

203 Acres in Lynnville
16700 Campbellsville Road
Lynnville, TN 38472

\$2,900,000
203.040± Acres
Giles County



203 Acres in Lynnville
Lynnville, TN / Giles County

SUMMARY

Address

16700 Campbellsville Road

City, State Zip

Lynnville, TN 38472

County

Giles County

Type

Farms, Horse Property, Business Opportunity, Hunting Land,
Recreational Land, Residential Property, Single Family

Latitude / Longitude

35.415974 / -87.152456

Dwelling Square Feet

2897

Bedrooms / Bathrooms

4 / 3.5

Acreage

203.040

Price

\$2,900,000

Property Website

<https://mcewengroup.com/property/203-acres-in-lynnville-giles-tennessee/81077/>



MC EWEN GROUP

FARMS | RECREATIONAL PROPERTIES | ESTATES

203 Acres in Lynnville Lynnville, TN / Giles County

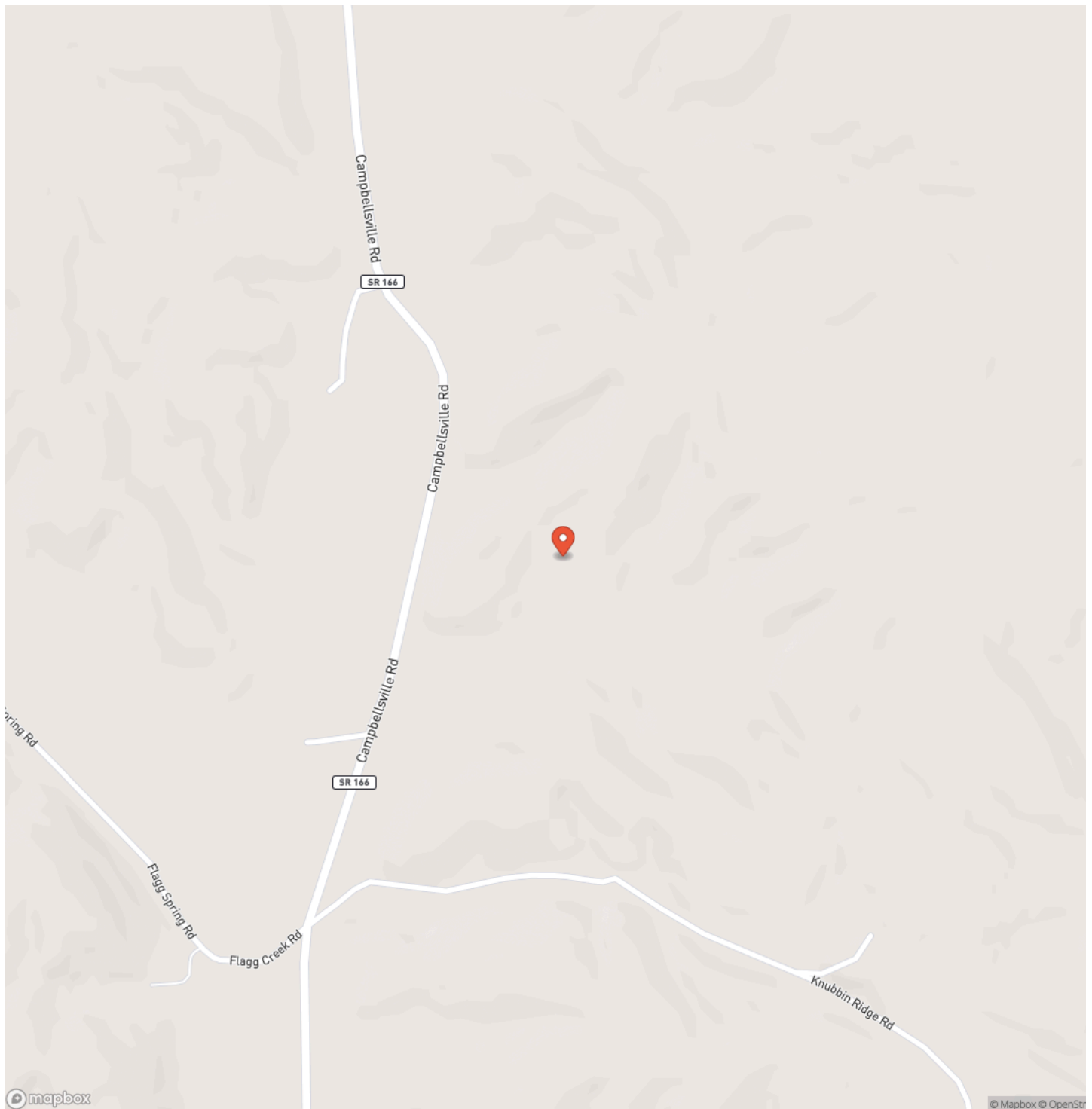
PROPERTY DESCRIPTION

Double GG Ranch is a remarkable 203 acre property nestled in the scenic hills of beautiful Lynnville, Tennessee. Rarely are farms created and maintained to the level of the GG ranch. Enter through the GG gates, follow a long paved driveway to the main residence that is positioned overlooking a beautiful valley with water views of the primary lake and surrounding landscapes. Keep following the driveway and you arrive at a 3,600 square foot Morton built shop building with equally beautiful views, shop has attached flex space office, covered sitting area. Past the Morton shop is an additional 3 bay storage building that is big enough to store RV,s/Dozer,s/Boats. The property itself is a perfect blend of open space pastures with wooded hiking and hunting ground. Established and maintained trail network. Park like ridge top fields and surrounding grounds. The GG is a special farm.

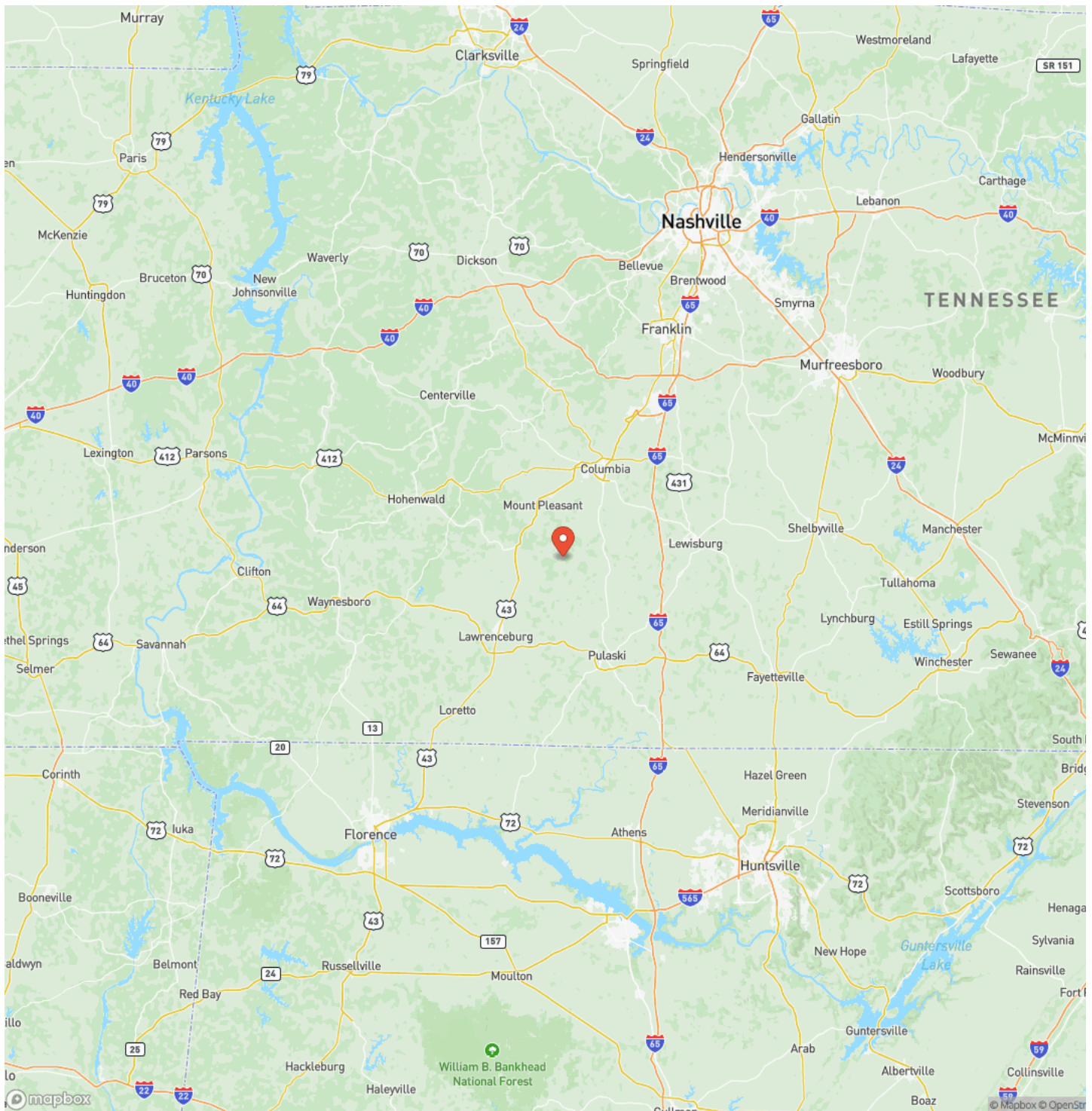
203 Acres in Lynnville
Lynnville, TN / Giles County



Locator Map



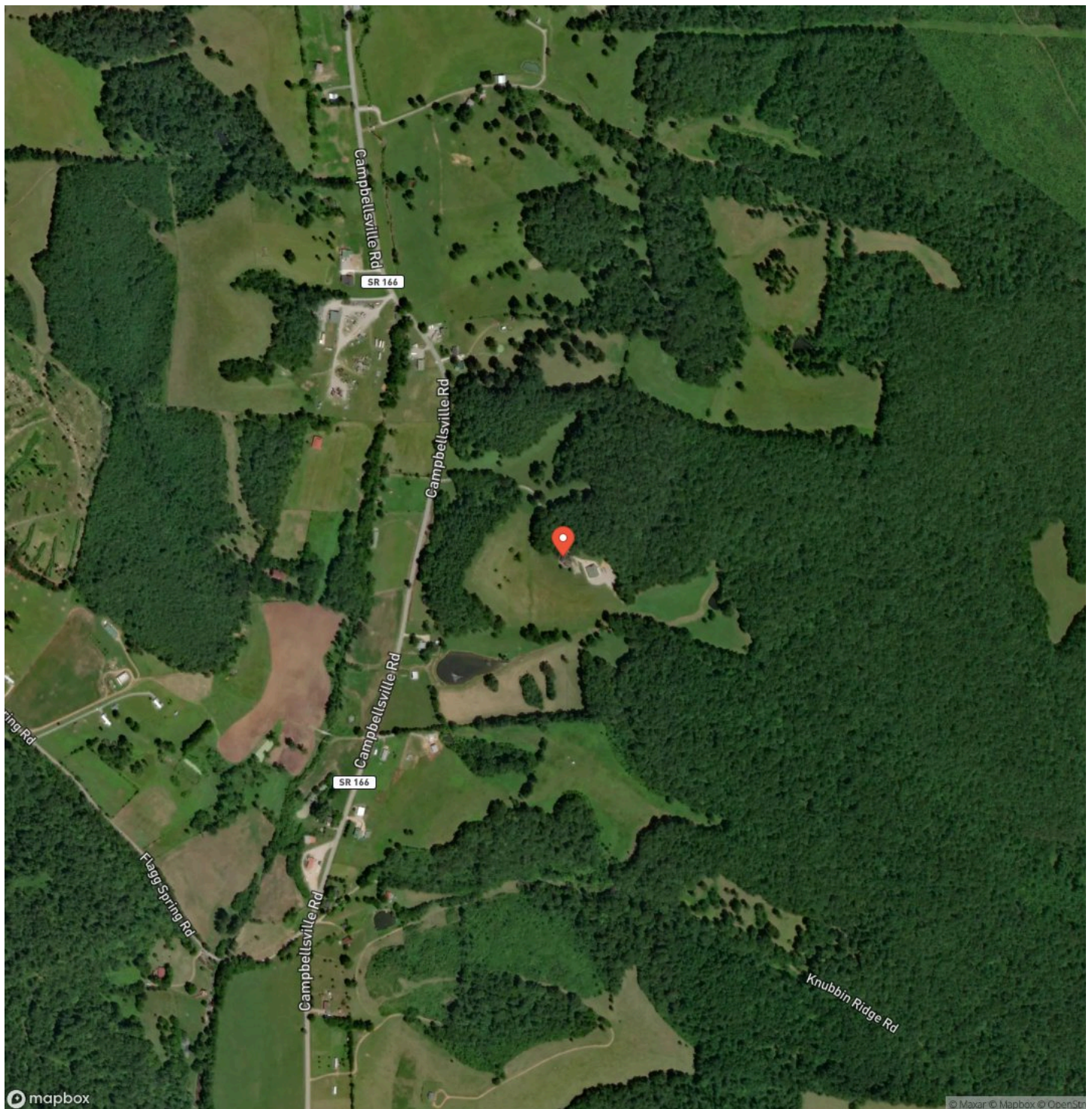
Locator Map



MC EWEN GROUP

FARMS | RECREATIONAL PROPERTIES | ESTATES

Satellite Map



203 Acres in Lynnville
Lynnville, TN / Giles County

LISTING REPRESENTATIVE

For more information contact:



Representative

Peyton Snodgrass

Mobile

(615) 512-0614

Office

(931) 381-1808

Email

peyton@mcewengroup.com

Address

7013 Country Club Dr.

City / State / Zip

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.

[illegible]

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
