888-Acre Legacy Hunting & Recreational Retreat Near Kentucky Lake
0 Lick Creek Rd
Big Sandy, TN 38221

$1,750,000
888± Acres
Benton County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
0 Lick Creek Rd

City, State Zip
Big Sandy, TN 38221

County
Benton County

Type
Farms, Hunting Land, Recreational Land

Latitude / Longitude
36.2665846 / -88.0621144

Acreage
888

Price
$1,750,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Located in Big Sandy, Tennessee, approximately 100 miles west of Nashville, this 888-acre recreational and hunting property offers an excellent opportunity to own a large tract of land in a quiet, rural setting. With diverse timber, established food plots, and an extensive interior road system, this farm is well suited for hunting, outdoor recreation, and enjoying the Tennessee outdoor lifestyle.

Property Highlights

- 888 acres of rolling Tennessee countryside
- Diverse mix of pine and native hardwoods
- Several small streams throughout the property
- Established food plots to benefit local wildlife
- Strategically placed shooting houses convey with the property
- Existing network of interior roads providing access throughout the farm

Hunting & Recreation

The property's diverse habitat, established food plots, and shooting houses make it an attractive hunting retreat. The interior road system is ideal for ATV riding, hiking, and exploring the property. Beautiful Kentucky Lake is just a short drive away, with public boat ramps providing convenient access to fishing, boating, and additional recreational opportunities.

Conservation Easement & Homesites

The property is protected in perpetuity by a conservation easement, preserving its natural character for future generations. The easement allows for two strategically located 2-acre homesites, offering the opportunity to build a private residence, hunting cabin, or family retreat, subject to the easement's terms.

Whether you're looking for a large hunting farm, a private recreational getaway, or a legacy property to enjoy with family and friends for generations, this 888-acre tract is well worth exploring.

The listing agent can provide a copy of the conservation easement via email upon written request.

Contact Listing Agent Jamie Spencer or Chris Dowdy for details: jspencer@mossyoakproperties.com or cdowdy@mossyoakproperties.com








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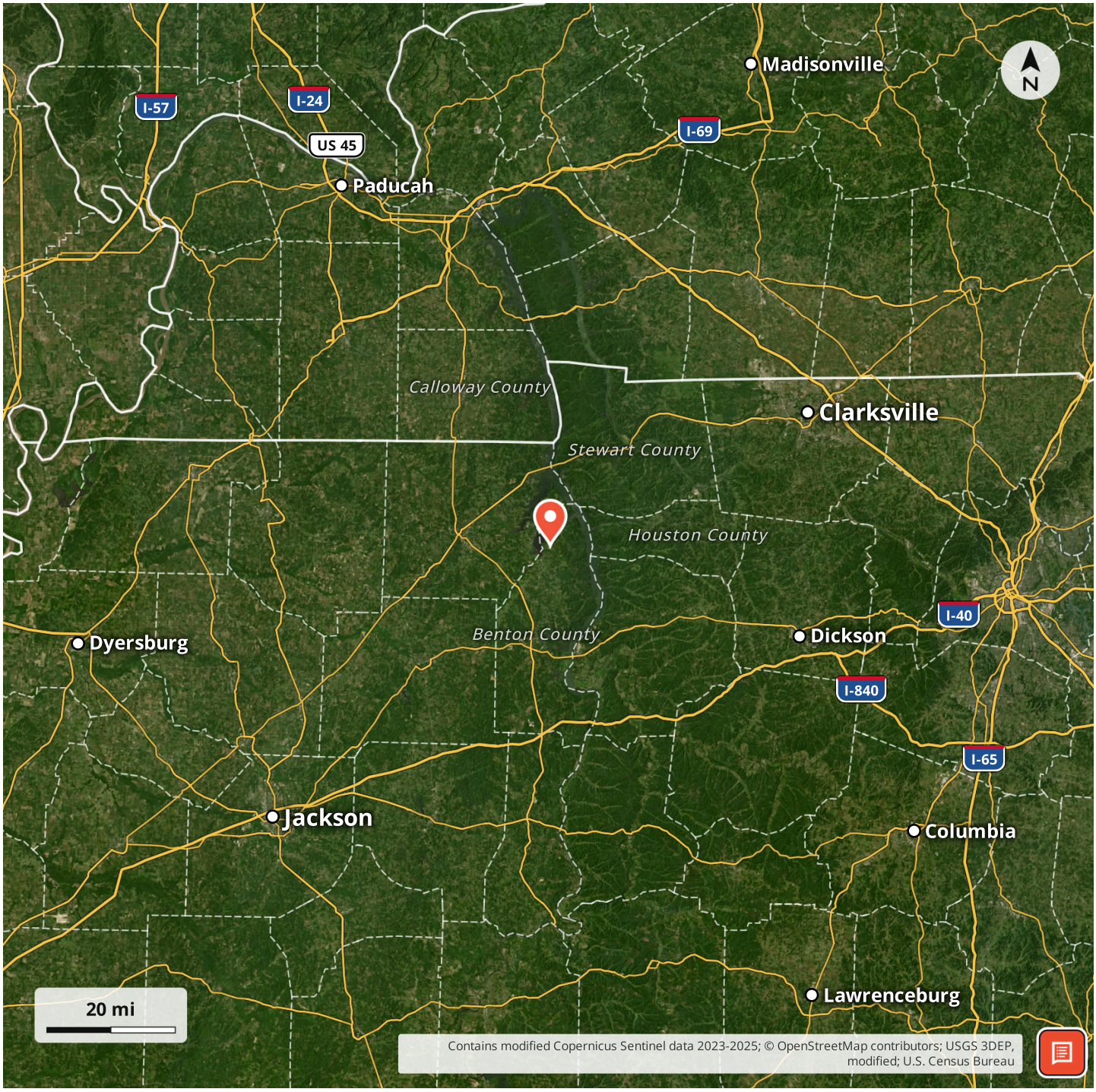
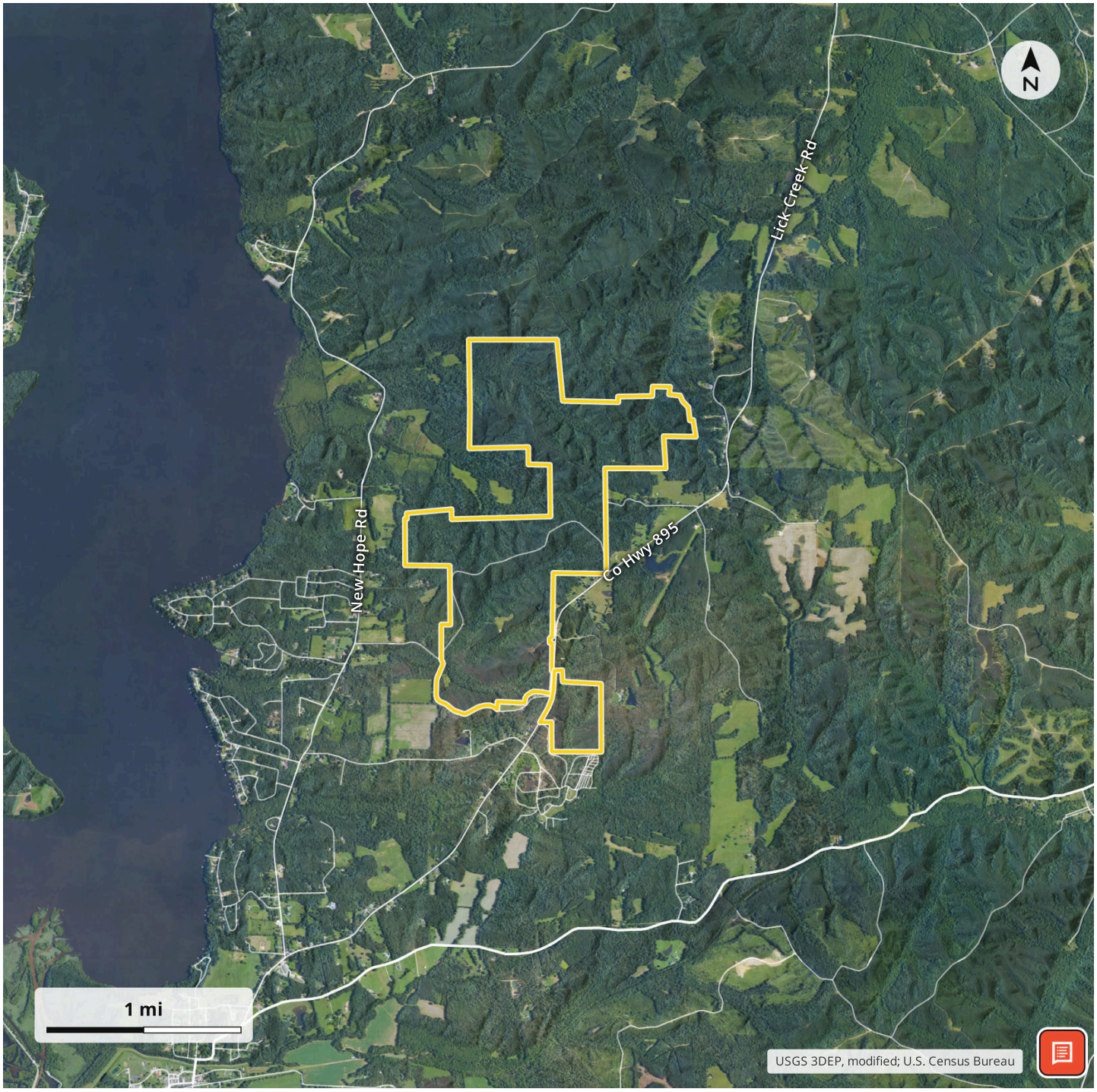
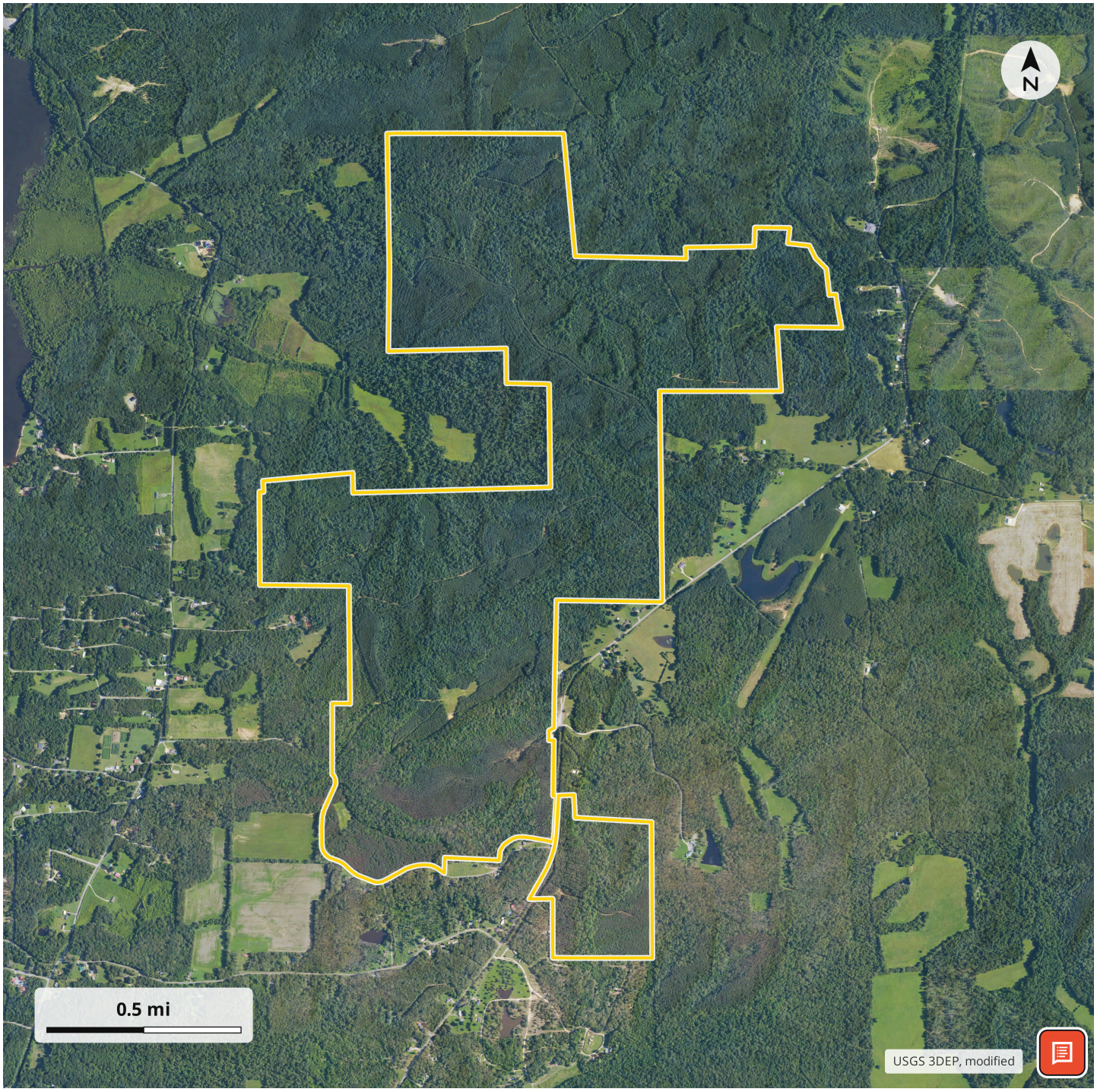
Regional Map



Locator Map


N
Lick Creek Rd
New Hope Rd
Co Hwy 895
1 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Jamie Spencer

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Address
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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.

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