

College Grove 29

29.42 Acres | Williamson County, TN | \$1,895,000



HAYDEN  OUTDOORS.



Activities & Amenities

Wooded

Land Details

Address: 6414 Peytonsville Arno Road,
College Grove, Tennessee 37046, USA

Closest Town: College Grove

Total Acres: 29.42

Deeded Acres: 29.42

Zoning: Residential, Agricultural

Topography: Level, rolling

Vegetation: Wooded, pasture

Timber Land Acres: 20

Pasture Acres: 5

Estimated Taxes: \$69 - 2025

Source of lot size: Survey

Building Details

Price: \$1,895,000

Basement: None

Parking Types:

Driveway

Other Improvements: Fence

Fence Type: Wood 4 Board



Property Summary

Privately tucked away from the gated entrance, the property provides a peaceful sense of seclusion while remaining conveniently accessible to the amenities and attractions of Williamson County and Nashville. Two preliminary soil sites have already been identified, each offering potential for a 5+ bedroom residence. A remarkable opportunity to create a private estate tailored to your lifestyle in one of Middle Tennessee's most desirable areas.





Land

This exceptional 29.42-acre Middle Tennessee estate, confirmed by boundary survey, offers a rare opportunity to create a private estate or family compound in one of Williamson County's most desirable locations. The property features nearly 30 acres of level to gently rolling terrain, framed by majestic hardwood-covered ridgelines that create a beautiful natural setting and a strong sense of privacy.

Thoughtfully positioned for multiple residences, the property offers significant flexibility for a primary residence, guesthouse, extended-family living, or a thoughtfully designed family compound. Earthsearch Soil Consulting has identified two preliminary septic sites suitable for 5+ bedroom homes, along with an additional 1–2 bedroom site that could accommodate a guesthouse or secondary dwelling. The identified soil areas are designated as Orange, Black, and Blue in the accompanying soil report, providing an important head start for future planning.

Currently accessed through a shared gated entrance via a 50-foot easement driveway from Peytonsville Arno Road, the property enjoys a private approach and an additional level of seclusion. For those seeking even greater independence and convenience, the potential exists to establish a separate private entrance directly from the county road, subject to applicable approvals.

Whether envisioned as a secluded forever home, multi-generational retreat, or exceptional family compound, this property offers the acreage, privacy, topography, and preliminary site work to create something truly special in Williamson County.



Improvements

Four-board wooden fencing at the entrance along Peytonsville Arno Road.

Primary build site area within the hardwoods has been neatly cleared of the undergrowth providing visualization of a gorgeous private build site option. The other identified septic site is prominently positioned on higher ground further up the wooded ridge.

Recreation

The nearly 30 acres offer an exceptional opportunity to enjoy a true outdoor lifestyle right at home. Meandering trails and the property's level to gently rolling terrain create an ideal setting for morning walks, hiking, horseback riding, or simply taking the dog out to explore. The surrounding hardwood ridges provide a beautiful natural backdrop and changing scenery throughout the seasons.

Whether riding horseback through the woods, enjoying a quiet afternoon hike, walking the trails with family, or letting the dogs roam and explore, the recreational possibilities are literally outside your door. It is the kind of private setting where outdoor enjoyment becomes part of everyday life without ever leaving your own estate.





Region & Climate

Middle Tennessee is known for its comfortable, moderate four-season climate, offering an appealing balance of warm summers, colorful autumns, mild winters, and beautiful spring weather. The region generally avoids the extremes found in many other parts of the country, allowing residents to enjoy the outdoors throughout much of the year.

Spring brings blooming landscapes and comfortable temperatures, while summer provides long, warm days ideal for swimming, hiking, horseback riding, and enjoying the property. Fall is especially beautiful, with crisp mornings and vibrant hardwood foliage. Winters are typically relatively mild, with occasional cold spells and snowfall but generally plenty of comfortable days to enjoy the outdoors.

For a private estate or family compound, the Middle Tennessee climate is particularly desirable boasting four distinct seasons, abundant sunshine, and year-round opportunities to enjoy the land and outdoor lifestyle.

Location

Conveniently located in southeastern Williamson County, Tennessee

- 10 mins to Berry Farms in Franklin for shopping including Publix, plus restaurants
- 15 mins to downtown Franklin
- 35 mins to downtown Nashville
- 40 mins to 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.



Hayden Outdoors

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.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"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"

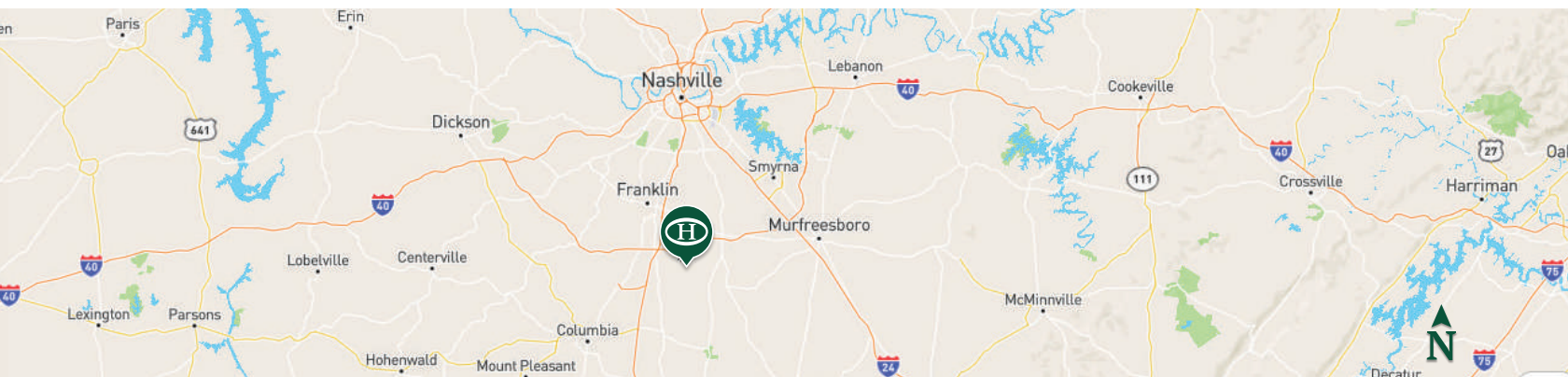
- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





 Boundary



Pat Doyle

- 📍 Licensed in TN & KY
- ✉️ PDoyle@HaydenOutdoors.com
- 📞 (615) 490-2771


**HAYDEN
OUTDOORS®**
REAL ESTATE

