map



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Pleasantville, TN / Hickman County

LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES

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This image shows a single sheet of white paper with horizontal blue 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, 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 relation 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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