Eudailey Covington Road

5.00 Acres | Williamson County, TN | \$649,000





Eudailey Covington Road TOTAL ACRES: PRICE: COUNTY: CLOSEST TOWN: 5.00 \$649,000 Williamson County 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

- 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

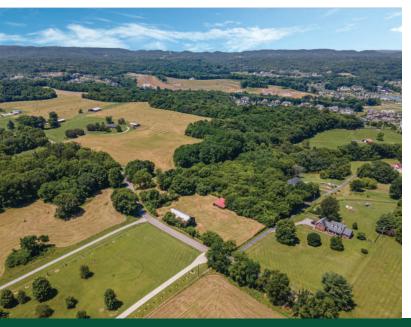
Location, Location!

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

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.











Pat Doyle

- Broker, Tennessee
- ☑ PDoyle@HaydenOutdoors.com
- 0 615.490.2771



 $\text{ } \textbf{f} \textcircled{ } \textbf{\textcircled{o}} \textbf{\textcircled{in}} \textcircled{ } \textbf{\textcircled{p}}$