

**380 Acres on Morgan Creek Road**  
**6722 Morgan Creek Road**  
**Centerville, TN 37033**

**\$2,950,000**  
**380 +/- acres**  
**Hickman County**





## 380 Acres on Morgan Creek Road Centerville, TN / Hickman County

### **SUMMARY**

**Address**

6722 Morgan Creek Road

**City, State Zip**

Centerville, TN 37033

**County**

Hickman County

**Type**

Farms, Recreational Land, Single Family

**Latitude / Longitude**

35.806942 / -87.391001

**Dwelling Square Feet**

2260

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

380

**Price**

\$2,950,000

**Property Website**

<https://mcewengroup.com/detail/380-acres-on-morgan-creek-road-hickman-tennessee/25572>



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### **PROPERTY DESCRIPTION**

This 380 acres involves a 2,260sq' brick home with 3 bedrooms and 2.5 bathrooms, located just over an hour from downtown Nashville. It's situated on a grassy knob at the middle of the property at the end of a 1,000 yard private driveway.

The property comprises a long and slender cove measuring roughly 1.8 miles in length and averaging .4 miles in width. A year-round creek passes through the entire length of the property, entering from a deep undeveloped forestland at the northern end and running nearly 2 miles to the mouth of the cove on the southern end where it soon empties into Duck River.

This valley affords exclusive privacy to the owners and everything you see from the main residence belongs to the property. The home has a great view of this intimate valley, looking over a sequence of small level fields extending back toward the entrance. It's quite a park-like scene with the creek meandering through these opens spaces, past a nice horse barn with a couple small fenced pastures. Accompanying buildings include a 1,100sq', 2 bedroom guest house and an equipment barn.

The entire property folds in-between ridges with an excellent distribution of mature/mixed forest covering the majority, with roughly 35 acres of combined open ground found in places along the valley bottom and the sides or tops of ridge spurs. The further you go up the creek valley, any fields tend to be more mixed and edgy, with some intentionally left to grow into thickets for wildlife cover.

Throughout the length of the cove you will encounter several named hollows that press into the side of the surrounding ridge lines, leaving nearly a dozen individual ridge spurs that protrude into the valley. The boundary lines extend up the sides of each ridge spur and take-in large portions of the tops as well. This property shows one textbook example after another what perfect terrain combinations look like for turkey and whitetail deer. It's also nice to have the open space available to play around with in the future.

Joining Dry Creek on it's 2 mile run through the property is a short branch originating from one of the hollows. It appears at the base of a limestone embankment as a blowing spring that appears from two small cave openings, sending a decent volume of high-quality water into the main stem of the valley.

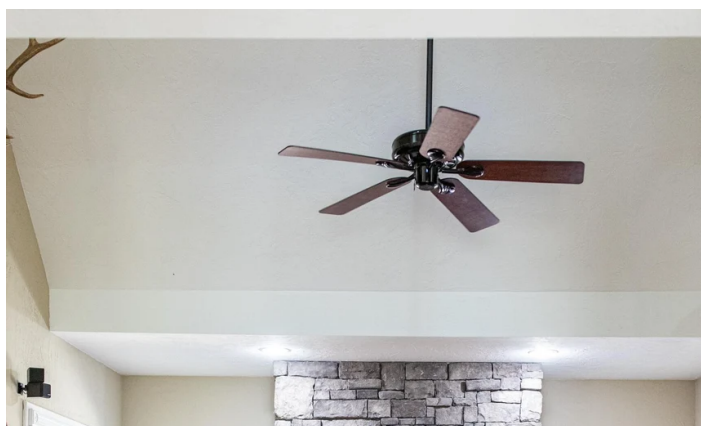
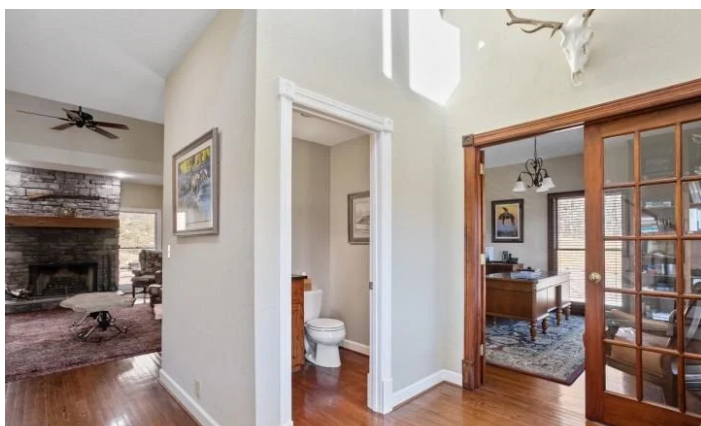
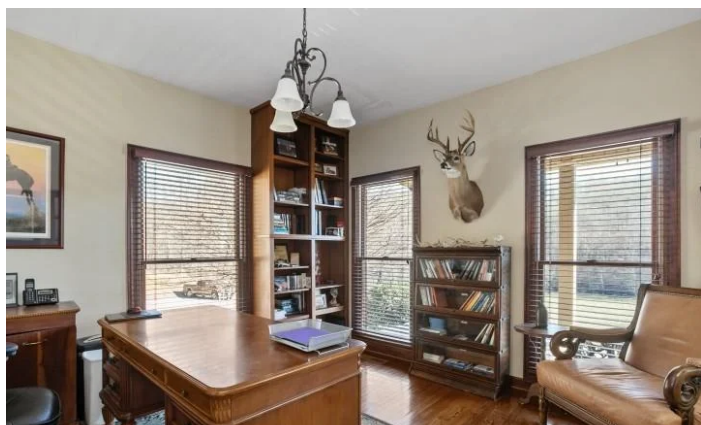
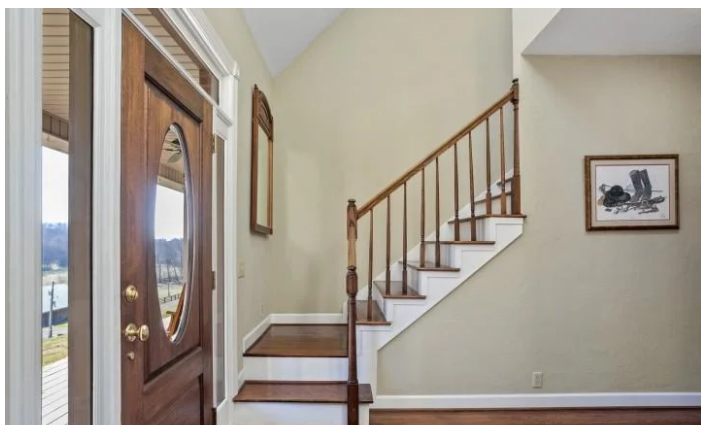
Living on this property would mean being cradled by a beautiful landscape that sticks close to you at all times. With your home right in the middle of the property, taking a trip to your favorite hunting spot is instantaneous. It has numerous trails to ride or walk for enjoyment in complete isolation, and the time commitment on landscape maintenance isn't nearly as big as you would find on other properties of it's size near major river valleys.

Even in a rural county, you don't have to go too far outside the boundaries of this property to find state highways and settlements, so it's always amazing to find homes in truly private settings. Within an hour of Nashville, this will continue to become more rare.



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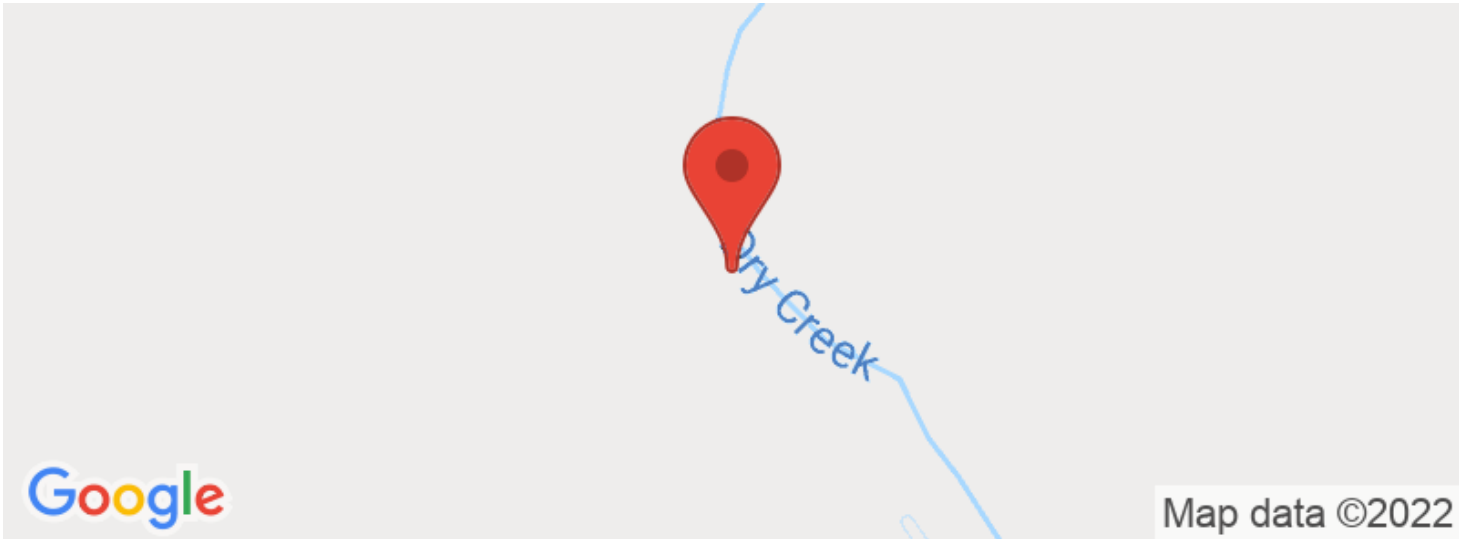
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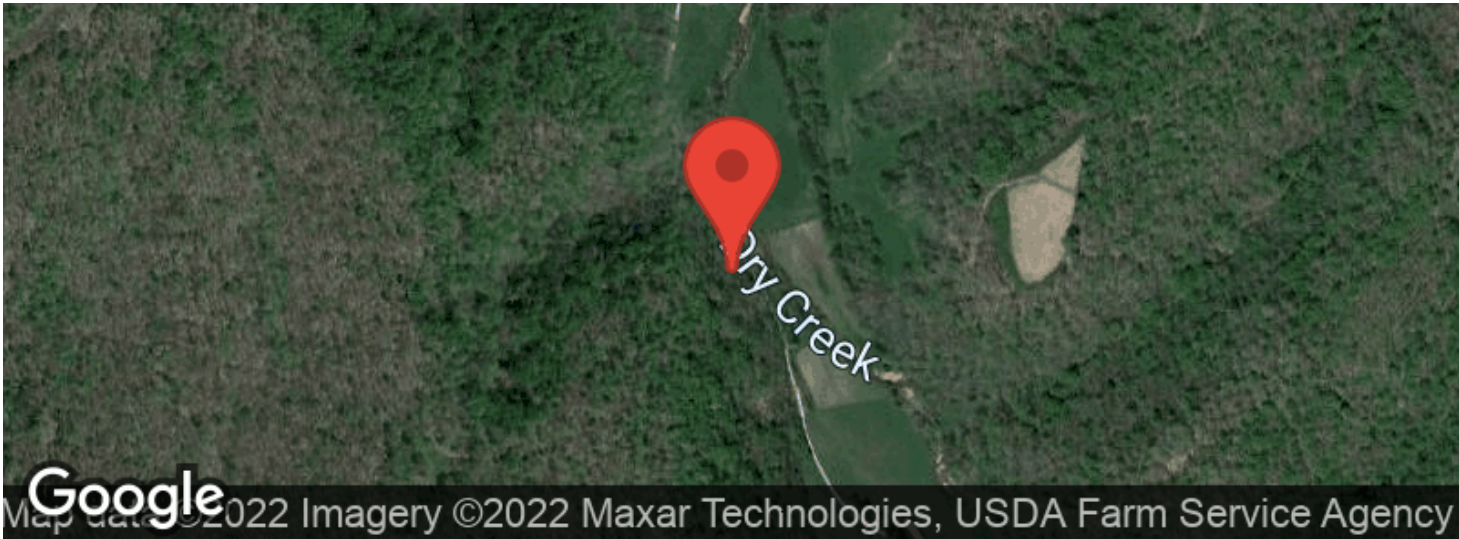
# Locator Maps





380 Acres on Morgan Creek Road  
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# Aerial Maps



380 Acres on Morgan Creek Road  
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LISTING REPRESENTATIVE

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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**

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