

**285+ - ACRES GATED HARDWOOD, PINE&WILDLIFE  
RETREAT**  
450 HOWELL RD  
Hornsby, TN 38044

**\$926,250**  
285± Acres  
Hardeman County



**285+ - ACRES GATED HARDWOOD, PINE&WILDLIFE RETREAT**  
**Hornsby, TN / Hardeman County**

**SUMMARY**

**Address**

450 HOWELL RD

**City, State Zip**

Hornsby, TN 38044

**County**

Hardeman County

**Type**

Hunting Land, Farms, Ranches, Recreational Land, Timberland

**Latitude / Longitude**

35.2613 / -88.787083

**Acreage**

285

**Price**

\$926,250

**Property Website**

<https://www.mossoakproperties.com/property/285-acres-gated-hardwood-pine-wildlife-retreat-hardeman-tennessee/108436/>



## **285+ - ACRES GATED HARDWOOD, PINE&WILDLIFE RETREAT**

### **Hornsby, TN / Hardeman County**

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#### **PROPERTY DESCRIPTION**

Escape to a private sanctuary encompassing over 285 acres, a truly remarkable hardwood, pine, and wildlife retreat nestled in the NE EDGE of Hardeman County, Tennessee. This expansive property offers a rare blend of natural beauty, recreational opportunities, and productive timberland, making it an ideal canvas for your vision, whether it's a secluded estate, a thriving homestead venture, or an unparalleled hunting paradise.

#### **Location**

Situated in Hornsby, Tennessee, this property enjoys the tranquility of rural living while remaining accessible. Hardeman County offers a charming community atmosphere, providing a perfect balance of peaceful seclusion and convenient connection to local amenities and regional attractions.

#### **Land and terrain**

The vast acreage boasts a diverse landscape, characterized by a harmonious mix of mature hardwoods and stately pine timber. The terrain invites exploration, offering varied elevations and natural contours that contribute to its scenic beauty and ecological richness. Buyers will appreciate the freedom to shape and utilize this dynamic land to suit their specific aspirations.

#### **Improvements and infrastructure**

The property is secured by a gate, ensuring privacy and controlled access. While the land currently presents a blank slate for future development, it offers an exceptional foundation for any desired improvements. Imagine crafting custom structures, developing internal road networks, or enhancing existing features to create a bespoke retreat tailored to your preferences.

#### **Wildlife and vegetation**

This retreat is a haven for diverse wildlife, including abundant small game, turkey, and whitetail deer, promising exceptional hunting and wildlife viewing experiences. The property's rich vegetation, comprising both hardwoods and pine, creates a robust ecosystem that supports this thriving fauna and offers a serene natural environment.

#### **Current and potential use**

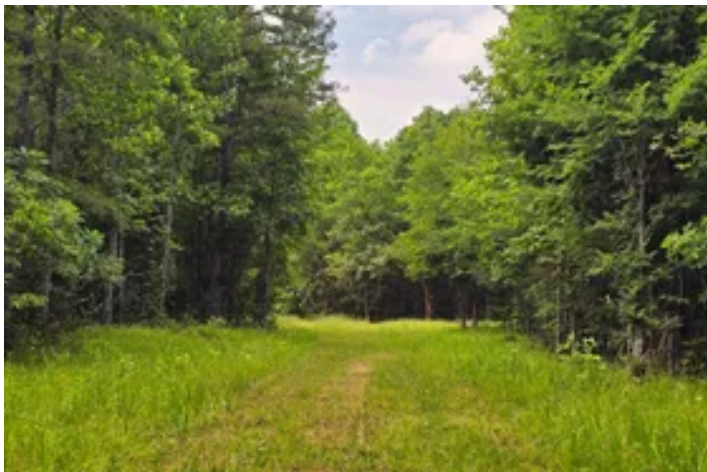
Currently utilized as a plain ole farm, hunting, recreation, timber production, and as a tree investment, the property demonstrates its inherent versatility. Its potential uses are even broader, encompassing development, grazing, investment, mixed-use projects, and a wide array of recreational pursuits. This land is a strategic investment, offering both immediate enjoyment and long-term growth potential.

#### **Access and easements**

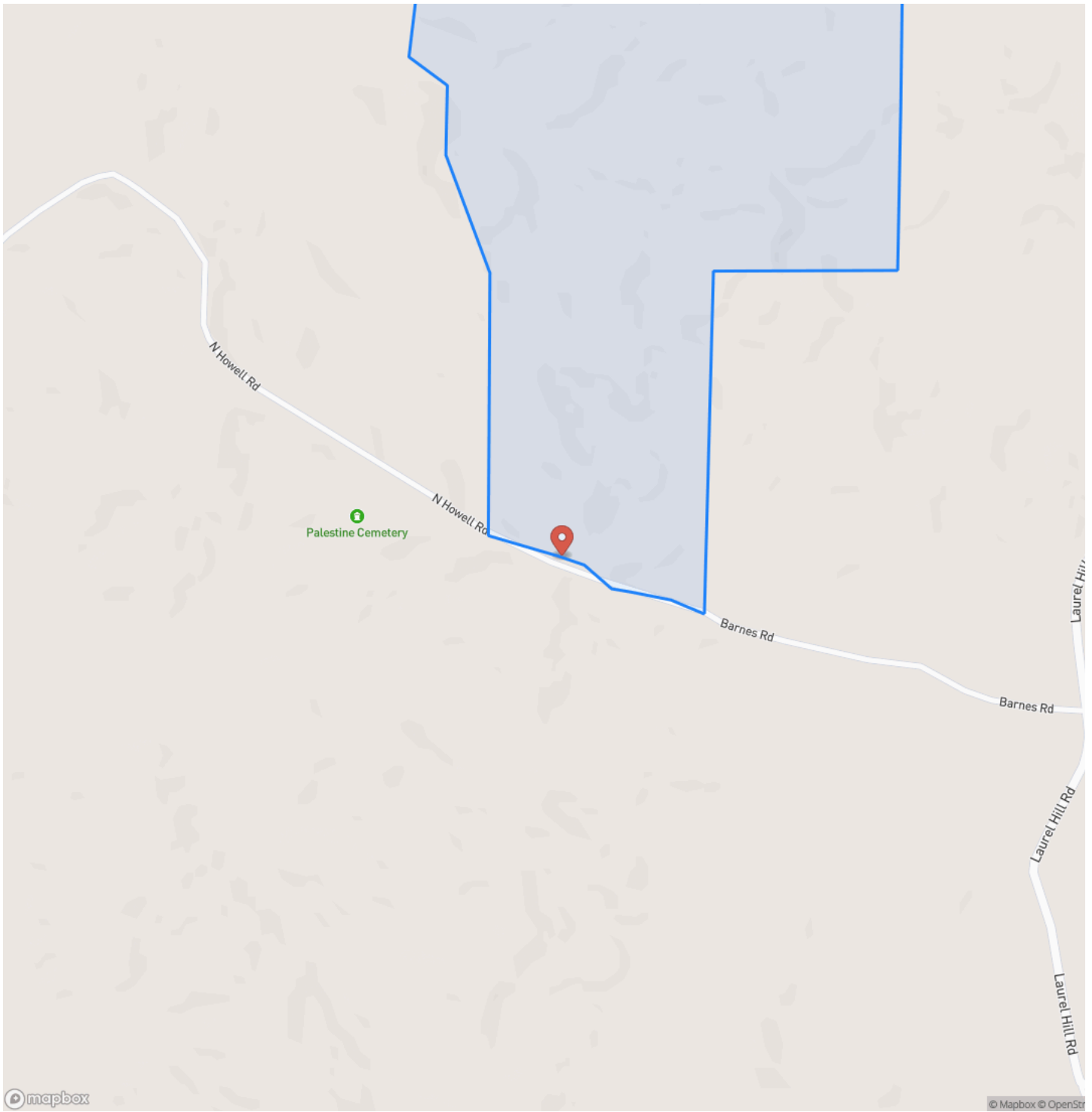
Access to the property is facilitated by a well-maintained asphalt county road, ensuring ease of entry and exit. The significant road frontage provides multiple access points. The owner will listen, should a Buyer wish to take a lesser size than the 285 acres. To look at this tract, call Brad Hawkins [731 610 2473](tel:7316102473) with Mossy Oak Properties

Contact us today to learn more or to schedule a visit.

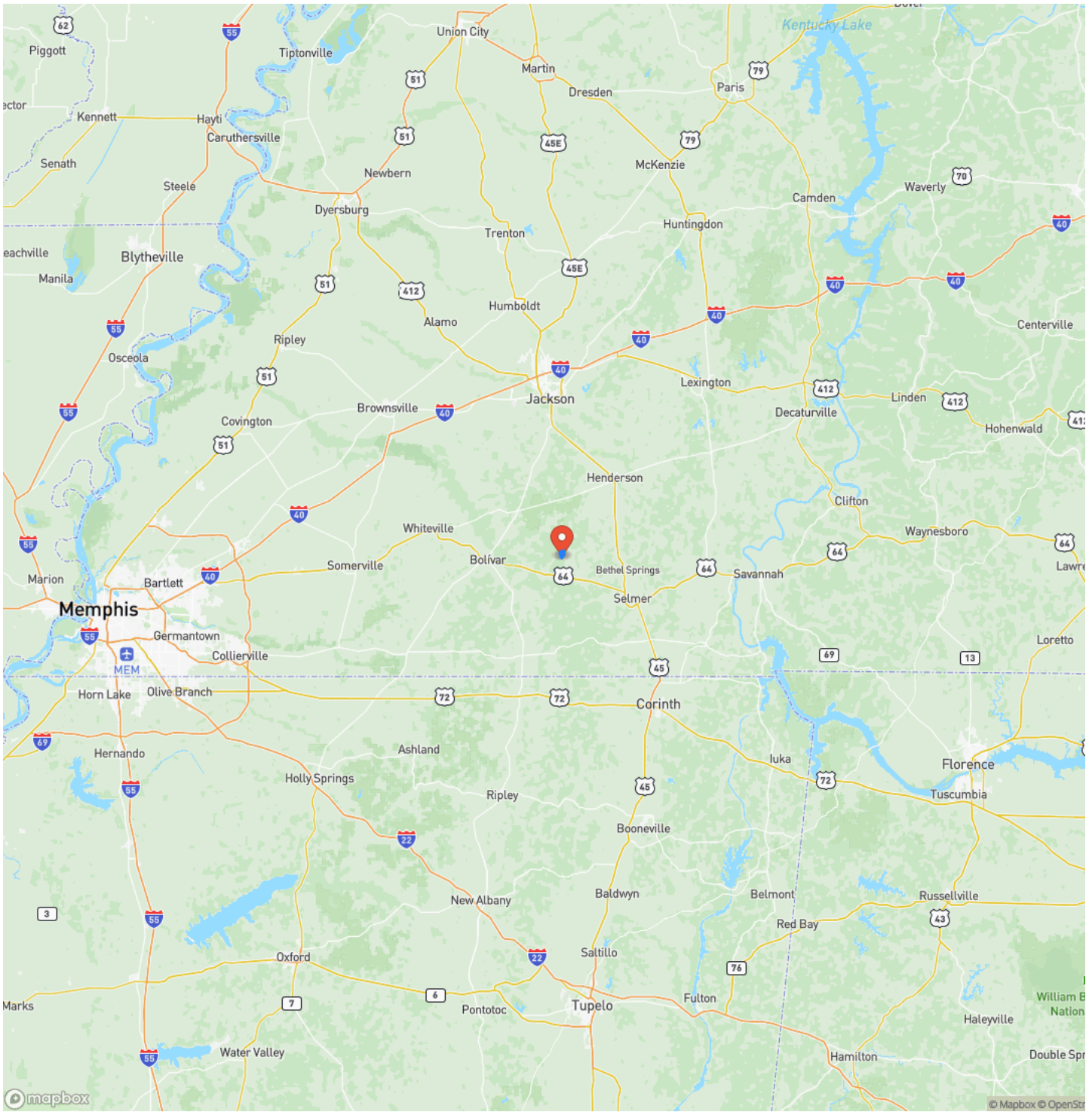
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Hornsby, TN / Hardeman County



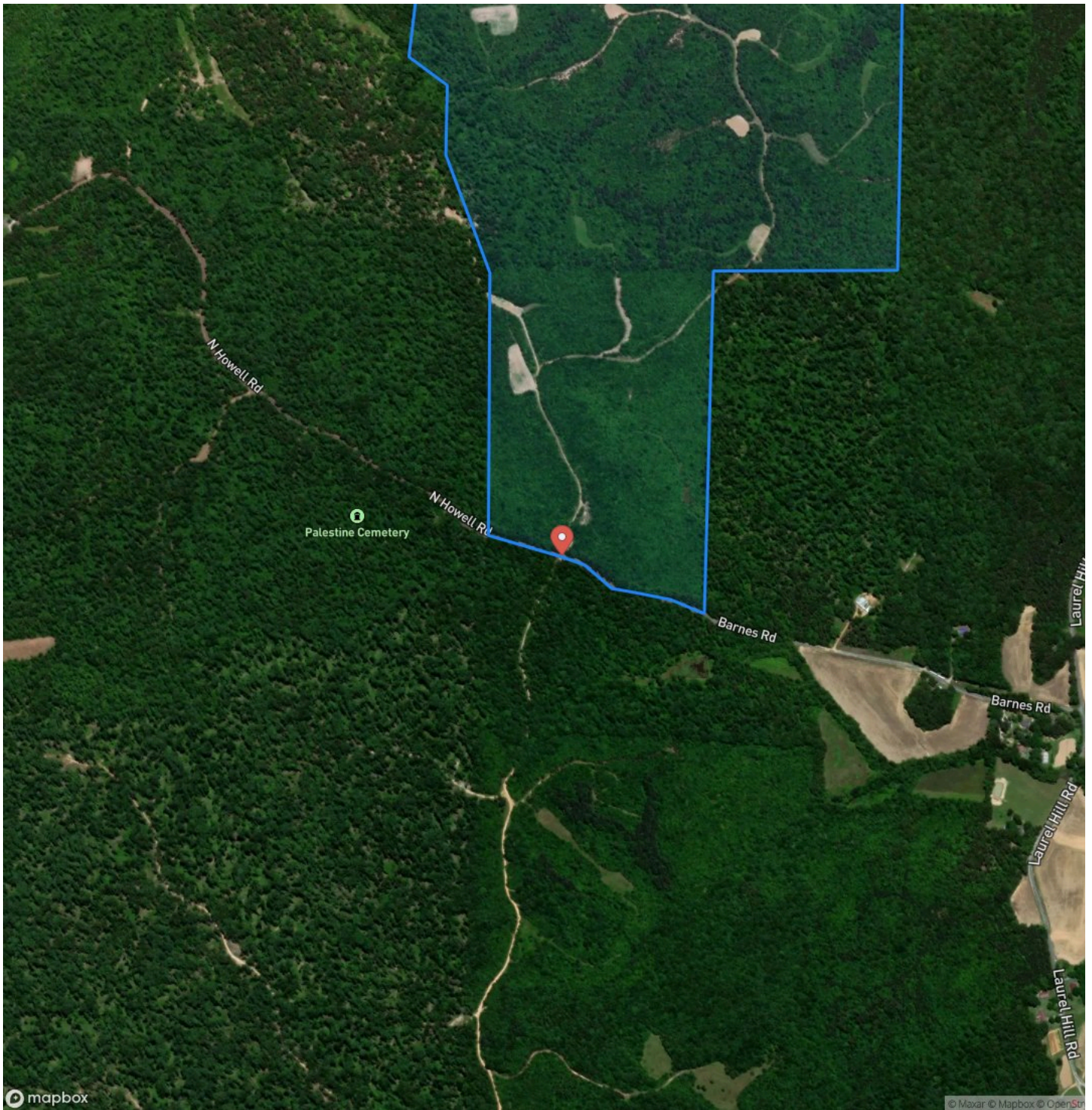
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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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**Mossy Oak Properties Dixie Land & Wildlife**

**569 Mulberry Ave.**

**Selmer, TN 38375**

**(731) 645-3800**

**<https://mossyoakproperties.com/>**

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