

# Yellow Creek Hunt and Retreat

137.00 Acres | Dickson County, TN | \$1,750,000



HAYDEN  OUTDOORS.



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TOTAL ACRES:

137.00

PRICE:

\$1,750,000

COUNTY:

Dickson County

CLOSEST TOWN:

Dickson, TN

## Activities & Amenities:

ATV/Off Road  
Food Plots  
Hiking/Climbing  
Hunting - Big Game, Predator/  
Varmint, Small Game & Turkey  
Outbuilding/Barn/Shed/Shop  
Stream/River  
Timber  
Wooded

## Land Details:

**Address:** 1651 Yellow Creek Road,  
Dickson, Tennessee 37055, USA  
**Closest Town:** Dickson  
**Total Acres:** 137.00  
**Zoning:** ag  
**Estimated Taxes:** \$680 - 2024

## About This Property

Exceptional 137 acre property just 10 mins from downtown Dickson! Located with paved road frontage off of Yellow Creek Road as well as Gilliam Hollow Road, this versatile land provides easy access and a variety of features that make it a true outdoor haven. An extensive internal road system meanders through the land, allowing easy access to various parts of the property, including multiple ideal building sites. Top notch hunting!

## Land

The diversity of this property with its year round creeks, timber, open fields, food plots and rolling terrain offers great habitat for both deer and turkey and the property is absolutely loaded with both. Several Redneck hunting blinds are placed on the property and are like new. Whether you're looking to create your dream home, vacation retreat, or weekend getaway, this property offers the perfect setting with stunning panoramic views and complete privacy. There are new surveys and clearly marked corners on each of the tracts that are being offered.

## Recreation

This property offers some excellent hunting opportunities with a great whitetail deer population as well as an abundance of wild turkeys. Several deer stands are strategically placed throughout the property and have a proven record of success in the past. Bring your side by sides as this property has a great trail system established throughout.







## Agriculture

This property has a good bit of white oak that could be harvested immediately. The big field on this farm is approximately 8 or so acres and is going to be planted in soybeans in the spring of 2025.

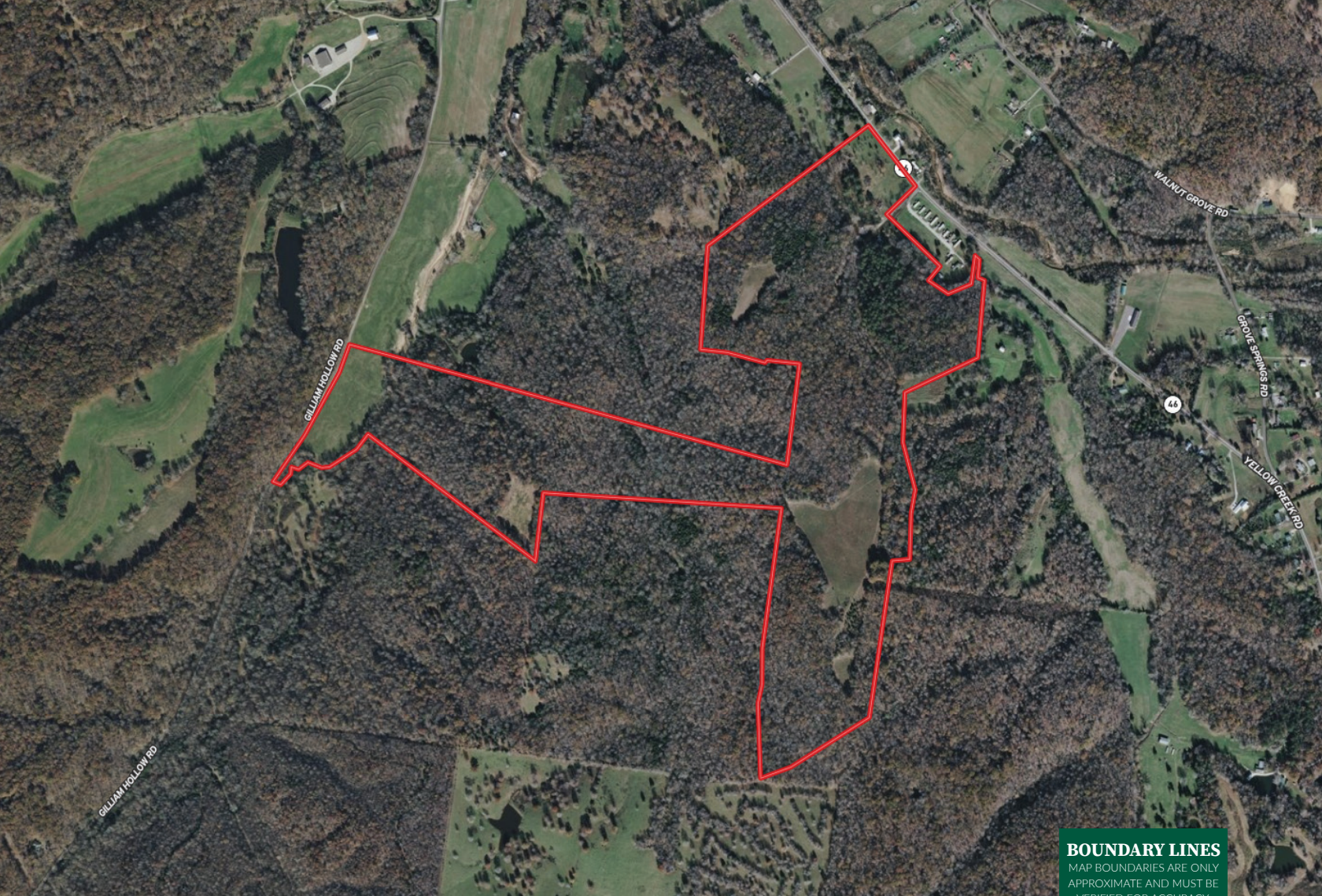
## Location

The East entrance of this farm is just 7 miles West of Dickson on Hwy 46. There is also an entrance off of Gilliam Hollow Road just about 2 miles North of Tennessee City.

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#### BOUNDARY LINES

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

 Boundary



## Brandon Pendergrass

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