

13 Acres on Mill Creek
5462 Old Mill Creek
Nunnely, TN 37137

\$775,000
11.670± Acres
Hickman County



13 Acres on Mill Creek
Nunnelly, TN / Hickman County

SUMMARY

Address

5462 Old Mill Creek

City, State Zip

Nunnelly, TN 37137

County

Hickman County

Type

Recreational Land, Single Family, Residential Property, Business Opportunity

Latitude / Longitude

35.874887 / -87.46307

Dwelling Square Feet

2236

Bedrooms / Bathrooms

3 / 1.5

Acreage

11.670

Price

\$775,000

Property Website

<https://mcewengroup.com/property/13-acres-on-mill-creek-hickman-tennessee/90751/>



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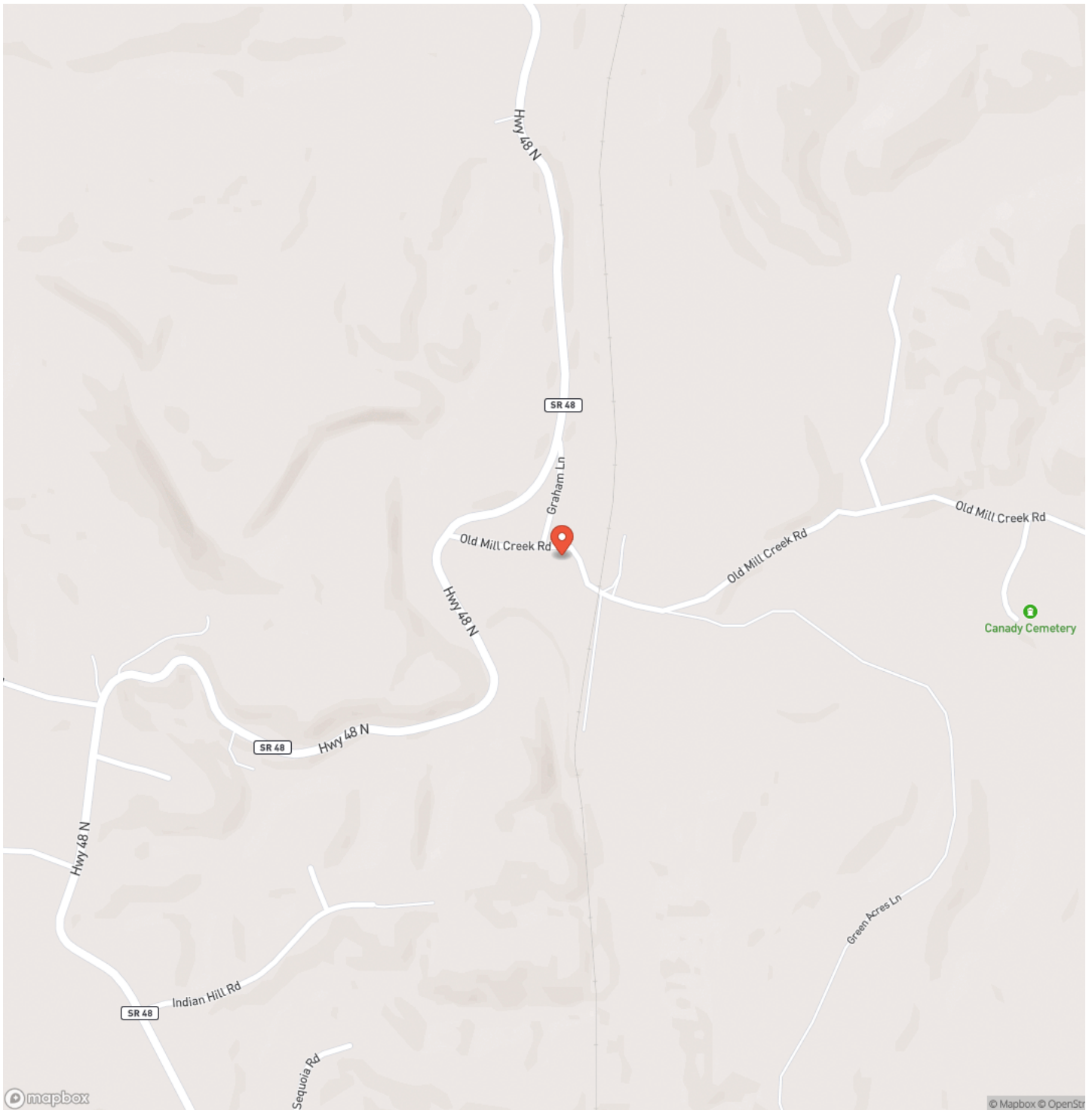
PROPERTY DESCRIPTION

Discover your dream escape at this enchanting 13-acre farm, boasting over 900 feet of pristine Mill Creek frontage. Stocked annually with rainbow trout by the Tennessee Wildlife Resources Agency, this property is a haven for fishing enthusiasts and nature lovers alike. The fertile 4+ acres of pastureland provide ample space for livestock, gardening, or realizing your homestead dreams. Step inside the inviting 1964-square-foot farmhouse, a timeless treasure built in the late 1800s. With its two upstairs bedrooms and half bath, plus a main-floor bedroom for convenience, this home combines charm with functionality. The open-concept living area, complete with a cozy wood-burning fireplace, creates a warm ambiance that's perfect for gatherings. The kitchen and dining spaces flow effortlessly, making entertaining a delight. A unique studio on the enclosed back porch offers the ideal setting for a home business or creative pursuits, while the practical storage shed and raised flower beds cater to your gardening ambitions. Enjoy the bounty of fruit-bearing trees, including apple, pear, peach, cherry, and muscadine, enhancing the property's natural beauty. This picturesque property is not just a home; it's a lifestyle waiting to be embraced. Whether you envision peaceful mornings by the creek or vibrant evenings with friends and family, this farm offers it all. Don't miss your chance to own this slice of paradise! Call today to schedule your private tour and make this charming farm your own!

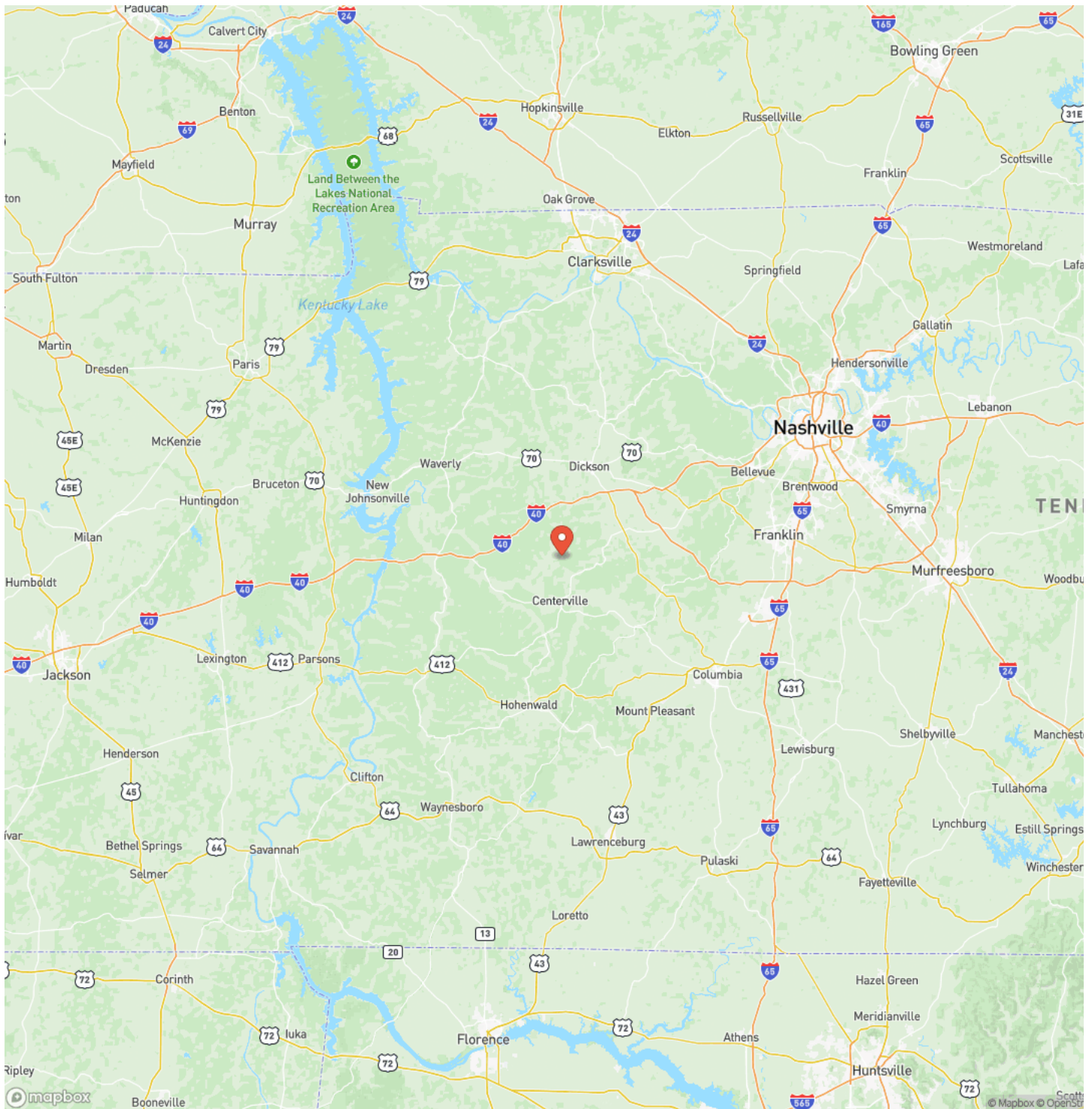
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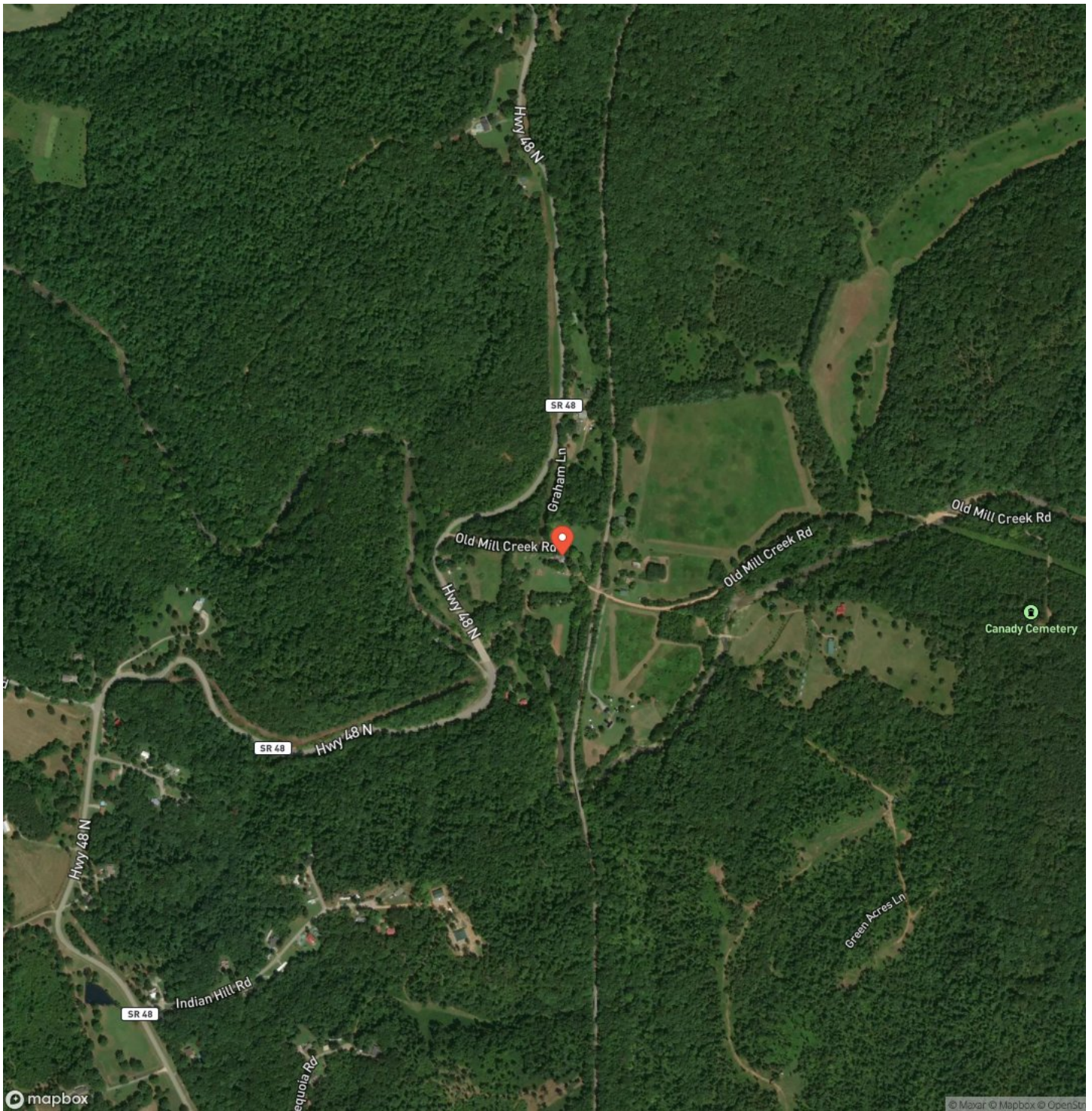
Locator Map



Locator Map



Satellite Map



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13 Acres on Mill Creek Nunnely, TN / Hickman 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

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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.

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

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