



Tennessee Ridge 36

35.94 Acres

Stewart County, TN

\$234,000

HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road

Development Potential

Hunting - Big Game

Hunting - Small Game

Hunting - Turkey

Wooded

Land Details

Address: TBD Old Hwy 18, Tennessee
Ridge, Tennessee 37178, USA

Closest Town: Tennessee Ridge

Total Acres: 35.94

Deeded Acres: 35.94

Leased Acres: 0.00

Zoning: Res

Elevation: 700

Topography: Level, rolling, ridgetop

Vegetation: Wooded

Estimated Taxes: \$96 - 2023

Source of lot size: Survey



About This Property

This beautiful 35.94 acre property offers the ideal blend of privacy and tranquility for your forever home, wooded land investment, or outdoor recreation. Three majestic ridges extend from the estimated 1900 feet of paved county road frontage offering several build site options along with the ability to divide if desired. Conveniently located a short drive east of Kentucky Lake, and just 20 minutes south of Dover, Tennessee





Land

- 35.94 Acres – boundary survey conducted in 2013
- Approximately 1900 feet of paved county road frontage
- Private rural setting with beautiful wooded views
- Marketable Hardwood Timber
- ATV trails throughout offering access to every corner of the property
- One of several possible build sites already cleared on the center ridgetop
- Electricity available at the road – Cumberland Electric
- Fiber optic high speed internet available – Cumberland Connect
- Enrolled in the tax friendly Greenbelt Program
- Gated entrance
- The owner has paid to have the property perk tested and approved for septic – currently in process

This developing area is a perfect spot to build your home, or weekend getaway cabin

The property will need a septic system installed, and a private well drilled for water

The diverse forested area has an abundance of mature mast producing hardwood trees

The wildlife habitat in this area is ideal, providing the perfect home for healthy populations of deer, turkey, rabbits and squirrels. Trophy whitetail deer have been harvested on neighboring properties. Photos upon request

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





Property being sold as an entire tract with an estimated 35.94 acres according to the boundary survey completed in 2013

Unrestricted and no HOA

Recreation

Kentucky Lake and Lake Barkley are just moments away. The vastness of these incredible water sources creates plenty of space for recreational boaters and anglers. Fisherman generally target the healthy population of largemouth bass, crappie and bluegill during the Spring and Fall and it should be noted that these lakes are nationally renowned largemouth bass fisheries

Summertime is primetime for boating, kayaking, paddle-boarding plus enjoying all the water sports on the nearby lakes. As the nights turn cooler and the leaves begin to change from green to many vibrant colors, Fall in Tennessee is a natural favorite boasting comfortable daytime temperatures in the 70's and 80's plus cool comfortable nights in the 50's. This area has a robust population of whitetail deer, turkey and waterfowl

Land Between The Lakes National Recreation Area is a protected peninsula made up of 170,000 acres of woodlands, wetlands and open areas of pure outdoor recreation. Over 300 miles of scenic shoreline with Kentucky Lake running along the west side of LBL and Lake Barkley to the east. Excellent deer and turkey hunting call this wildlife paradise home. For more information about the hunting seasons and licensing process at LBL go to gooutdoorstennessee.com

Paris Landing State Park is an 841 acre park located just 20 minutes away on the western shore of Kentucky Lake. The park sits on the widest part of the lake and offers a beautiful and challenging 18-hole public golf course

Cross Creeks National Wildlife Refuge located minutes away consists of 8862 acres located along the Lake Barkley impoundment of the Cumberland River. The rich bottomlands surrounded by rolling wooded hills and rocky limestone bluffs create the ideal habitat for deer, turkey, waterfowl and many different species of migratory songbirds





Region & Climate

The Dover, Tennessee area experiences 4 distinct seasons of weather. Springtime green-up is beautiful with comfortable daytime temperatures in the 60's and 70's. Summertime highs range from the mid 80's to low 90's making it ideal for water sports. Fall colors are gorgeous and temperatures are generally in the 70's and 80's. Winter is moderate by most standards boasting daytime temperatures in the 50's and nighttime lows in the 40's – with the rare, but seemingly always welcomed light snowfall

Kentucky Lake is a major navigable reservoir along the Tennessee River in the great states of Tennessee and Kentucky. It was created in 1944 by the Tennessee Valley Authority's impounding of the Tennessee River via the Kentucky Dam for flood control and hydroelectric power. Kentucky Lake and Lake Barkley form the largest body of water between the Great Lakes and the Gulf of Mexico. With over 210,000 acres of water, Kentucky Lake and Lake Barkley provide plenty of room for outdoor recreation. These waters are a world-renowned fresh water fishery

Cross Creeks National Wildlife Refuge is an 8420 acre playground offering plenty of activities for families to enjoy including hiking, fishing, bird watching, photography and general wildlife viewing

Location

Erin, TN – 15 minutes (grocery, restaurants, hospital)

Dover, TN – 20 minutes (grocery, restaurants, gas stations, Dollar General)

Clarksville, TN – 45 minutes (Hospital, Walgreens, Kroger, Publix, Tractor Supply, restaurants)

Paris, TN – 50 minutes (Hospital, Walgreens, Kroger, Super Walmart, restaurants)

Nashville, TN – 1 hour, 30 minutes

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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 regards 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.

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"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

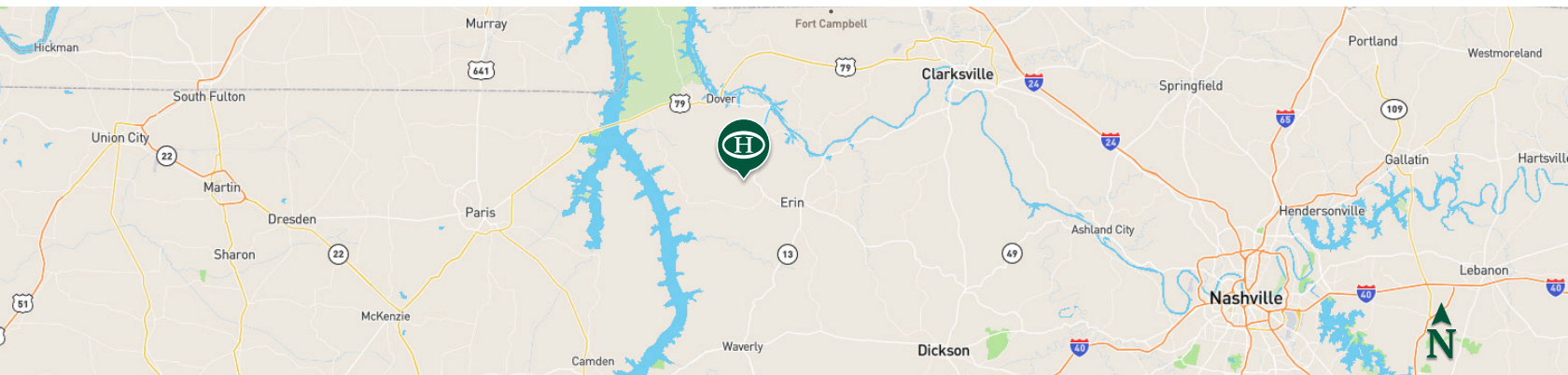
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testimonials








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

 Boundary



Pat Doyle

-  Broker, Tennessee
-  PDoyle@HaydenOutdoors.com
-  615.490.2771


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