

## **1586 NEEDMORE ROAD OLD HICKORY, TN**

### **DIRECTIONS:**

From Nashville - I-40 East to exit 226B, N Mt Juliet Road turn L on Lebanon Road, turn R on N Greenhill Road (next to Green Hill High), 2nd L onto Needmore, 1586 will be on the right. Turn right on the Easement that is after the 2 churches (on the right) and the Easement is next to the old church. T. R. on this Easement and cont approx 300 ft to the entrance into the property. NO R. E. Sign – per request of the Sellers. Gate. Must have appointment to show the land only and the home. Call listing office. AGENTS MUST BE PRESENT WITH ALL BUYERS FOR THE LAND ONLY AND THE HOME.

### **DETAILED DESCRIPTION OF THE PROPERTY:**

GREAT INVESTMENT POTENTIAL – BUILDERS LOOK AT THIS! WALKING DISTANCE TO OLD HICKORY LAKE! 9 surveyed ac IN WILSON COUNTY, TN WITH NO RESTRICTIONS! BUILDERS: 9 ac to build multiple upscale homes – ideal location and property. Mostly level to a gentle roll. 1922 rustic cabin that has been refurbished to be the cutest and sweetest cabin of 3BD/1BA, 1064 sq ft, new cedar ceilings & walls, hardwood flooring, eat-in kitchen (all appliances remain), some of the original features of the cabin remain in tack, covered front deck & open back patio. Easy access onto the property with an improved gravel driveway, lovely formations, approx 3 ac cleared & remaining in mature woodland, level to a gentle roll terrain, some fencing, old barn, outbuildings, loads of wildlife, great hunting, trails throughout the property. The home is connected to public water, but an old water well could be repaired and used for your pets & livestock. Several building sites to build your dream home with several outbuildings (barn, pole barn large garage) or a few homes. IDEAL property to live in the cute cabin while building that dream home and then using the cabin as your guest house for family or friends. Also bring those horses and enjoy the riding trails that you will have improved. Approx ¼ mile or less to Shutes Branch Recreational Boat Ramp on Old Hickory Lake. Approx 10 minutes to I-40, approx 20 minutes to Nashville Airport and approx 30 minutes to Nashville, TN. Buyer to do own due diligence & pertinent information.