



# MOSSY OAK PROPERTIES

## 208 acres available in Wilson County, TN

**\$3,599,000** / 208.00+/- Acres

### About This Property

208 acre property, one of the largest tracts for sale in highly sought after Wilson County. Mixed use residential, farmland, development. Property is majority level, tillable, great location for future development in the city of Watertown. This farm has only been owned by one family and this is the first time its been put on the market to sell. Centrally located in Watertown, TN 37184 just 25 minutes from Lebanon, 30 minutes from Murfreesboro and 30 minutes from Center Hill Lake. property has a house built in 1937 with the current owners living in it being sold as is. Lots of road frontage on Statesville Rd and both sides of clever creek rd, property has 2 wells with city water at Statesville Rd. , freshwater fishing in a nice creek so bring your poles. Wildlife, whitetail deer, turkey. Property has barn, outbuilding, implement shed, 3 ponds, water rights, mineral rights, oil and gas rights. The entire 208 acres is fenced and cross fenced. Owner willing to divide into 4 tracts. Motivated Seller so Bring All Offers Contact Riley Johnson for more info



### Property Facts & Features

#### Main Structure

- House

#### Other Structures

- Barn
- Outbuilding

#### Rights

- Water
- Oil / Natural Gas
- Mineral

#### Water Access

- Creek / Stream
- Pond

#### Fishing

- Freshwater Fishing

#### Wildlife

- Turkey
- Whitetail

#### Recreation

- N/A

#### Other

- Road Frontage



**Mossy Oak Properties Tennessee  
Land & Farm - Nashville**

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Franklin, TN 37064

**Phone:** (615) 879-8282

**Fax:** (615) 373-9606

**Link:** <http://www.mossyoakproperties.com/land/43583>



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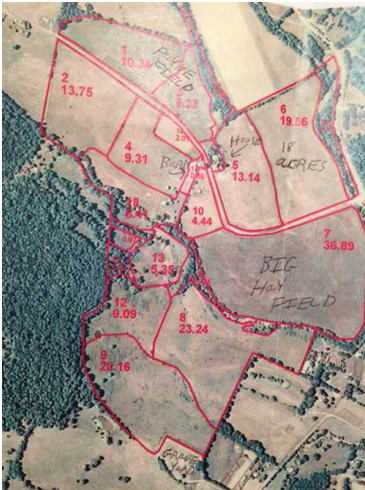
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