

# Eudailey Covington Road

5.00 Acres

Williamson County, TN

\$649,000



HAYDEN  OUTDOORS®



# Eudailey Covington Road

TOTAL ACRES:

5.00

PRICE:

\$649,000

COUNTY:

Williamson County

CLOSEST TOWN:

College Grove, TN

## Land Details:

**Address:** 6557 Eudailey  
Covington Road, College  
Grove, Tennessee 37046, USA

**Closest Town:** College Grove

**Total Acres:** 5.00

**Deeded Acres:** 5.00

**Zoning:** Residential

**Topography:** Flat

**Vegetation:** Pasture, Wooded

**Pasture Acres:** 1

**Estimated Taxes:** \$1,342 - 2023

**Source of lot size:**

Assessor/Tax Data

## Building Details

**Basement:** None

**Other Improvements:** All  
utilities available onsite

**Fence Type:** Wire

## Property Summary

Beautiful 5 acre property located in the highly sought after area of SE Williamson County, Tennessee. Dramatic hilltop views along with 750 feet of county road frontage offer many choices for ingress, egress. Bring your own builder and create the ultimate rural Middle Tennessee estate and or hobby farm. City water, electric, natural gas, and fiber (wifi) are available onsite. Preliminary approval for septic has been completed. No HOA.

## Land

5 acres currently zoned residential is ideal for your very own private estate or hobby farm

- Approximately 3 acres are flat with a mix of trees and open pasture
- The remaining 2 acres are mostly wooded and sloped providing very nice privacy
- Beautiful hilltop sunset views to the west and south
- 750 feet of paved county road frontage

Preliminary septic approval is for 4-5 bedrooms

Location, Location, Location

- SE Williamson County
- 2 miles from 840
- Situated between The Grove and Troubadour communities

## Improvements

Available Utilities Onsite:

- Water – Milcrofton Utility District
- Electric – Middle Tennessee Electric
- Gas – Horton Highway Natural Gas
- WiFi – United Communications Fiber

Preliminary Septic Approval (4-5 bedroom)

- EarthSearch Soil Consulting, Michael Haarbauer

Note: The small house, and two barns are old and have no value

## Agriculture

This property is very nicely situated for a small hobby farm. Approximately 1 acre of pasture is currently fenced, and a previously operational well could possibly be re-tapped and brought back to life for livestock and garden useage.

## Water/Mineral Rights & Natural Resources

All owned subsurface rights will convey with 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 88 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 SE part of the county conveniently located just minutes south of Highway 840.

## Location

Location, Location, Location!

Located approximately 25 miles south of Nashville amid the beautiful rolling hills and countryside of Middle Tennessee. The ultimate location where you'll be peacefully tucked away and seem worlds apart from the hustle, bustle, fun and entertainment of downtown Nashville, yet still be just a short drive into the world-renowned "Music City."

- 5 minutes to College Grove
- 10 minutes to the quaint little town of Eagleville
- 15 minutes to downtown Franklin
- 35 minutes to Nashville
- 45 minutes to the Nashville International Airport

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