

19.43+/- acres in Maury County, Tennessee

This picturesque 19.43 +/- acre tract is located in the charming and quiet community of Culleoka in Maury County, TN. On a clear day you can easily view 20+ miles of Middle Tennessee landscapes from the ridge. Multiple opportunities exist for this piece of land, build your dream home, make your homesteading dreams of rural living come true with your own mini farm, or line the ridge with cabin rentals.

This property offers a chance to reconnect with nature and experience the joys of rural life. From cultivating a garden to exploring the property, every day presents an opportunity for new discoveries. Located in the heart of Middle Tennessee, this property is a gateway to a simpler, more fulfilling way of life. This property sits just 20 mins from historic Columbia and less than an hour from Nashville making the ideal location. Zoned for Culleoka Unit School.

The following improvements have been made to the property:

Work already completed on this property include the following: Perc test for 3-bedroom home, Paddock fencing installed along road frontage, French drain installed at entrance, Driveway installed with erosion control, Retention pond installed with clay base, Drain tiles and rip rock installed for water removal (severe storm prep), ATV road with erosion control cut to top of the ridge, water tab in place, 500 gallon water holding tank for future use (not plumbed) to additional home sites. The seller has invested a lot in the groundwork and did not cut any corners.

Stone and Iron Gate Entrance on southern side of property. Driveway installed from Mooresville Pike to top of ridge-proper drainage installed-rolled and compacted for heavy equipment-shaped and graded to prevent erosion. 40 ft container installed for storage. Cabin plans have been designed to encapsulate the container under the front porch. Columbia Power-installed service connection pole for property-deposit for underground utilities and transformer pad has been made.

****Contact Travis Daniel for your private showing today 423-718-7558****



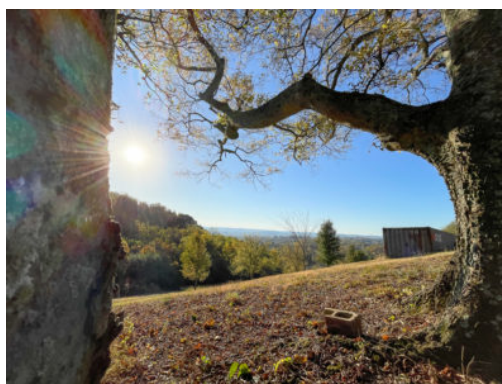
Southeastern
LAND GROUP



Acreage with Homesite · \$609,000
View online at <http://selg.biz/5759>

selandgroup.com | 1-866-751-LAND







Google

Imagery ©2024 Maxar Technologies

selandgroup.com

1-866-751-LAND





