



# \$63,495 -- 10.45 acres

459 Overhead Bridge Rd, Hampshire, TN 38461

- Lewis County

- Recreational Property
- Residential Property
- Undeveloped Land

## 10+ Acres of Natural Beauty in Hampshire, TN

<b>State</b>	<b>County</b>	<b>City</b>	<b>Zip</b>
Tennessee	Lewis County	Hampshire	38461
<b>Address</b>	<b>Price</b>	<b>Acreage</b>	<b>Bedrooms</b>
459 Overhead Bridge Rd	\$63,495 -	10.45 acres	0
<b>Baths</b>			
0			

### Description

Lucky Dog Price: \$63,495

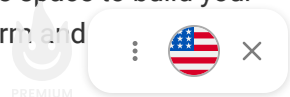
Market Value: \$83,000

Savings of 24%!!

Introducing a pristine and sprawling canvas of opportunity in the heart of Hampshire, TN! This remarkable 10.45-acre parcel of land offers the perfect blank canvas for your dream property. Nestled amidst the breathtaking natural beauty of Tennessee, this vacant lot is a haven for those seeking a peaceful and picturesque escape from the hustle and bustle of city life.

Surrounding by the enchanting landscapes of Hampshire, you'll wake up to the sights and sounds of nature every day. From dense woodlands to open fields, this property is a nature lover's paradise. Enjoy the serenity of rural living while still being within easy reach of essential amenities and nearby towns. Hampshire, TN offers a peaceful retreat while being conveniently located near major highways, schools, shopping, and healthcare facilities, making it a practical choice for both full-time residents and weekend getaways. Enjoy the serenity of rural living while still being within easy reach of essential amenities and nearby towns.

This expansive piece of land presents an exceptional investment opportunity for those looking to develop, subdivide, or simply hold on to a piece of prime real estate. With no zoning, you have ample space to build your vision of a dream home or business venture. You can put a mobile homes, park your RV, farm and



This vacant 10.45-acre property is ready to transform your vision into reality. Do not miss out on this rare opportunity to own a piece of Hampshire, TN's natural beauty. Property is accessed by a gravel road very shortly off the main road. Your dream property is just a showing away!

Disclaimer: All information provided is deemed reliable but not guaranteed. Buyers are encouraged to conduct their own due diligence.

Site Address: 459 OVERHEAD BRIDGE RD - HAMPSHIRE, TN 38461

County / State: Lewis County, TN

Parcel Number: 046-009.01

Parcel Size: 10.45 acres

Parcel Area: 455,202 sq. ft.

Zoning: No Zoning

# of Dwellings Allowed to be Built: No limit, buyer to verify

Flood Zone: None

Electric: City available, to be verified by buyer

Water: Well needed

Sewer: Septic needed

Survey/Plat Map: No

Percolation Test: No

Property Access: Yes

Legal Description: DISTRICT: 04, COUNTY AREA: 000

Subdivision: N/A

Center GPS Coordinates: 35.546264947741335, -87.3202315961343

RV Parking / Living Allowed: RV parking yes, RV living no

Mobile Homes Allowed: Yes

Farming Allowed: Yes

Livestock Allowed: Yes

Both Surface & Mineral Rights Included: Yes

Timber Rights Available: Yes

Annual Taxes: \$81 (2023)

HOA Fees / Name of HOA: N/A

Elevation: 960.8 feet

Elementary School: Lewis County Elementary School

Middle School: Lewis County Middle School

High School: Lewis County High School

Title Provided: Warranty Deed w/ Title Insurance

## Amenities

### Financing Options

#### Mortgage Options

- Owner Finance

## Land

### Lot Description

- Irregular

### Proposed Use

- Agriculture
- Commercial
- Mobile
- Poultry
- Residential Multi-Family

### Road Frontage Desc

- City

### Topography

- Rolling

## Seller Contact Information

### Lucky Dog Land Deals

Lucky Dog Land Deals

101 Creekside Xing

Brentwood, TN 37027

luckydoglanddeals@gmail.com

(727) 282-5492 (Office)

## Property Boundaries



Powered by Land.com

This information believed accurate but not warranted