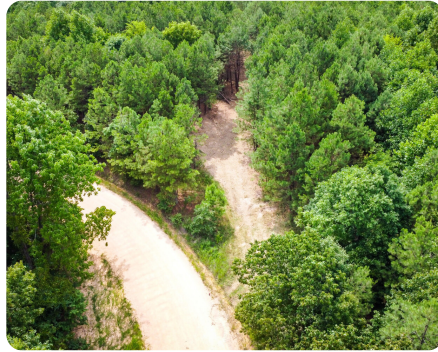


UNDER CONTRACT



## Duck River Hills Lot 5

41.01 +/- Acres | Hickman County, TN | \$249,900



### ADDRESS

0 Falls Branch Road Lot 5  
Duck River, TN 38454

### LOCATION

From Columbia take Hampshire Pike(US 412W) approx 10 miles to Right on Taylor Store Rd. In 1 mile turn Left on Catheys Creek Rd. In 4.7 miles turn Right on Keg Springs Road. In approx. 3.5 miles property is on Right just past Old Mail Road.

### PROPERTY SUMMARY

Lot 5 of Duck River Hills offers 41.01 acres with mature trees and road frontage on Falls Branch Road in Duck River, TN—ideal for a primary residence, weekend retreat, or recreational use. Electric and fiber optic services available at the road. Conveniently located within an hour of Metro Nashville and near Centerville, Columbia, and Franklin, this area is known as "The Last Frontier" of Middle Tennessee, providing affordable, large acreage tracts. Rich wildlife including deer and turkey, expansive ridgelines ideal for wildlife management, and multiple building sites with incredible views. No HOA, RVs permitted for recreational use (if screened from view). Seller financing available.

[nationalland.com/listing/duck-river-hills-lot-5](https://nationalland.com/listing/duck-river-hills-lot-5)



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