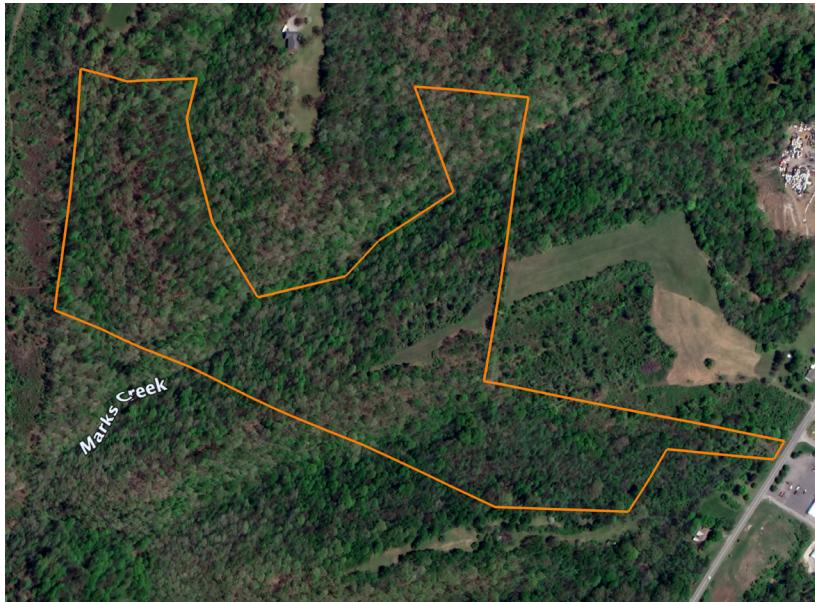


LAND FOR SALE

UNRESTRICTED 45 +/- ACRES IN CHEATHAM COUNTY, TENNESSEE

COUNTY: **CHEATHAM**
STATE: **TENNESSEE**
ACRES: **45**



PROPERTY FEATURES

- Year-round water source from picturesque Marks Creek
- Thousands of dollars in harvestable timber, adding investment value
- Thriving deer and turkey population, perfect for wildlife enthusiasts and hunters
- Multiple build site locations, ideal for your dream home or a private retreat
- Small chestnut tree orchard
- Greenbelt tax program eligibility, offering significant tax savings
- Convenient road access with blacktop frontage
- 30 minutes from Downtown Nashville, TN
- 45 minutes to Clarksville, TN



For more information, contact:

JUSTIN CARROLL, Land Agent

931.488.4393 | JCarroll@MidwestLandGroup.com

MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, NE, OH, OK, SD, TN, TX, WI, and WY.

