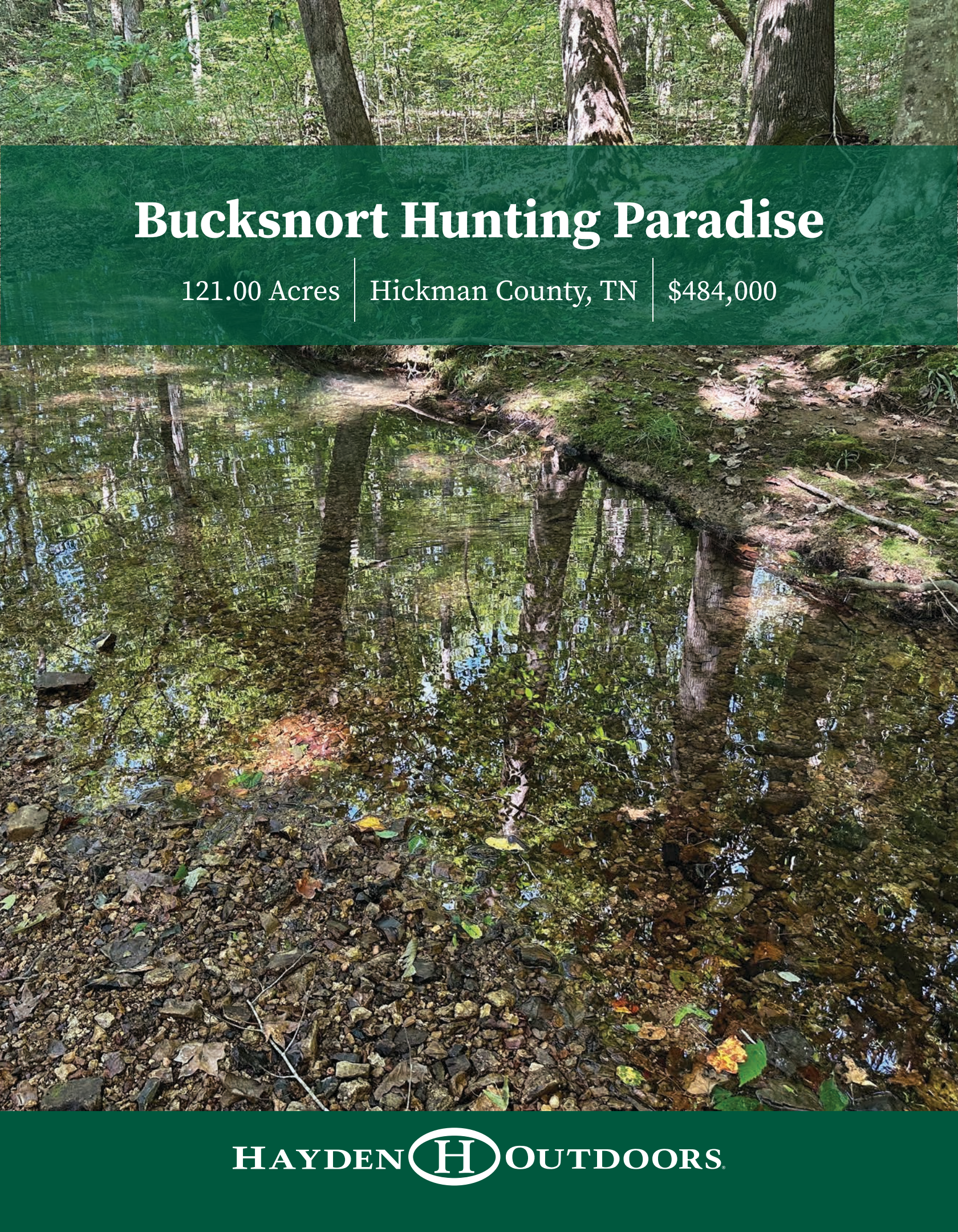




Bucksport Hunting Paradise

121.00 Acres | Hickman County, TN | \$484,000

HAYDEN  OUTDOORS

Bucksnot Hunting Paradise

TOTAL ACRES:

121.00

PRICE:

\$484,000

COUNTY:

Hickman County

CLOSEST TOWN:

Only, TN

Activities & Amenities:

Borders Public Lands
House/Cabin
Hunting - Big Game, Small Game & Turkey
Wooded

Land Details:

Address: TBD Only Road, Only,
Tennessee 37140, USA
Closest Town: Centerville
Total Acres: 121.00
Deeded Acres: 121.00
Zoning: Ag
Topography: Level, sloped
Vegetation: Wooded
Mineral Rights: Yes
Estimated Taxes: \$373 - 2025
Source of lot size: Assessor/Tax Data

About This Property

This 121 acre property conveniently located just one hour west of Nashville borders thousands of Tennessee Forest Land acreage giving the landowner seemingly endless hunting and recreation opportunities along with unrivaled privacy. Over 3000 ft of paved county road frontage provides access to gorgeous hardwood ridges and a trail network throughout. Great weekend getaway for making memories that will last a lifetime.

Land

121 Acres:

- Recent timber harvesting has allowed more sunlight to the forest floor spawning the quick regeneration of “young forest” wildlife habitat. Nutritional vegetation sprouts along with healthy shrubs and saplings providing thick cover that deer, turkey and rabbits thrive in
- Timbered ridge tops and draws with lots of oak trees provide essential mast production for deer and turkey
- Elevated build site choices offering amazing views for a cabin or forever home
- Excellent trail network throughout providing access to all parts of the property
- The terrain is level along the 3000 ft of county road frontage, then traverses up a sloped hillside to a series of level ridge tops with amazing views
- 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
- Power and high speed internet for WiFi available at the road
- Two wet weather creeks
- Unrestricted and no HOA

Recreation

Enjoy your very own outdoor recreation playground as a weekend getaway or build a cabin or home and walk out the door and play fetch with your dog, go for a hike, hop on an ATV, sit around a campfire, target practice, or go hunting – it's all nicely set up for your very own private outdoor recreation.





Region & Climate

Middle Tennessee has a generally mild year-round climate, while still providing four distinct seasons. The average high temperature in the summer is 85 degrees compared to an average high of 50 degrees in the winter. The average annual rainfall is around 50 inches providing plenty of moisture to keep the landscape healthy, lush and thriving.

Location

- 20 minutes to Centerville
- 25 minutes to Waverly
- 30 minutes to Dickson
- 60 minutes to Nashville

**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  Road/Trail

BOUNDARY LINES

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



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