

Powdermill Hill Retreat

65.00 Acres

Giles County, TN

\$849,000



HAYDEN  OUTDOORS®

Powdermill Hill Retreat

TOTAL ACRES:

65.00

PRICE:

\$849,000

COUNTY:

Giles County

CLOSEST TOWN:

Lawrenceburg, TN

Activities & Amenities:

ATV/Off Road
Food Plots
House/Cabin
Hunting - Big Game, Predator/
Varmint, Small Game & Turkey
Natural Spring
Stream/River
Water View
Waterfront
Wooded

Land Details

Address: 1751 Powdermill Hill Road,
Lawrenceburg, Tennessee 38464, USA
Closest Town: Lawrenceburg
Total Acres: 65.00
Deeded Acres: 65.00
Zoning: Ag
Topography: Level, rolling, steep
Vegetation: Wooded, pasture
Estimated Taxes: \$1,100 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): 2 Story
Price per sq. ft.: 250
Finished Sq. Ft.: 1680
Bedrooms: 3
Full Bathrooms: 2
Basement: None
Parking Types:

- Driveway

Total # of Spaces: 6
Fence Type: Wire
Cooling Systems:

- Forced Air Cooling

Heating Systems:

- Fireplace
- Forced Air

Waterfront Features:

- 1700 ft of frontage on the beautiful spring fed Choate Creek

Property Summary

Upon entering the private driveway of this 65 acre paradise, then crossing the year round spring-fed creek, you'll see the beautiful two-story custom built home perfectly positioned along Choate Creek. Once inside this fully furnished home, you'll quickly notice the tasteful charm and thoughtful attention to every detail. Marble countertops, elegant cabinetry, stainless steel appliances, plus crown molding and hardwood flooring throughout.

Land

This stunning 65 acre property boasts approximately 3100 feet of paved county road frontage, while also bordering an estimated 1700 feet of the year round spring-fed Choate Creek. Traverse the multiple hillside trails that lead up to lush grass meadows with amazing hilltop views that southern Middle Tennessee is known for. The diverse forested area has an abundance of native flora, most producing trees, pine and mixed hardwood

The wildlife habitat is ideal and sanctuary-like, providing the perfect home for healthy populations of deer, turkey, rabbits and squirrels

This property is currently enrolled in the Tennessee Greenbelt program meaning property taxes are significantly reduced. This program can be transferred to a new owner so they too can enjoy the same reduced property tax benefits that are currently in place

Improvements

Fully Furnished custom home with the primary bedroom and full bathroom on the main floor, plus a covered front porch and side deck overlooking the creek. The additional two bedrooms, 1 full bathroom and laundry room are situated upstairs. Built in 2022

Summary:

- 1680 SqFt home with ultra premium hardie board siding and metal roof
- 3 bedroom, 2 bathrooms
- City water with septic system
- Central heat and air conditioning
- Stainless Steel electric appliances include a refrigerator, single oven, dishwasher, and microwave
- Natural gas cooktop
- Tankless on-demand hot water system
- Fully encapsulated crawl space
- Premium cast iron, direct vent, natural gas burning fireplace
- Fiber optic internet availability coming very soon according to Pulaski Electric System



Recreation

Whether you make this beautiful property your home, a weekend getaway or an Airbnb rental – a variety of outdoor recreation awaits. Taking a morning hike along the many different hillside trails, enjoying a peaceful afternoon hunt, cruising in your ATV, or splashing through the creek on a warm sunny day

Excellent fishing, and boating near by:

- Laurel Hill Lake – 25 minutes
- New Shoal Creek Reservoir – 25 minutes
- Muscle Shoals, AL – 1 hour
- Pickwick Landing State Park – 1 hour and 30 minutes

Region & Climate

The Lawrenceburg, Tennessee area experiences 4 distinct seasons of weather. Springtime green-up is beautiful with comfortable daytime temperatures in the 60's and 70's. Summertime highs range from the mid 80's to low 90's. Fall colors are gorgeous and temperatures are generally in the 70's and 80's. Winter is moderate by most standards boasting daytime temperatures in the 50's and nighttime lows in the 40's – with the rare, but seemingly always welcomed light snowfall

Location

- 10 minutes from Lawrenceburg or Pulaski
- 1 hour from Franklin, TN
- 1 hour and 15 minutes from Nashville, TN
- 1 hour and 20 minutes from Huntsville, AL

*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.

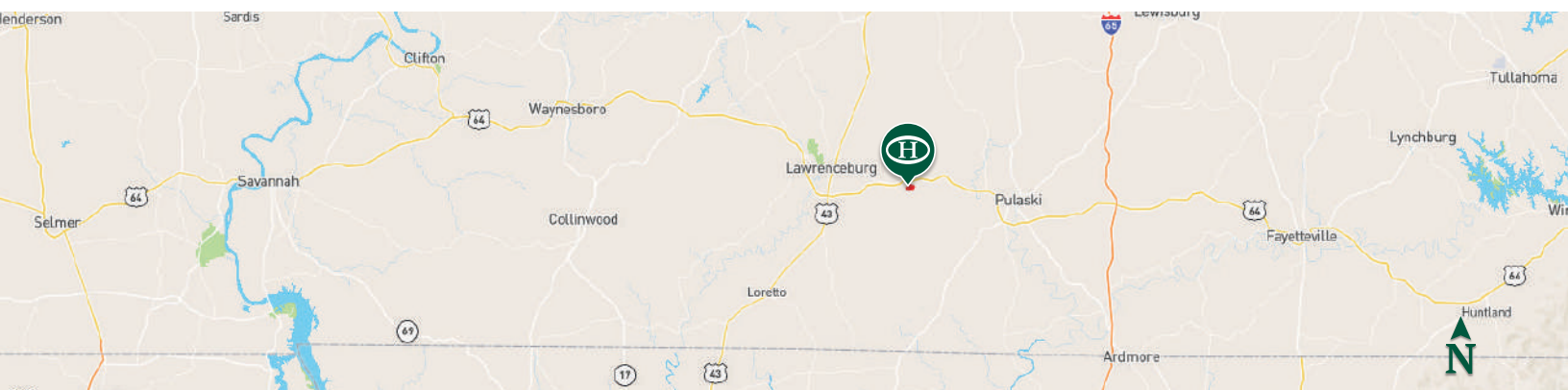




BOUNDARY LINES

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

 Boundary



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