

**400.16+/- acres Perfect Opportunity for your Family Compound.**  
142 Cole Road  
Deer Lodge, TN 37726

**\$5,000,000**  
400.16± Acres  
Morgan County





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**Deer Lodge, TN / Morgan County**

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**SUMMARY**

**Address**

142 Cole Road

**City, State Zip**

Deer Lodge, TN 37726

**County**

Morgan County

**Type**

Undeveloped Land

**Latitude / Longitude**

36.248932 / -84.763699

**Acreage**

400.16

**Price**

\$5,000,000



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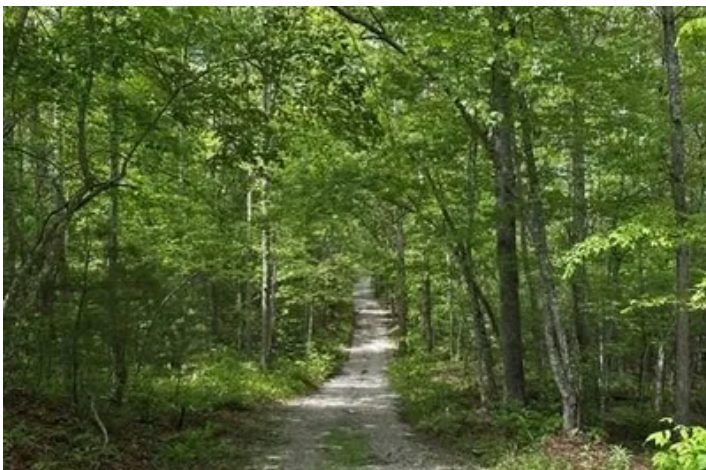
### **PROPERTY DESCRIPTION**

Discover 400.16+/- acres in Morgan County, Tennessee, offering an exceptional blend of recreation, privacy, and potential. This diverse tract features a mix of established food plots and wooded acreage, creating an ideal setting for hunting, trail riding, and enjoying the outdoors. Large versatile acreage tracts with so much to offer are hard to find. Alice Creek winds through the northern portion of the property, and the stocked pond adds another great feature for fishing and relaxation. With room to explore by ATV, horseback, or on foot along the existing trail system, the land is well suited for those seeking a private getaway or an active outdoor lifestyle. The property includes a deer camp set up for four RVs, with two covered spaces. Four natural gas wells are located on the property and currently supply natural gas to the camp. Multiple homesites offer opportunities to build your dream home or to create the family compound you have dreamed of. There was a timber cruise completed around 2013 confirming the presence of marketable timber. Buyers should independently verify timber value, utility details, and all property information. As you get out to explore the area you will find golfing, shopping and restaurants in Crossville, TN. Whether you want a night out, a day on the golf course, a shopping day or just traveling to larger metropolitan areas Crossville and I40 going east to Knoxville or west to Nashville is less than an hour away. There are also multiple state parks within easy driving distance to explore hiking, camping or water sports. Go explore Black Mountain Crest Trailhead of the Cumberland Trail, Frozen Head or Lone Mountain State Forest. Conveniently located approximately 50 minutes from Crossville and about 1 hour from Cookeville, this Morgan County property offers a rare opportunity to own a large recreational tract with camp infrastructure, natural beauty, and future homesite potential. \*\*Buyer is responsible to do their due diligence.



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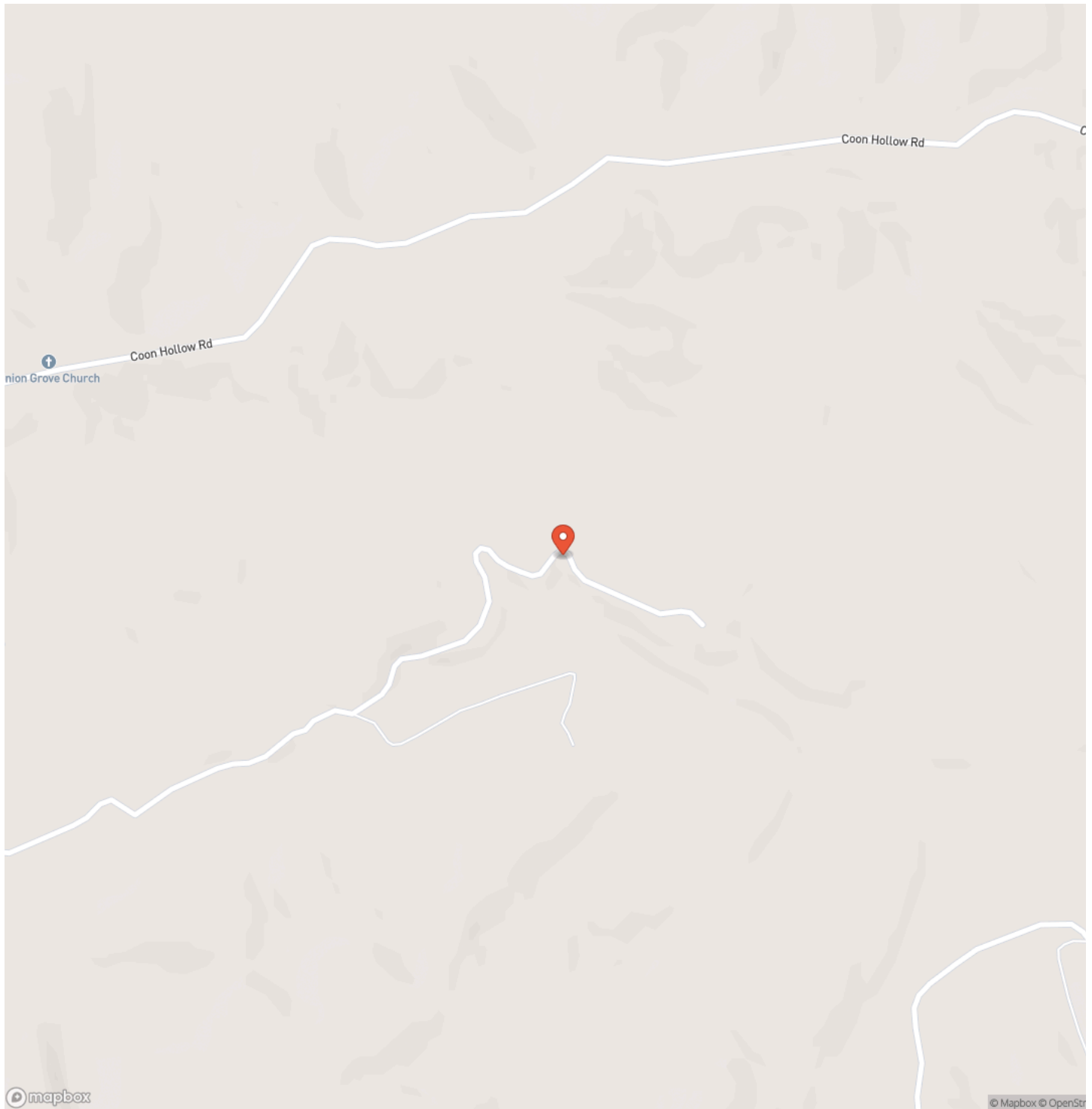




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## Locator Map

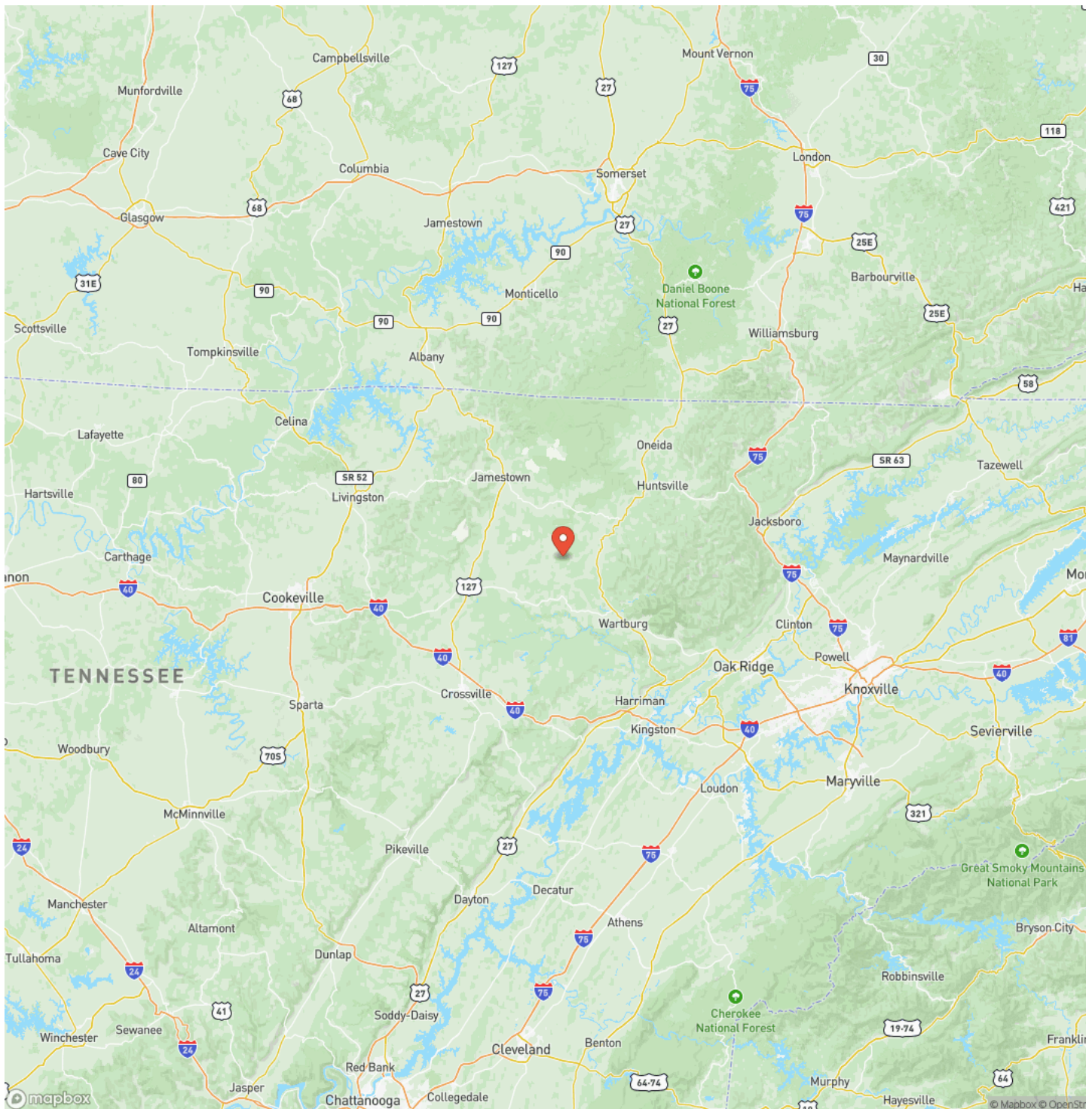




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## Locator Map



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## Satellite Map





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LISTING REPRESENTATIVE  
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**City / State / Zip**  
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NOTES

Notes section with multiple horizontal lines for writing.

## 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**

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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