



Old Charlotte Pike 28

28.24 Acres

Davidson County, TN

\$560,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road

Hunting - Big Game

Hunting - Small Game

Hunting - Turkey

Natural Spring

Timber

Wooded

Land Details

Address: 8180 Old Charlotte Pike,
Nashville, Tennessee 37209, USA

Closest Town: Nashville

Total Acres: 28.24

Deeded Acres: 28.24

Leased Acres: 0.00

Zoning: Res

Elevation: 600

Topography: Level, sloping, steep

Vegetation: Wooded

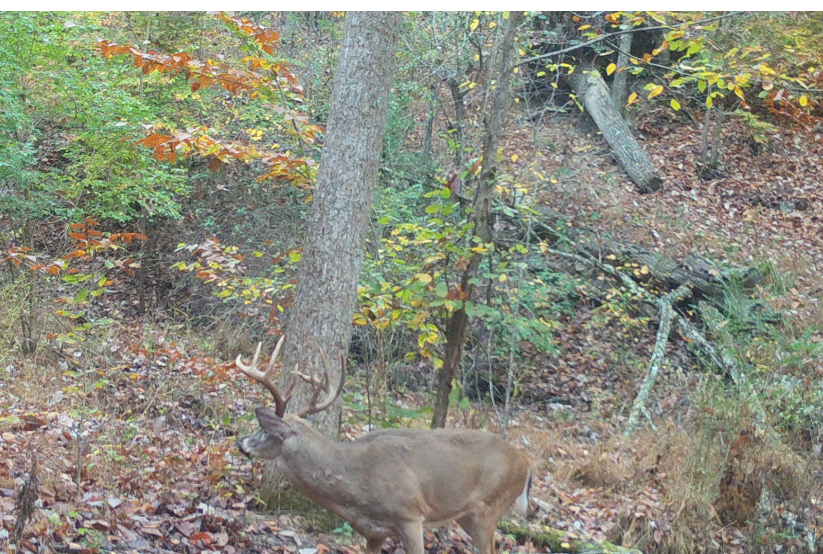
Estimated Taxes: \$200 - 2024

Source of lot size: Survey



About This Property

Beautifully wooded 28.24 acre property with approximately 1/4 mile of paved county road frontage on Old Charlotte Pike in Davidson County, Tennessee. Just 20 minutes west of Nashville awaits your recreational paradise for hiking, hunting, ATV's, or building your weekend getaway cabin. This property boasts a nice trail system through the valuable marketable hardwood timber hillsides down to a year-round flowing fresh water spring





Land

This stunning 28.24 acre property boasts approximately 1/4 mile of paved county road frontage

This property boasts an abundance of marketable hardwood timber and mast producing trees

Trails providing access throughout and revealing amazing hilltop views

The wildlife habitat is ideal and sanctuary-like, providing the perfect home for healthy populations of deer, turkey, rabbits and squirrels

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 estimated 28.24 acres per the boundary survey

Improvements

Trail network providing access throughout the property

Utilities at the road include:

- Electric and high speed fiber internet for wifi and streaming
- Public water

Property has not been perked yet for septic

Dirt work necessary to prepare potential build site along the county road frontage





Recreation

This property is perfect for the wildlife enthusiast. The abundance of deer and turkey make it a highly desired property for hunting and or purely enjoying being one with nature. The recreation includes hunting, hiking, and ATV's.

Features:

Hunting – Deer, turkey (active trail cams on the property – more pics upon request)

- Hiking
- Build your home or cabin along the county road frontage for easy access
- ATV/ Off Road

Region & Climate

The Nashville 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. Fall colors are gorgeous on this property and temperatures are generally in the 70'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



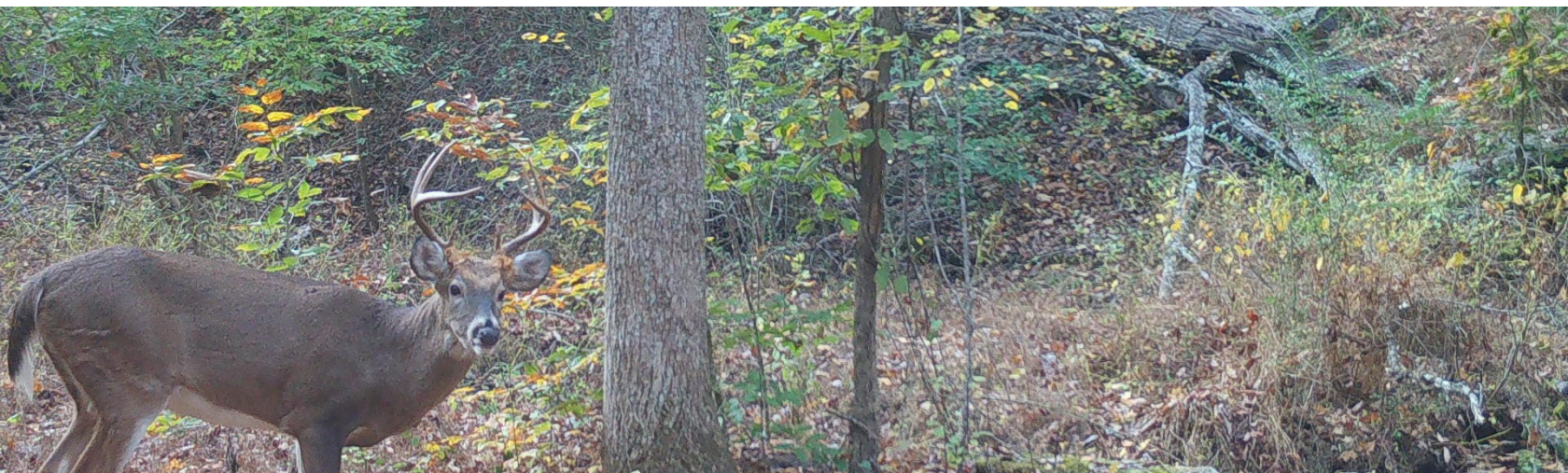


Location

20 minutes west of downtown Nashville, Tennessee

Amenities available within 10 minutes of the property

**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.*





Hayden Outdoors

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.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

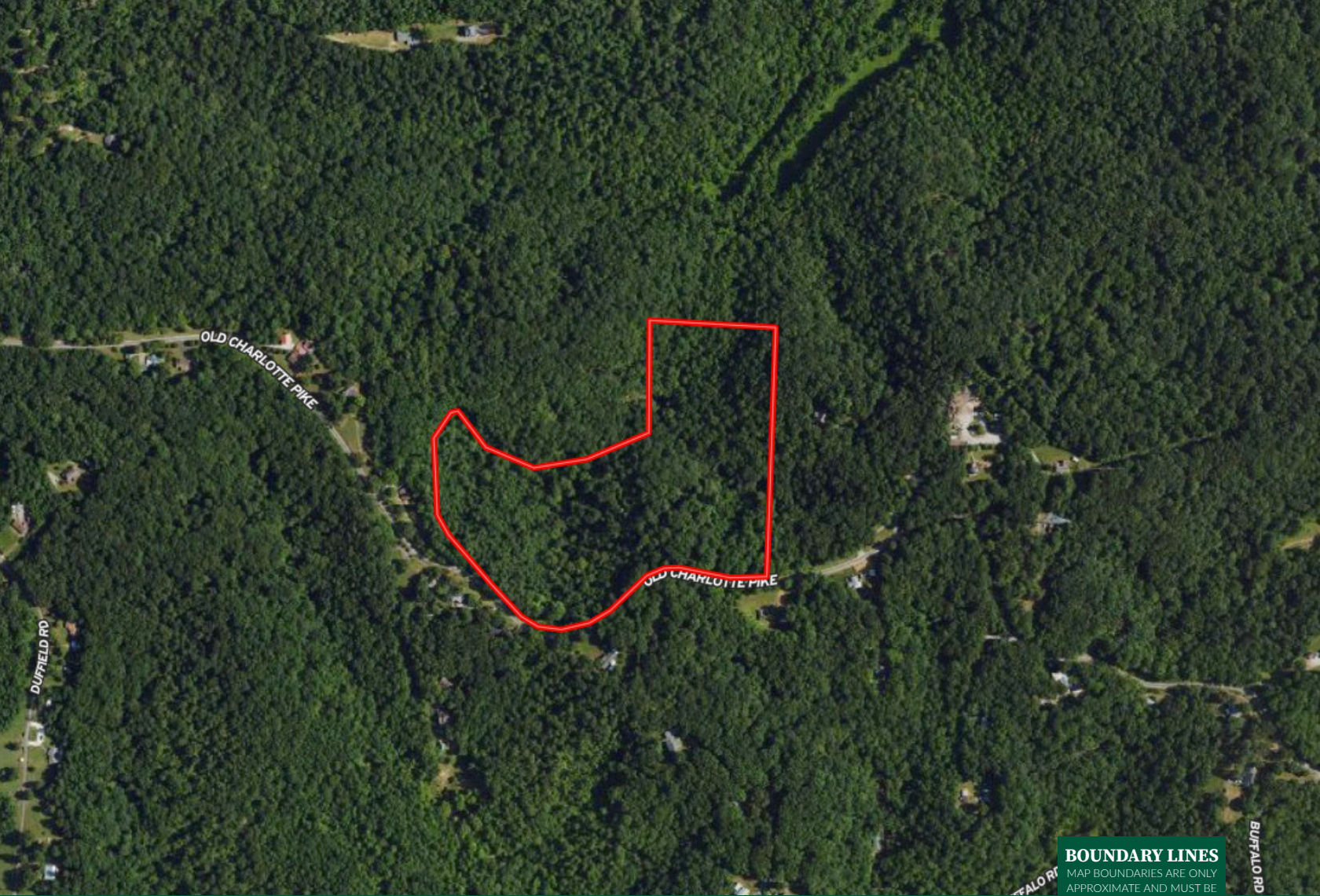


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

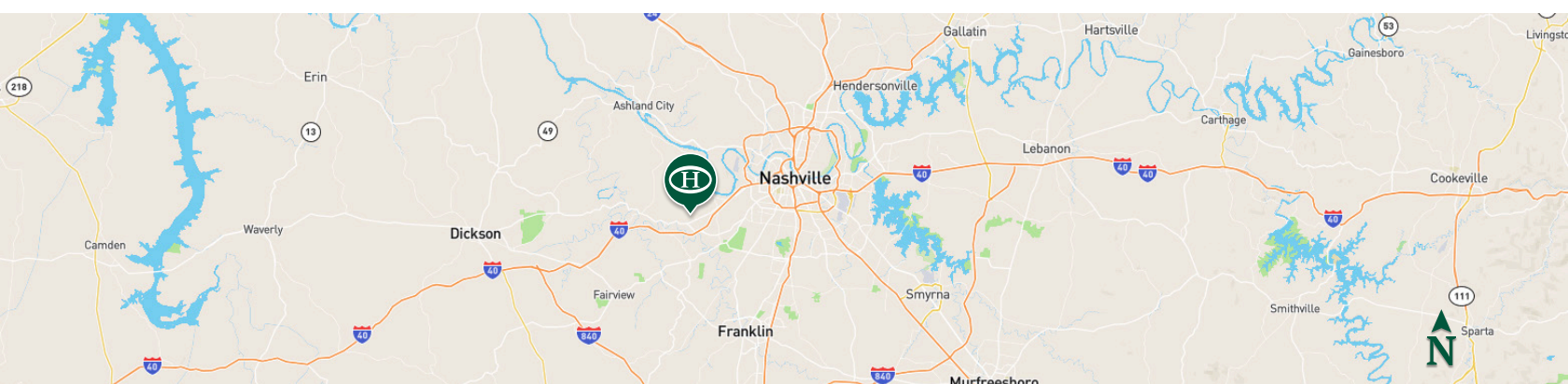
Scan to see more
testimonials








 Boundary

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



Pat Doyle

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



**HAYDEN
OUTDOORS.
REAL ESTATE**

