



Fayetteville 40

40.00 Acres

Lincoln County, TN

\$795,000

HAYDEN  OUTDOORS.

Fayetteville 40

TOTAL ACRES:

40.00

PRICE:

\$795,000

COUNTY:

Lincoln County

CLOSEST TOWN:

Fayetteville, TN

Activities & Amenities:

Development Potential
Farm/Crops/Ag
Stream/River
Waterfront
Wooded

Land Details:

Address: 01 Hwy 50 & Hwy 64,
Fayetteville, Tennessee 37334, USA

Closest Town: Fayetteville

Total Acres: 40.00

Deeded Acres: 40.00

Zoning: Ag

Topography: Level, gentle rolling

Vegetation: Wooded, pasture

Pasture Acres: 20

Estimated Taxes: \$300 - 2025

Source of lot size: Assessor/Tax Data

About This Property

This exceptionally located 40± acre tract is prominently situated at the corner of Highway 50 and Highway 64 in Fayetteville, Tennessee. The property is well suited for a private estate, family compound, or a variety of multi-use residential and commercial development opportunities. Utilities are readily available along the road, including power, natural gas, public water, and sewer, making this development ready!

Land

The property features 40+/- acres of mostly level to gently rolling terrain with over one-half mile of paved county road frontage on two roads, providing excellent access and flexibility. Approximately half of the acreage is wooded, offering privacy and natural beauty, while the remaining open pasture creates ideal space for building, agriculture, or recreation. A beautiful creek borders the northwest side of the property, adding to its scenic appeal and overall usability.

The property is currently zoned A1 meaning agricultural and or rural residential. Since the property borders a state highway, Lincoln County Planning & Zoning has confirmed that this is eligible to be rezoned commercial.





Recreation

Ideal for outdoor enthusiasts, this property offers abundant recreational opportunities right outside your door. Enjoy hiking or walks with your dog, plus the acreage is ideal for riding horses or ATVs. The diverse yet gentle terrain also makes it well suited for hunting, providing a private outdoor retreat where you can relax, roam, and fully enjoy the land year-round.

Agriculture

Approximately 20+/- acres of gentle pasture are currently in hay providing two cuts per year.

Region & Climate

Southern Middle Tennessee enjoys a true four-season climate, offering something to appreciate throughout the year. Spring brings mild temperatures, blooming landscapes, and comfortable days ideal for outdoor activities. Summers are warm and sunny, perfect for enjoying the land, with longer days and vibrant greenery. Fall is marked by cooler air, colorful foliage, and crisp evenings, making it a favorite season for outdoor recreation. Winters are generally mild, with occasional light snowfall and cool temperatures that add seasonal charm without long periods of harsh weather.

Location

Fayetteville, Tennessee is conveniently located in southern Middle Tennessee, offering easy access to both Nashville and Huntsville. The city sits approximately 75 miles south of downtown Nashville, making it about a 1.5-hour drive via I-65 and US-231/US-431. Fayetteville is also just 25 miles north of Huntsville, Alabama, placing it within a quick 30-minute drive. This central location provides a peaceful small-town setting while remaining close to the dining, shopping, employment centers, and airports of two major regional hubs.

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

 Boundary



Pat Doyle

 Broker, Licensed in TN & KY
 PDoyle@HaydenOutdoors.com
 615.490.2771


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