

Olde Tennessee Trail 60

60 Acres | Henry County, TN | \$390,000



HAYDEN  OUTDOORS.

Olde Tennessee Trail 60

TOTAL ACRES:

60

PRICE:

\$390,000

COUNTY:

Henry County

CLOSEST TOWN:

Springville, TN

Activities & Amenities:

Development Potential
Hunting - Big Game
Hunting - Small Game
Hunting - Turkey
Wooded

Land Details

Address: 01 Olde Tennessee Trail,
Springville, Tennessee 38256, USA

Closest Town: Paris

Total Acres: 60.00

Deeded Acres: 60.00

Zoning: Ag

Topography: Level, gentle rolling

Vegetation: Wooded

Estimated Taxes: \$100 - 2025

Source of lot size: Assessor/Tax Data

Property Summary

Spanning approximately 60+/- acres, this exceptional tract offers a mostly wooded landscape with gentle rolling topography and numerous potential building sites throughout. The diverse terrain provides both privacy and versatility, making it an ideal setting for recreation, a private estate, family compound, or a thoughtfully planned multi-use development.

Land

The property offers convenient access with over a half a mile of county road frontage along its east boundary. Entry is gained through a trail near the northeast corner, inviting you to weave through the beautiful hardwood ridge down the center of the property while experiencing its natural beauty.

Electric, city water and high speed fiber for WiFi available along the road.

Whether you're looking to build your dream home, create a private family compound, establish a hunting or recreational property, or pursue a multi-use development with the potential to sell estate-sized lots, this property offers the versatility to bring your vision to life.

With ample acreage, privacy, and development flexibility, the land is well-suited for a wide range of uses, from a single secluded residence to a thoughtfully planned investment or legacy property.





Recreation

This property is a true outdoor playground, offering endless opportunities for recreation and relaxation. The land is well-suited for ATV's and side-by-side riding, with ample space to explore, ride, and enjoy the great outdoors. Several public boat launches to choose from along nearby Kentucky Lake where you can experience world renowned bass and crappie fishing.

Hunters will appreciate the natural habitat that supports abundant wildlife, making it ideal for deer, turkey, and small game hunting. Whether you enjoy riding, hunting, hiking, or simply spending time outdoors, this property provides the freedom and privacy to enjoy your favorite outdoor pursuits year-round.

Land Between the Lakes National Recreation Area is a premier outdoor destination offering over 170,000 acres of protected public land between Kentucky Lake and Lake Barkley. The area is renowned for its endless recreational opportunities including boating, fishing, kayaking, hiking, horseback riding, mountain biking, wildlife viewing, and miles of designated ATV and off-road trails. LBL also features abundant public hunting land, scenic overlooks, lakeside campgrounds, beaches, and educational attractions such as the Homeplace 1850s Working Farm and the Elk & Bison

Prairie. With two world-class lakes, rolling hardwood forests, and year-round access to outdoor adventure, Land Between the Lakes provides a rare balance of recreation, conservation, and natural beauty that continues to draw outdoor enthusiasts from across the region.

Big Sandy National Wildlife Refuge encompasses more than 14,000 acres of protected wetlands, forests, and bottomland habitats along the Tennessee River and Kentucky Lake. Managed by the U.S. Fish and Wildlife Service, the refuge plays a vital role in wildlife conservation while offering outstanding opportunities for outdoor recreation. Visitors enjoy excellent fishing, waterfowl hunting, deer and turkey hunting, wildlife viewing, birdwatching, photography, hiking, and boating access to quiet backwaters and sloughs. The refuge is especially known for its rich biodiversity, seasonal migrations of waterfowl, and expansive natural scenery. With limited development and a strong conservation focus, Big Sandy provides a peaceful, unspoiled outdoor experience and enhances the natural beauty and recreational appeal of the surrounding Kentucky Lake region.

Paris Landing State Park and Lodge is a premier waterfront destination located on the shores of Kentucky Lake in Henry County, Tennessee. The park offers a full-service marina, sandy swimming

beach, lakeside picnic areas, boat ramps, fishing piers, and scenic walking trails, making it a favorite for boating, fishing, and family recreation. The Paris Landing State Park Lodge features comfortable guest rooms and dining overlooking the lake, along with meeting and event space ideal for weddings, retreats, and corporate gatherings. With its beautifully maintained grounds, panoramic lake views, championship golf course, and easy access to Kentucky Lake, Paris Landing provides a perfect blend of relaxation, recreation, and hospitality in one of West Tennessee's most scenic settings.

Region & Climate

Summers are warm, with average highs in the mid to upper 80's and lows in the 60's. Spring and fall bring moderate, pleasant temperatures ideal for outdoor activities, while winters are cool but not severe, with average highs in the 40's and 50's. Occasional light snowfall mainly from late fall into early spring. Annual precipitation is fairly well distributed throughout the year, supporting lush vegetation and outdoor lifestyles.

Overall, Springville's climate supports a wide range of outdoor activities year-round from spring wildflower hikes and summer boating to fall foliage views and mild winter days, making it appealing for recreational landowners, hunters, and outdoor enthusiasts alike.

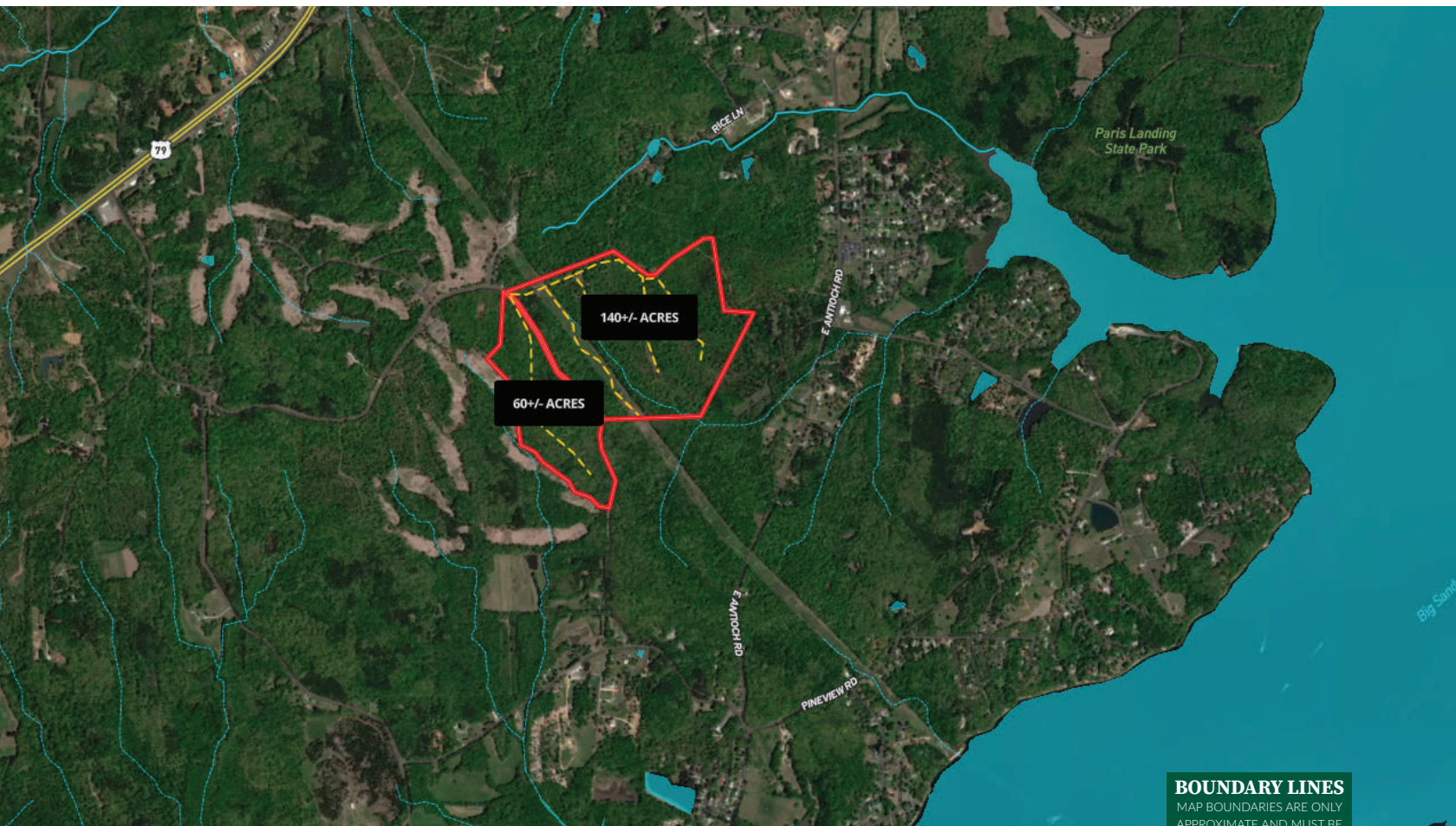
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Location

Springville is a small, unincorporated community in northwest Tennessee, tucked into the scenic countryside near the shorelines of Kentucky Lake, one of the largest recreational reservoirs in the southeastern United States.

Proximity to Key Destinations:

- **Kentucky Lake:** Springville sits right near the western edges of Kentucky Lake and its quiet coves, offering easy access to boating, fishing, water recreation, and scenic lakefront living.
- **Paris, TN:** The county seat of Henry County and the nearest town with full amenities (shopping, dining, services), Paris is only about 12 miles southeast of Springville, making it a quick and convenient destination for residents and visitors alike.
- **Dover, TN:** The historic town of Dover, home to Fort Donelson National Battlefield and the gateway to the Land Between the Lakes National Recreation Area, lies northwest of Springville, and is reachable in roughly 30 minutes with Dover serving as a regional hub for outdoor tourism and river access.
- **Nashville, TN:** Middle Tennessee's capital and largest city is to the south and east about 2 hours away.



 Boundary

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



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