

**196± Acre Duck River Sporting Estate | Premier Hunting
& Recreation Farm in Shelbyville, TN**
498 Rattlesnake Lodge Rd
Shelbyville, TN 37160

\$2,450,000
196± Acres
Bedford County



196± Acre Duck River Sporting Estate | Premier Hunting & Recreation Farm in Shelbyville, TN
Shelbyville, TN / Bedford County

SUMMARY

Address

498 Rattlesnake Lodge Rd null

City, State Zip

Shelbyville, TN 37160

County

Bedford County

Type

Recreational Land

Latitude / Longitude

35.531481 / -86.608846

Acreage

196

Price

\$2,450,000

Property Website

<https://www.mossyoakproperties.com/property/196-acre-duck-river-sporting-estate-premier-hunting-recreation-farm-in-shelbyville-tn/bedford/tennessee/112890/>



196± Acre Duck River Sporting Estate | Premier Hunting & Recreation Farm in Shelbyville, TN Shelbyville, TN / Bedford County

PROPERTY DESCRIPTION

196± Acre Duck River Recreational Farm | Shelbyville, TN

Discover an exceptional 196± acre recreational farm in Bedford County offering a rare combination of productive land, outstanding wildlife habitat, and nearly a mile of Duck River frontage.

Property Highlights

- 196± acres with an excellent mix of open pasture and mature hardwood timber
- Approximately **4,752 feet of frontage on the scenic Duck River**
- Relatively flat, easy-to-navigate terrain with an established trail system throughout the property
- Managed for quality **whitetail deer hunting** with excellent **turkey hunting** opportunities
- Ideal for hunting, fishing, ATV riding, horseback riding, hiking, or creating a private family retreat

Improvements

- Old hay barn w/stalls near the front of the property providing for equipment and hay storage
- Existing 1916 farmhouse is considered to have no contributory value and is suitable for demolition (being sold As-Is)

Duck River

The property's extensive Duck River frontage provides outstanding fishing, kayaking, and canoeing opportunities. While there is currently no constructed boat ramp, the river is accessible by walking down the bank to the water's edge.

Whether you're looking for a premier hunting property, a weekend recreational escape, or a long-term investment in Middle Tennessee land, this diverse Duck River farm offers a rare opportunity in one of the state's most desirable outdoor destinations.

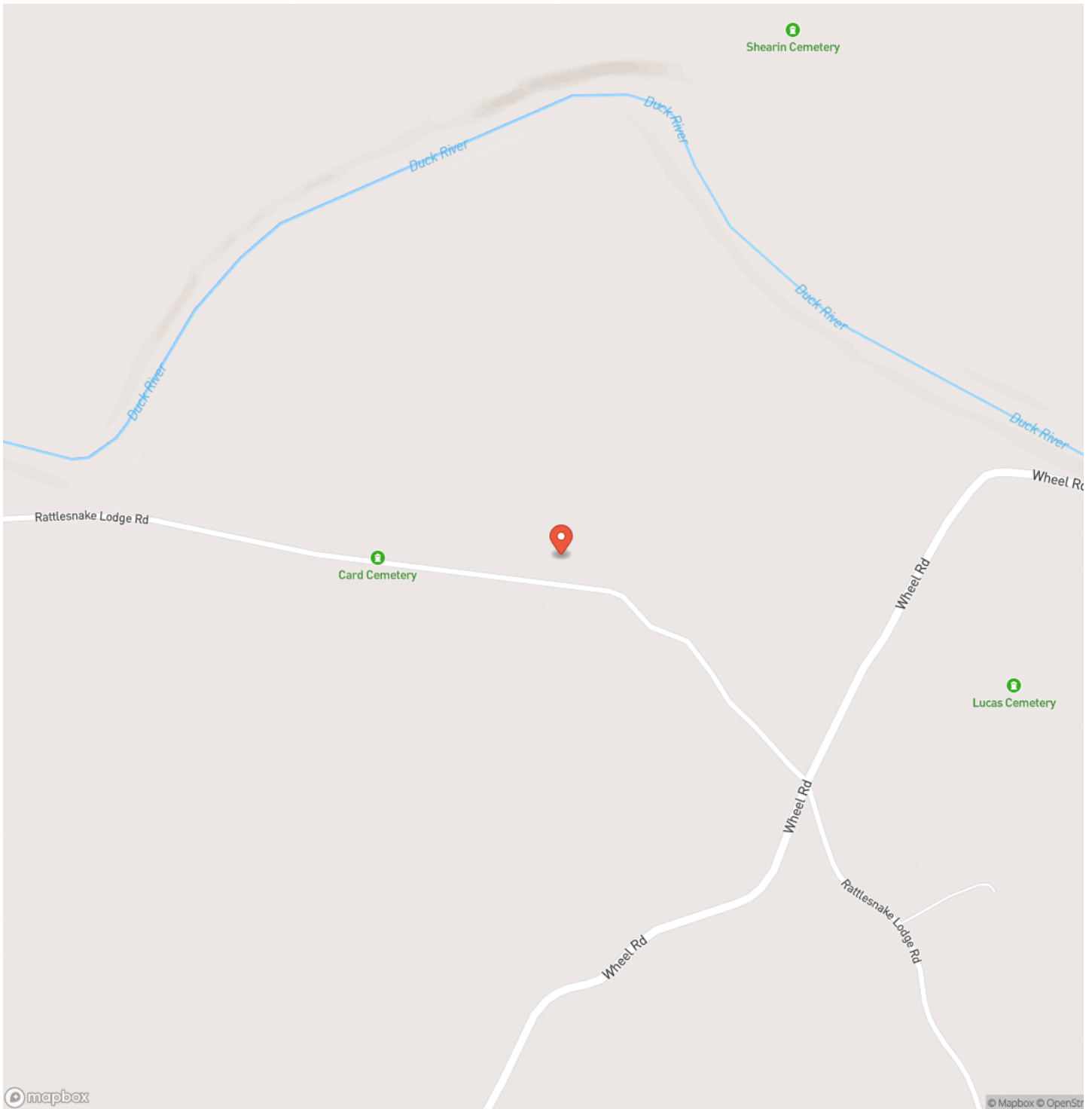
Contact Listing Agent Jamie Spencer for details: jspencer@mossyoakproperties.com



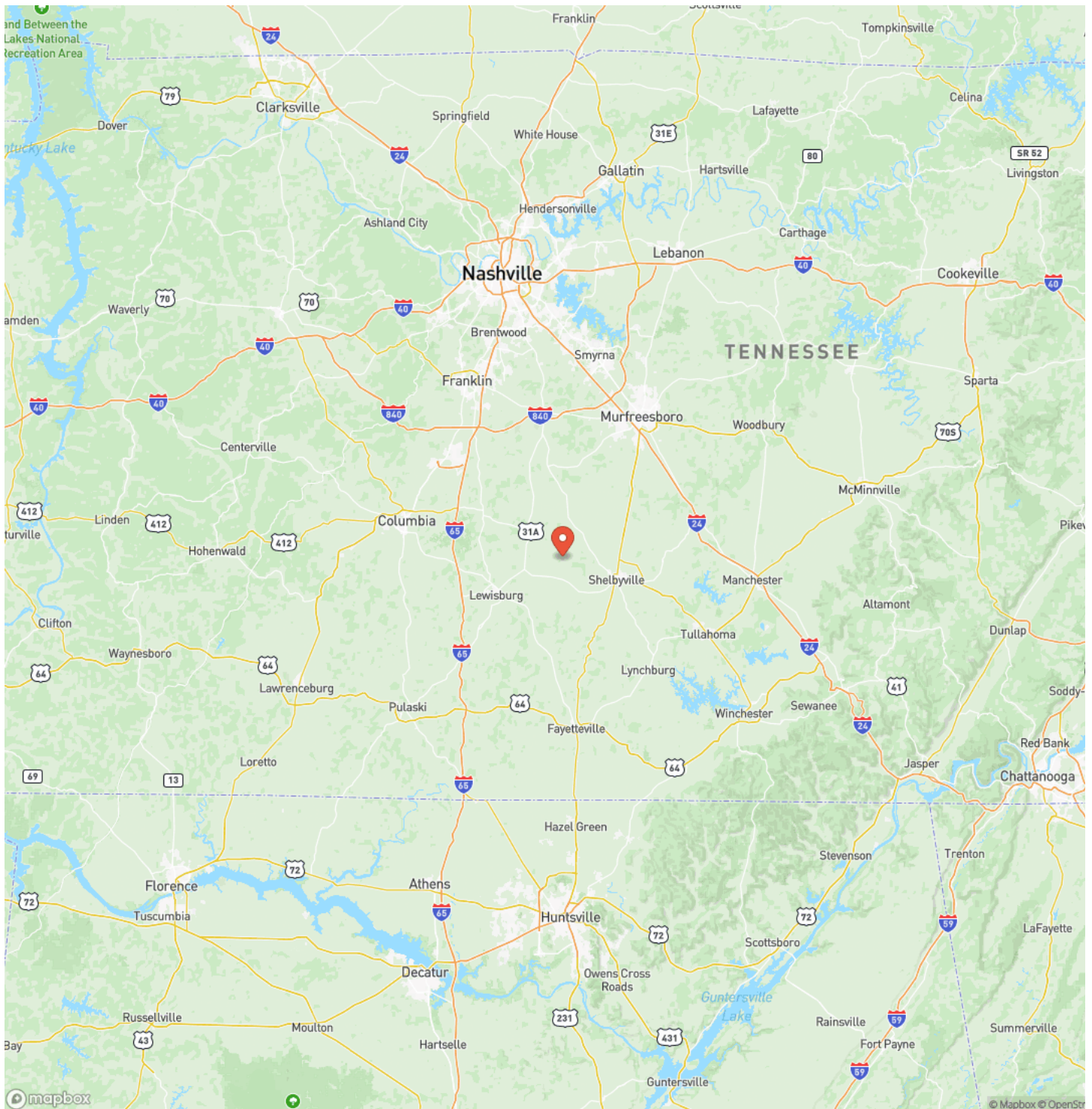
196± Acre Duck River Sporting Estate | Premier Hunting & Recreation Farm in Shelbyville, TN
Shelbyville, TN / Bedford County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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Address

1276 Lewisburg Pike Ste B

City / State / Zip

Franklin, TN 37064

NOTES

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This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Tennessee Land & Farm
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