

29 Acres in Humphreys County
13060 Bakerville Road
Waverly, TN 37185

\$1,595,000
28.840± Acres
Humphreys County



29 Acres in Humphreys County
Waverly, TN / Humphreys County

SUMMARY

Address

13060 Bakerville Road

City, State Zip

Waverly, TN 37185

County

Humphreys County

Type

Farms, Hunting Land, Recreational Land, Residential Property,
Single Family, Lot

Latitude / Longitude

35.942454 / -87.874193

Taxes (Annually)

1984

Dwelling Square Feet

2708

Bedrooms / Bathrooms

3 / 2

Acreage

28.840

Price

\$1,595,000

Property Website

<https://mcewen.realstackweb.com/detail/29-acres-in-humphreys-county-humphreys-tennessee/46681>



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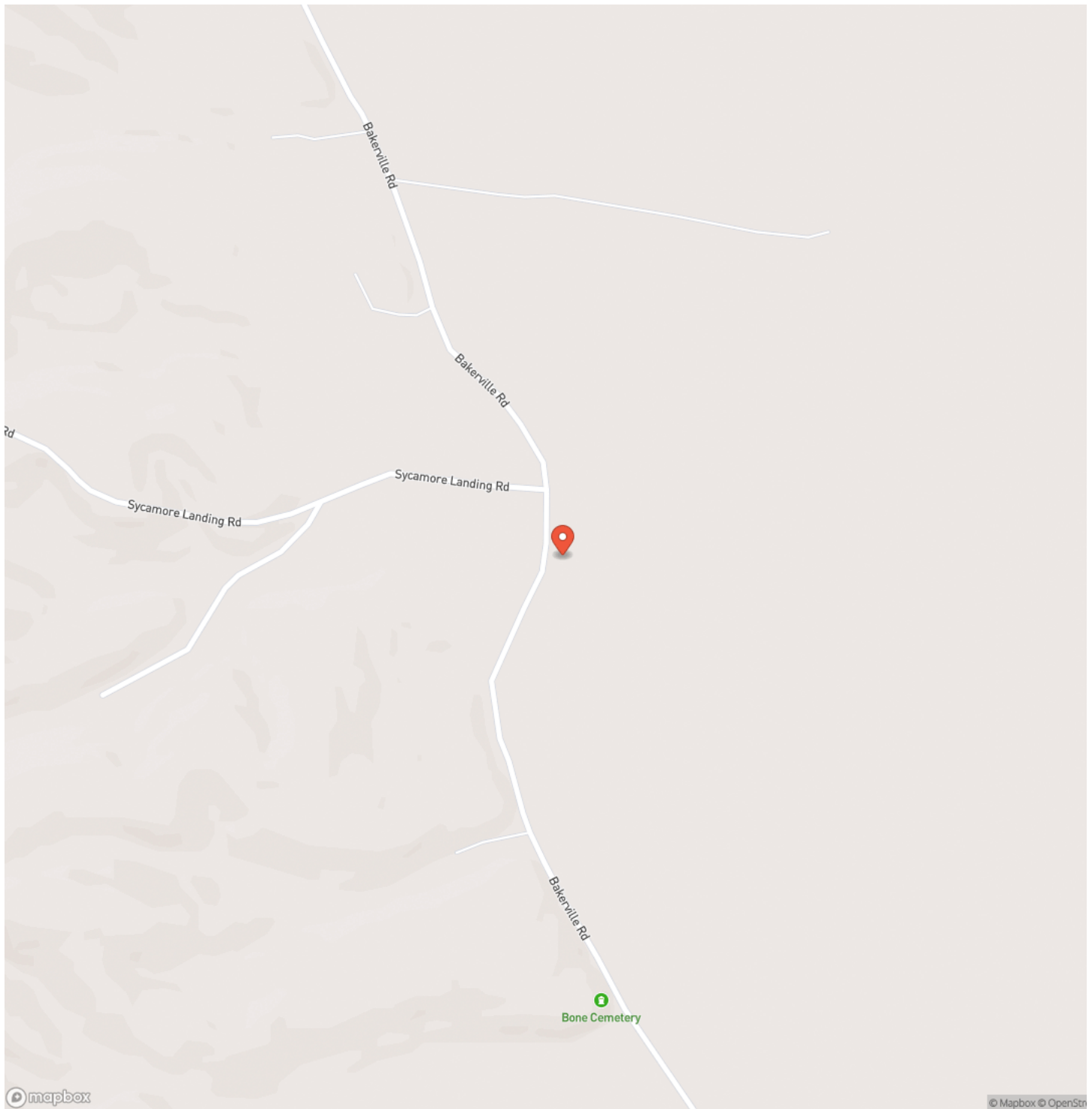
PROPERTY DESCRIPTION

A unique, custom-built home by Grove Park Construction sits amidst Middle TN's breathtaking recreational landscape. Don't miss the opportunity to own your private duck hole, located a short distance from Nashville. This furnished property is move-in ready, offering a gated sanctuary equipped with an array of luxurious amenities. Every detail has been meticulously considered, from automatic window shades, two wood-burning fireplaces, a dog-washing station, installed SONOS speakers throughout the home, water filtration, and an efficient irrigation system. Additionally, this property boasts a barn for gear storage, an on-site pond, a limestone fire-pit on the porch, and a fire-pit island in the pond. Discover unparalleled fishing and water activities at your doorstep with access to Kentucky Lake, the Buffalo River, Hurricane Creek, Tumbling Creek, and the Duck River—all within close proximity. Located in the Cherry Bottoms, this property is an absolute must-see and rare find.

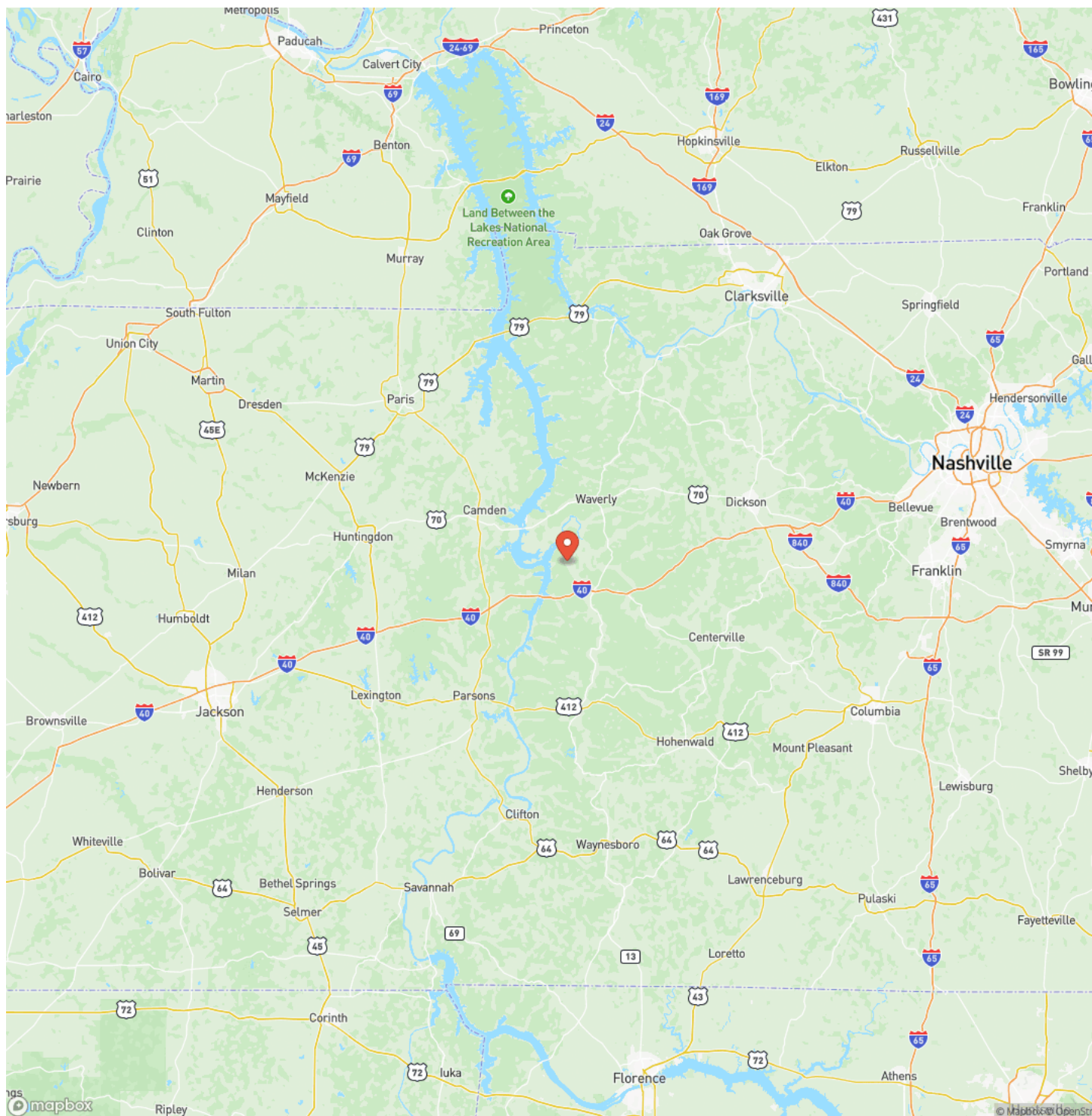
**29 Acres in Humphreys County
Waverly, TN / Humphreys County**



Locator Map



Locator Map



Satellite Map



29 Acres in Humphreys County
Waverly, TN / Humphreys County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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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

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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