

UNDER CONTRACT



## Hwy 69 Timber & Recreational Tract

132.09 +/- Acres (\$3,850/acre) | Hardin County, TN | \$508,550



### ADDRESS

7005 Hwy 69  
Savannah, TN 38372

### LOCATION

The property is on Hwy 69 approximately 15 miles southeast of Savannah, TN. It is located approximately 2.75 miles northwest of the small community of Walnut Grove, TN.

### PROPERTY SUMMARY

This 132.09-acre timberland tract in Hardin County, TN, offers a range of possibilities for investment, recreation, or development. Located on Hwy 69, the property is well-situated for both rural living and outdoor activities. The tract is primarily wooded, with approximately 100 acres of hardwoods and 32 acres of scattered pine. With 930 feet of frontage on Hwy 69, the property is easily accessible. There is an older mobile home at the home site on the highway, and utilities are available, making it ready for use as a residential site. The land offers multiple recreational opportunities, including prime deer and turkey hunting areas. The property is only 5 miles from the Tennessee River. Johnson Branch, a water feature on the west end of the property, enhances the tract's appeal for wildlife. This property combines investment potential with recreational appeal, making it a great choice for someone looking to develop a rural retreat or expand their timberland holdings.

[nationalland.com/listing/hwy-69-timber-recreational-tract](https://nationalland.com/listing/hwy-69-timber-recreational-tract)



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