

51 acres in Williamsport  
3485 Water Valley Rd  
Williamsport, TN 38487

**\$2,395,000**  
51± Acres  
Maury County





**51 acres in Williamsport**  
**Williamsport, TN / Maury County**

**SUMMARY**

**Address**

3485 Water Valley Rd

**City, State Zip**

Williamsport, TN 38487

**County**

Maury County

**Type**

Farms, Recreational Land, Residential Property, Single Family

**Latitude / Longitude**

35.737775 / -87.182531

**Dwelling Square Feet**

2700

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

51

**Price**

\$2,395,000

**Property Website**

<https://mcewengroup.com/property/51-acres-in-williamsport-maury-tennessee/70364/>



## 51 acres in Williamsport Williamsport, TN / Maury County

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### **PROPERTY DESCRIPTION**

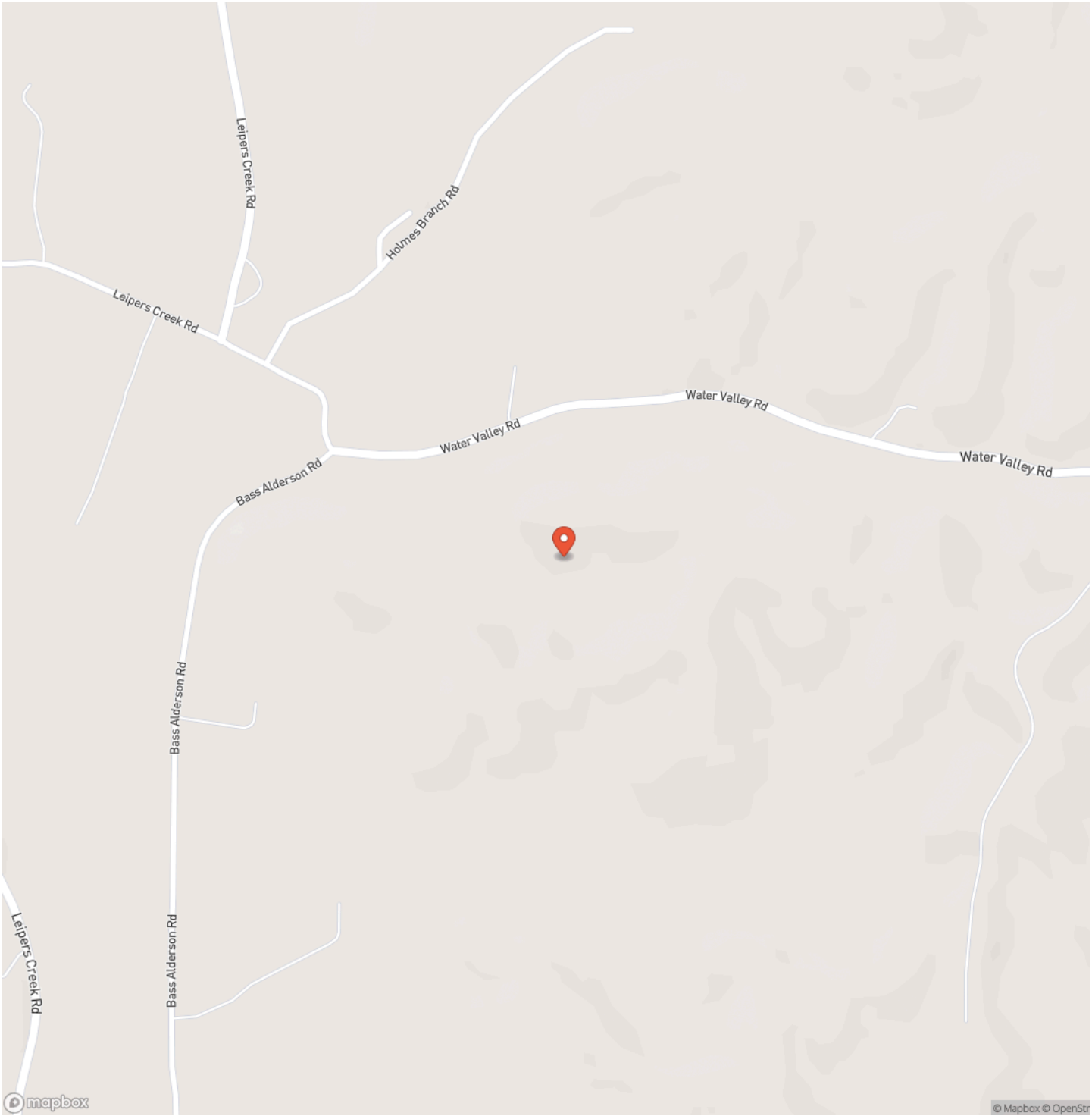
Discover rustic luxury on 51 acres in the heart of the Water Valley Community of Santa Fe. This 2,700 sq ft mountain-inspired home is a true retreat, featuring antique interior trim from Louisiana and reclaimed floors from New Orleans. The open floor plan makes entertaining a breeze, and the carefully considered details make everyday living more enjoyable. The house has a well thought out floor plan, high-end finishes, and a warm and welcoming feel. But the star of this property is the view! Take in the stunning views of the valley from the spacious 1,000+ sq ft of covered porch which is enhanced by a two-way fireplace connecting it to the living room. The property is home to abundant wildlife, established food plots, and a historic cistern that once supplied water to the valley. Also on the property is a 30x40 enclosed shop, or 50x62 with side sheds and is equipped with electricity, as is the 20x25 built-in metal dog kennel with a concrete pad and three split bays. Water is conveniently located at an outdoor faucet near the kennel. Raised garden beds are ready to grow whatever you desire. A secondary wooden barn, a peaceful creek, pond, and acres of natural beauty make this property ideal for anyone seeking privacy, charm, history, luxury and practicality. The house at the end of the driveway is also owned by the property owners and could be negotiated for a family looking for a home, a place for a mother in law home/multi generation property, etc. It is currently being completely renovated.



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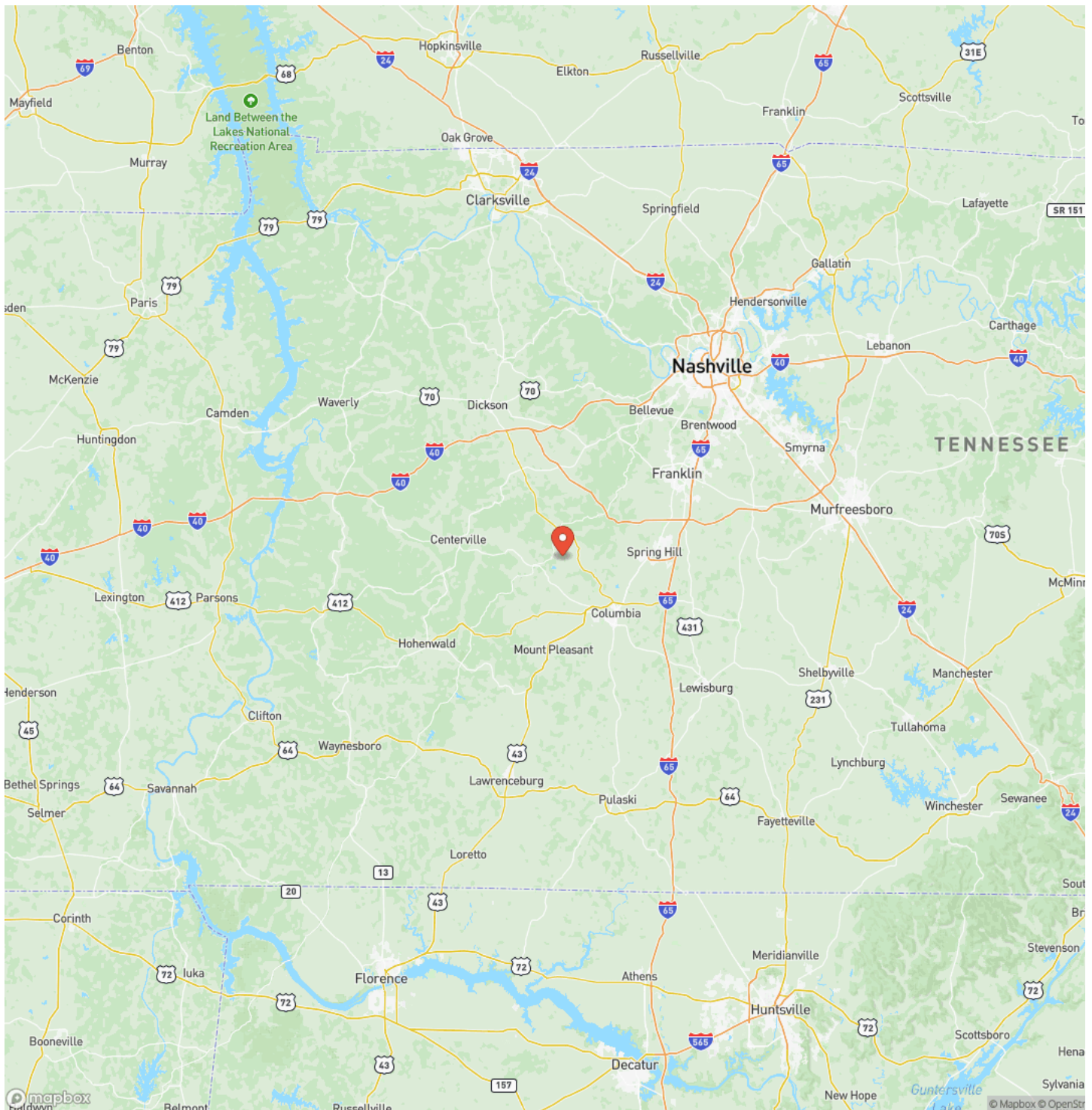


# Locator Map





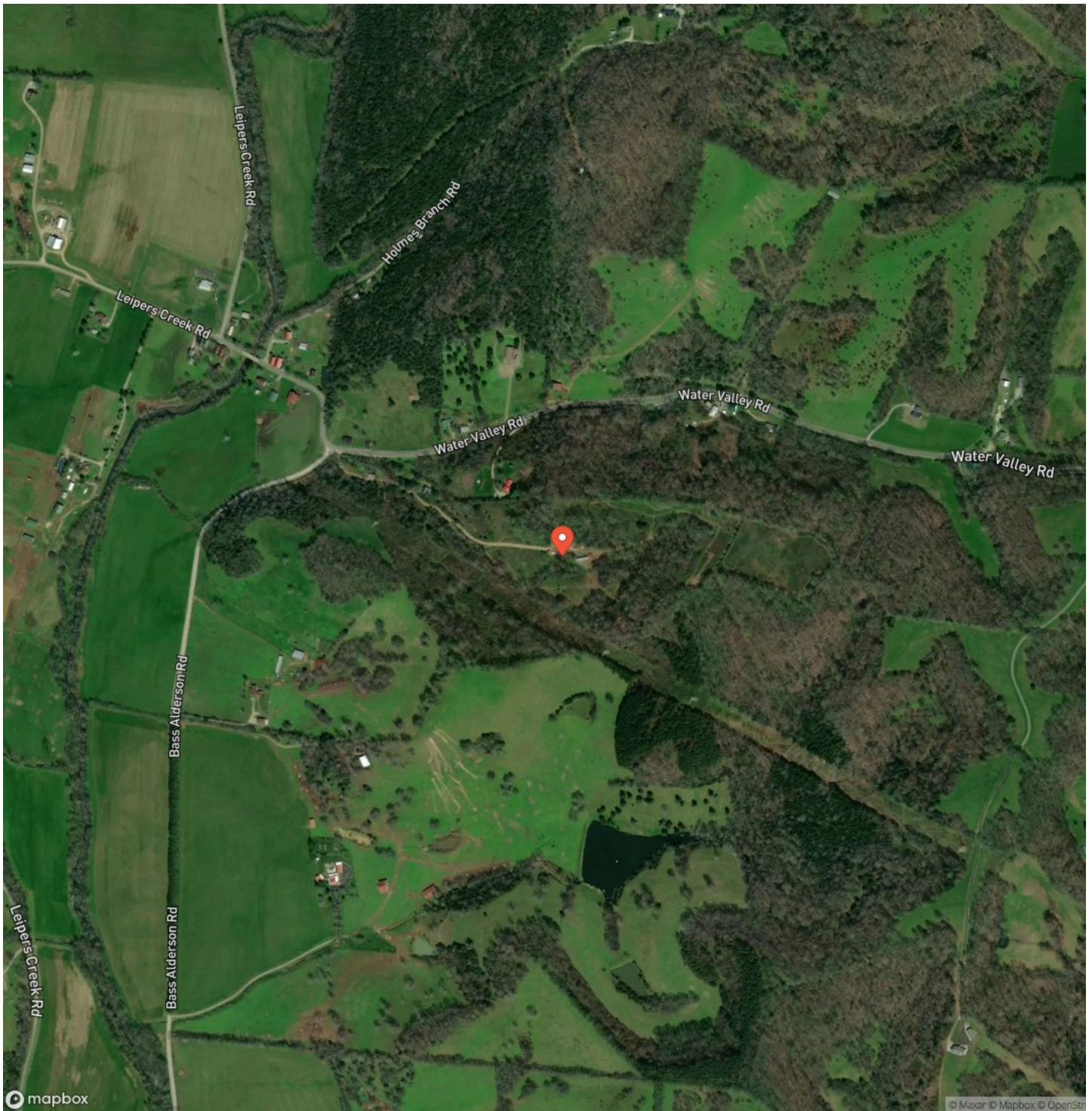
## Locator Map





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## Satellite Map



**MC EWEN GROUP**

FARMS | RECREATIONAL PROPERTIES | ESTATES

**MORE INFO ONLINE:**

[www.mcewengroup.com](http://www.mcewengroup.com)

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**Williamsport, TN / Maury County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Anna Ballou

## Mobile

(931) 626-5322

## Office

(931) 381-1808

## Email

anna@mcewengroup.com

**Address**

## 17A Public Square

## City / State / Zip

Columbia, TN 38401

## NOTES

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.



## 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.



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**McEwen Group, LLC**  
17A Public Sq  
Columbia, TN 38401  
(931) 381-1808  
[www.mcewengroup.com](http://www.mcewengroup.com)

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