

# White's Creek Recreational Property

170.00 Acres | Decatur County, TN | \$1,895,000



HAYDEN  OUTDOORS<sup>®</sup>



# White's Creek Recreational Property

TOTAL ACRES:

170.00

PRICE:

\$1,895,000

COUNTY:

Decatur County

CLOSEST TOWN:

Decaturville, TN

## Activities & Amenities:

ATV/Off Road  
Beach Access  
Boat Slip  
Boating/Sailing/Rafting  
Canal  
Deep Water Access  
Development Potential  
Farm/Crops/Ag  
Fishing  
Food Plots  
Hunting - Big Game, Predator/Varmint,  
Small Game, Turkey & Waterfowl  
Pond/Lake  
Stream/River  
Water Access | Water View  
Waterfront  
Wooded

## Land Details:

**Address:** 7525 Mt Carmel Road,  
Decaturville, Tennessee 38329, USA  
**Closest Town:** Decaturville  
**Total Acres:** 170.00  
**Deeded Acres:** 170.00  
**Zoning:** Ag / Res  
**Topography:** Level  
**Vegetation:** Woods, pasture  
**Tillable/Crop/Orchard Acres:** 100  
**Include Business?:** Yes  
**Estimated Taxes:** \$1,000 - 2023  
**Source of lot size:** Survey

## Property Summary

Beautiful waterfront development property located approximately 1 hour and 45 minutes west of Nashville, Tennessee along the banks of the Tennessee River. Development ideas include, 1) sell the remaining available lots and add a revenue generating dry storage facility onsite, and / or 2) sell the premium waterfront lots while developing short term rental areas with a combination of small cabins, plus RV pads with hook-ups.

## Land

The total footprint of the property is approximately 189 acres. However, upon subtracting the sold lots along the east side as shown in the map attached, it is estimated that the total acreage to be conveyed upon sale will be approximately 170 +/- acres. New survey to confirm

- Approximately 1.5 miles of waterfront frontage with a combination of the Tennessee River and White's Creek
- Approximately 2000 feet of county road frontage on Mt Carmel Road
- Private boat launch on the Tennessee River
- Utilities already in place include electric, fiber optic internet wifi, city water
- Oxbow lake on the north side of the property provides inland fishing opportunities
- Excellent outdoor recreation throughout the property

The vast majority of the market value is placed on the lot sales potential within the 46+/- acres on the east side of the property, plus the possible dry land storage high ground area near the main gate (see the map attached). Other than the high ground area on the west side near the gated entry to the property, the balance of the acreage is technically in floodplain like most waterfront properties along the Tennessee River, so proper elevated construction is required

## Recreation

Private boat launch on the Tennessee River

- Boating
- Fishing
- Water sports
- Hunting
- ATV

Tennessee River Golf Club is located just 4 miles north on Mt Carmel Road







## Agriculture

Approximately 100 acres is currently planted in soybeans. This revenue generating tillable ground has been rotated between corn and soybeans for several years

## Region & Climate

The Decaturville, 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

## Location

- 20 minutes from Parsons, TN (grocery, restaurants, shopping)
- 40 minutes from Benton County Regional Airport
- 60 minutes from Jackson, Tennessee
- 1 hour and 45 minutes from Nashville, TN
- 2 hours from Memphis, TN

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

Boundary



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