

Owen Hill West

110.00 Acres

Williamson County, TN

\$4,490,000



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Activities & Amenities

ATV/Off Road
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Hunting - Big Game
Hunting - Small Game
Hunting - Turkey
Mineral Rights
Natural Spring
Stream/River
Timber

Land Details

Address: 6795 Owen Hill Road,
College Grove, Tennessee 37046, USA
Closest Town: College Grove
Total Acres: 110.00
Deeded Acres: 110.00
Leased Acres: 0.00
Zoning: Agricultural
Topography: Rolling pasture, wooded hill
Vegetation: Pasture, Woods
Tillable/Crop/Orchard Acres: 40
Pasture Acres: 10
Mineral Rights: Yes
Source of lot size: Assessor/Tax Data

Building Details

Basement: None
Parking Types:
Other Improvements: Fencing
Fence Type: Wire



This Williamson County, Tennessee property has it all! For the private estate buyer, your homesite choices are many. Choose a location along the gently rolling pasture, pick a spot somewhere at the edge of the woods, or select the ultimate privacy deep in the woods and enjoy the million dollar views. For the developer, this property is zoned RD-5 and is a real gem!

Land

The 110 acres are made up of approximately 45 in gentle, rolling pasture boarding nearly 1/2 mile of Owen Hill Road, and the 65 is a beautiful wooded hillside located further away from the county road and very private and secluded. The mature hardwoods include premium stands of black walnut, oak, cherry, persimmon and black locust. Beautiful views throughout the property range from level and gentle rolling pasture, creek views, plus gorgeous million dollar hilltop views! Zoned RD-5. Milcrofton municipal water and Middle Tennessee Electric are at the road next to the property. Soil analysis for septic are in process. Must See in person!





Improvements

The entire property is fenced with wire fencing. Perimeter and cross fencing throughout. The property is pristine and in its natural state as a farm in the beautiful rolling hills of SE Williamson County, Tennessee near College Grove.

Recreation

This property is blessed with wildlife, namely deer, turkey. A perfect haven to watch the wildlife and enjoy country living with nature. You can hike or enjoy riding ATV's until your heart's content while even criss crossing the creek in various places to add a little extra fun and challenge to it.

Agriculture

Approximately 35 acres are tillable and are being rotated between corn and soybeans. The balance of open ground, approximately 10 acres is baled for hay.

Water/Mineral Rights & Natural Resources

This property has a beautiful year-round spring-fed creek that runs across the north side of the property.

Region & Climate

Middle Tennessee has a generally mild, year round climate, with four very distinct seasons. The average high temperature in the summer is 89 degrees compared to an average high of 50 degrees in the winter.







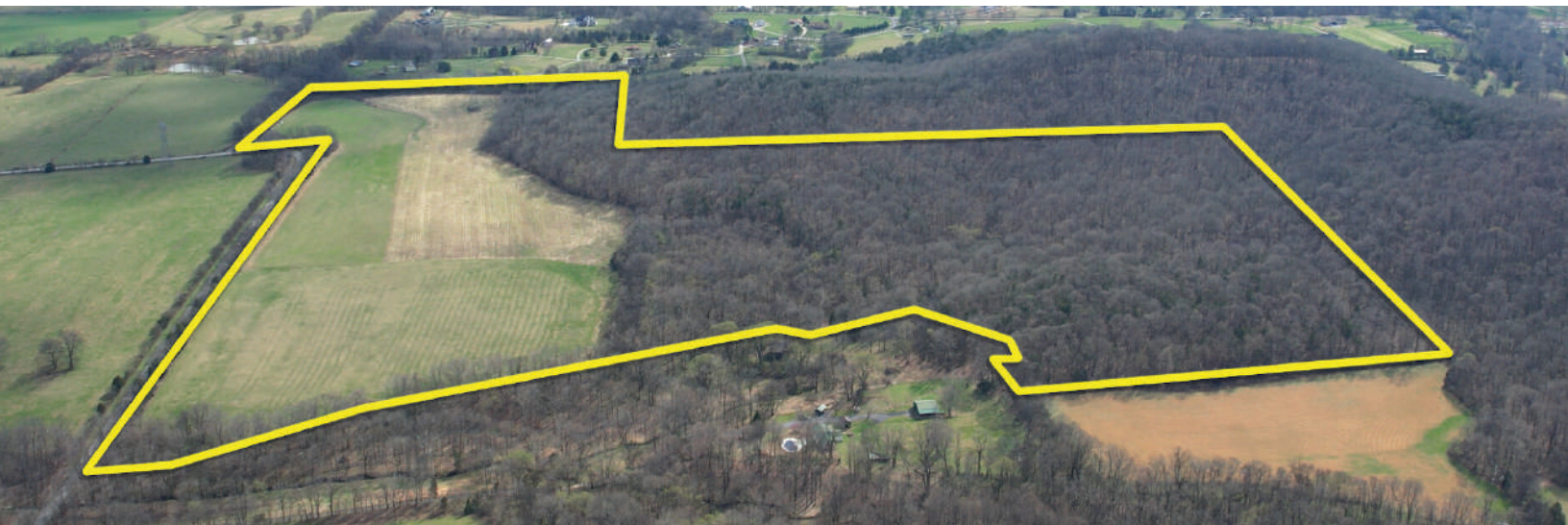
History

Williamson County in Middle Tennessee was founded in 1799 and College Grove was one of its early communities. College Grove is an unincorporated community tucked nicely in the beautiful and peaceful Southeast part of the county just 10 minutes south of Highway 840.

Location

This property is located just 40 minutes south of Downtown Nashville and 45 minutes from Nashville International Airport. Grocery shopping and restaurants are just a short 15 minute drive. Location, Location, Location!

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



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