

SOLD



117 Acre Timber Tract

117 +/- Acres | Carroll County, TN



ADDRESS

0 Black Gully Road
Clarksburg, TN 38324

LOCATION

From exit 108 of I-40 travel north on Hwy 22 for 6.5 miles. Turn left onto Purdy Road, go 3.1 miles, then turn right to stay on Purdy Rd for .7 miles. Property is located on both sides of Purdy Road as you approach Black Gully Road, then also on both sides of Black Gully Road.

PROPERTY SUMMARY

Check out this 117 acres! The entire tract is in mixed timber, containing a substantial amount of oak, which was select cut approximately 13 years ago. There is marketable timber currently on the property along with younger successional growth that will be ready for harvest in years to come. The variety of timber, along with agricultural ground on surrounding properties provides excellent wildlife habitat that make this an ideal hunting property, there is a stream that runs through the property, and there are a couple of areas conducive to building. The property boasts approximately 1600 feet of road frontage, and is conveniently located 10 miles from exit 108 of I-40, and 7.5 miles from the 1000 acre public Carroll lake. Marketable timber, hunting opportunities, substantial road frontage, close proximity to I-40 and a nearby lake! Don't let this one slip by!

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