

**20 ACRES JOINS 1,184 ACRE WILDLIFE MANAGEMENT
AREA**
1891 Old Jacks Creek Rd
Henderson, TN 38340

\$77,600
19.4± Acres
Chester County



20 ACRES JOINS 1,184 ACRE WILDLIFE MANAGEMENT AREA Henderson, TN / Chester County

SUMMARY

Address

1891 Old Jacks Creek Rd

City, State Zip

Henderson, TN 38340

County

Chester County

Type

Hunting Land, Lot, Timberland, Undeveloped Land, Farms,
Recreational Land, Business Opportunity

Latitude / Longitude

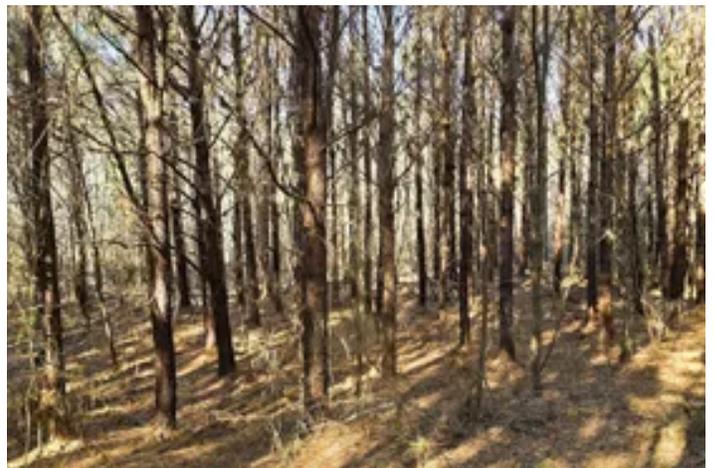
35.436012 / -88.603803

Acreage

19.4

Price

\$77,600



20 ACRES JOINS 1,184 ACRE WILDLIFE MANAGEMENT AREA

Henderson, TN / Chester County

PROPERTY DESCRIPTION

Unlock the gateway to unparalleled outdoor adventure with this remarkable 19.4-acre property, boasting a coveted border with an expansive 1,184-acre Wildlife Management Area. This unique offering in Henderson, Tennessee, presents an extraordinary opportunity for hunting enthusiasts, timber investors, and those seeking a private recreational haven.

Nestled in Chester County, Tennessee, this prime acreage is situated near the charming city of Henderson. This strategic location offers the perfect balance of rural tranquility and convenient access to local amenities, placing you within easy reach of everything you need while preserving the peace and privacy of your natural retreat.

Land and terrain

Spanning 19.4 acres, this property encompasses a diverse landscape, offering a rich tapestry of natural features. The terrain is ready to inspire a variety of uses, from establishing a private estate to developing recreational facilities.

Water and utilities

The property is poised for future development, with utilities readily available or easily connectable in the vicinity. Prospective owners will have the flexibility to choose and install their preferred water sources and utility services, ensuring comfort and convenience for any planned use.

Wildlife and vegetation

Adjoining a substantial Wildlife Management Area, this land is a haven for diverse wildlife, offering exceptional opportunities for observation and interaction with nature. The property's vegetation contributes to a vibrant ecosystem, providing natural cover and sustenance for local fauna, making it an ideal spot for nature lovers and hunters alike.

Current and potential use

This versatile acreage is perfectly suited for a multitude of purposes, including hunting land, timberland investment, and general recreational use. Its undeveloped nature also makes it an excellent candidate for a farm, a business opportunity, or simply a private lot for future development. The possibilities are as vast as your imagination.

Access and easements

The property benefits from clear access, ensuring ease of entry and exit. Any necessary easements are well-defined, providing straightforward understanding of property boundaries and rights, allowing for seamless integration into your plans.

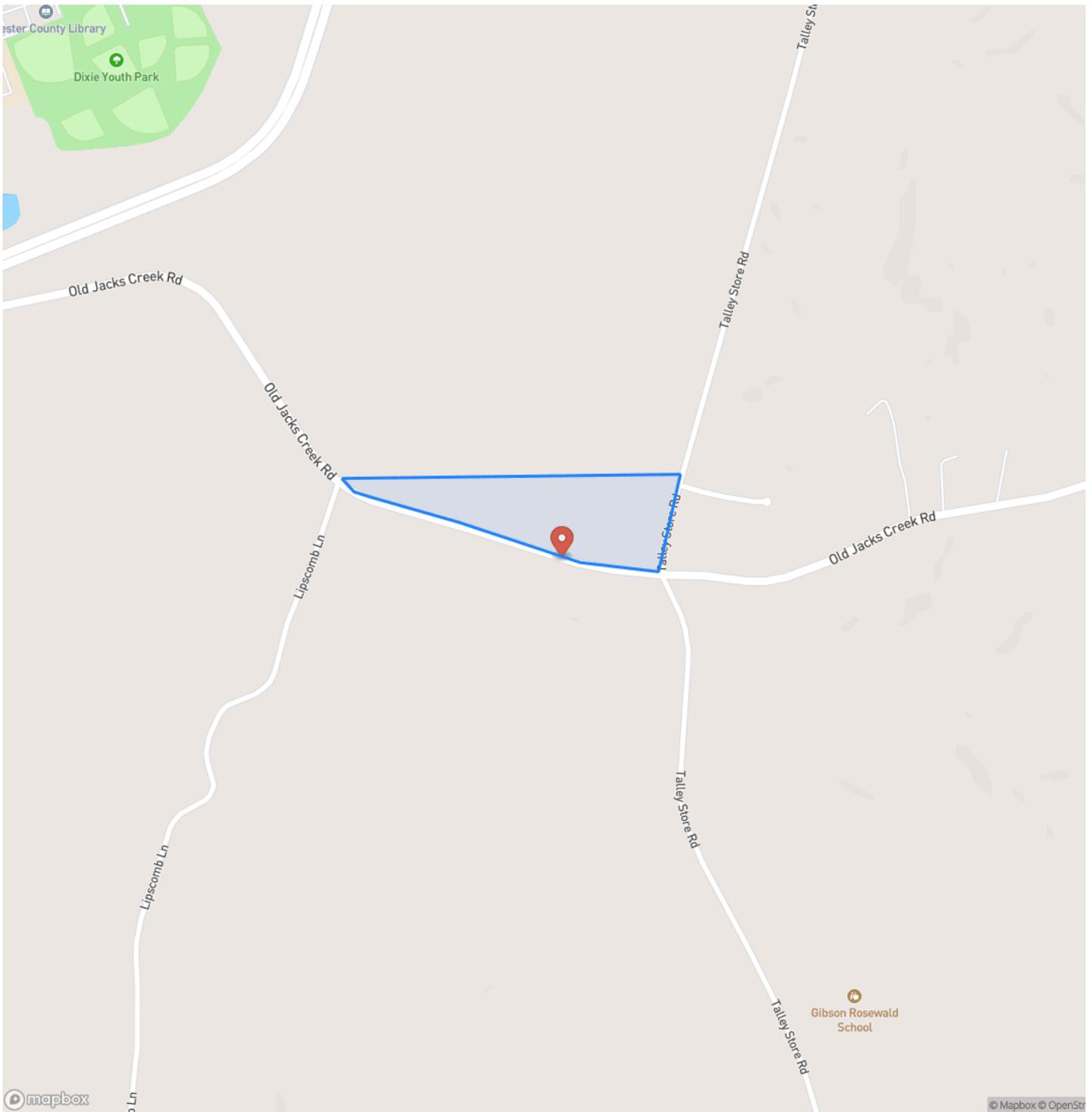
Showing instructions and contact

Contact us today to learn more or to schedule a visit and explore the potential of this exceptional property. BRAD HAWKINS [731 610 2473](tel:7316102473) CALL OR TEXT

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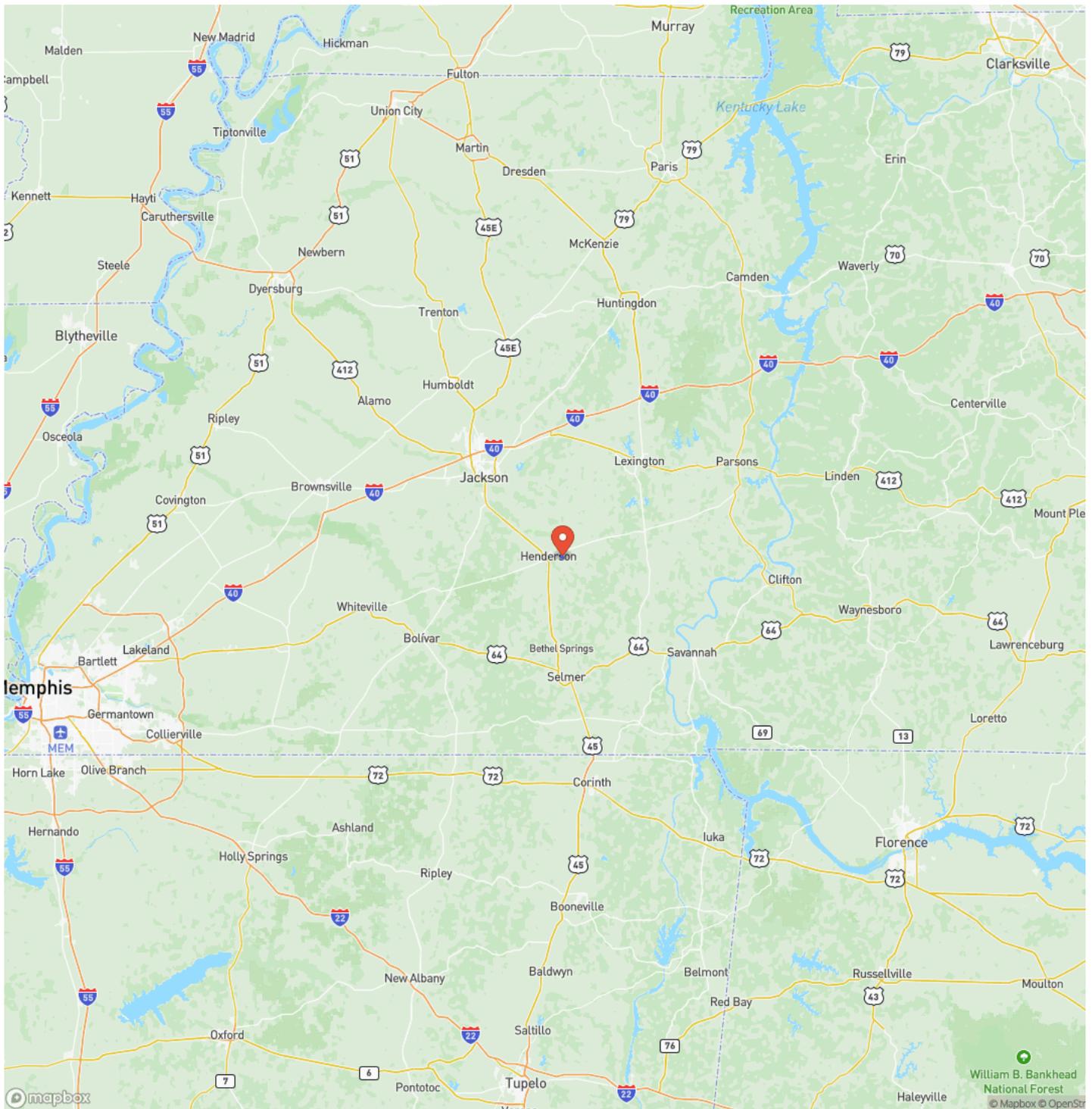


Locator Map



20 ACRES JOINS 1,184 ACRE WILDLIFE MANAGEMENT AREA
Henderson, TN / Chester County

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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