

# *Property Features*

- Two distinct sections: build on one, the other, or both for ultimate flexibility.
- Live surrounded by nature: enjoy a tree-shaded lot or clear space for your dream garden or lush yard.
- A small creek on the property adds a peaceful, serene touch for water lovers.
- Electric is available at the road, giving you the option to connect to the grid or go solar.

## Prime Location:

- Only 45 minutes from Nashville, offering easy access to entertainment, dining, and city life.
- Just 20 minutes to Dickson for convenient shopping, groceries, and local entertainment.
- Close to the Dickson Airport, a rare advantage for aviation enthusiasts.

## Utilities & Infrastructure:

- City water available for easy connection.
- Soil testing has not been completed, giving you the flexibility to shape the land to your needs.
- Choose between tapping into the electric grid or exploring solar power options.

## Call or Email for Information:

- Don't miss out on this rare opportunity to own a versatile property!
- With its beautiful natural setting and prime location, this property is priced to move quickly.
- Act now before it's gone—schedule a visit today and make your dream a reality!

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