

**0 HAWKS BILL DR,  
LOT# 45,  
GAINESBORO, TN  
38562**



# WHY BUY?

- ✓ Land values in TN are trending up year over year, but this land deal is 28% below the market!
- ✓ Living near the Cumberland River, will feel like everyday is a relaxing vacation!
- ✓ Don't be left out on this awesome sale! Buy today for only \$10,999!

## COMMUNITY DETAILS

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Huddled in the friendly neighborhood of Cumberland Valley in the town of Granville TN, sits this land rich with beautiful sceneries. The unmatched charm of the hills meld perfectly with the lakes, keeping the quaint little town unblemished by time. Be amazed at how Gainesboro preserves its delicious country cooking and connects to the memories of a simpler time! This lot also offers great ease of travel to Cookeville in 30 minutes, and Nashville and Bowling Green in less than two hours.

## USAGE DETAILS



Single-Family  
Residence



## ACCESS DETAILS

- Hawks Bill Dr is an unpaved road
- Lot GPS Coordinates: 36.340995, -85.711799
- 155 Hawks Nest Ct is the address to the neighbor's house, which is nearby

**Bowling Green**

78.2 MILES AWAY

**Nashville**

74.2 MILES AWAY

**Cookeville**


20.4 MILES AWAY

# NEARBY CITIES

## PROPERTY

### DETAILS

- Lot Type: Land
- Sale Price: \$10,999
- State: Tennessee
- County: Jackson
- Assessor's Parcel Number: 059A-A-009.00
- Property Usage: Single-Family Residence
- Property Address: 0 Hawks Bill Dr, Lot# 45, Gainesboro, TN 38562
- Size: 0.66 Acre(s)
- Road Access: Yes, Unpaved
- Electricity: Within 1/4 mile
- Water: Public / County connections
- Septic: Private

 (854) 222 -7772

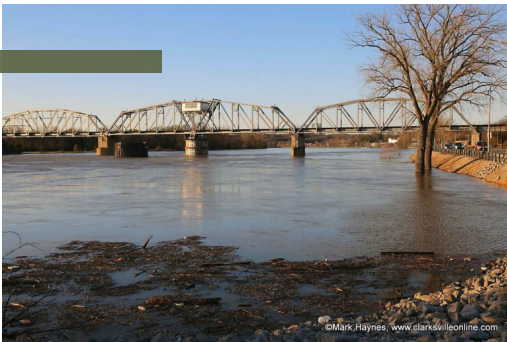
# LOCAL ATTRACTIONS

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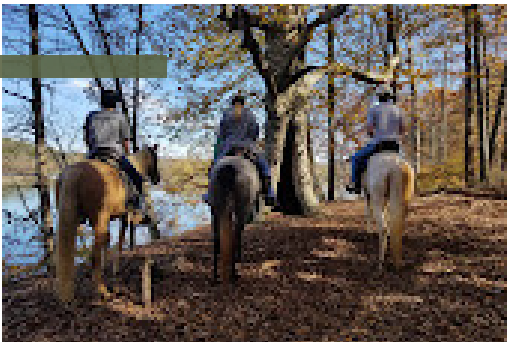
## **WILLWOOD RESORT AND MARINA, 14 Minutes**

A lovely resort with a fantastic lake view, at which you can spend the day with family and friends!



## **CUMBERLAND RIVER, 14 Minutes**

Cumberland's best kept secret, any day on the water will surely be great!



## **LAKE MEADOW FARM & STABLES, 17 Minutes**

The trail ride is a must-try, or host a pony party that the little ones will never forget!



## **THE BOILS WMA, 20 Minutes**

The best spot to be for a summer afternoon, perfect for fishing, kayaking, swimming, or simply putting your feet in the water!



## **CUMMIN FALLS STATE PARK 23 Minutes**

Bring your water shoes to enjoy a hike with the most scenic and beautiful views of waterfalls!



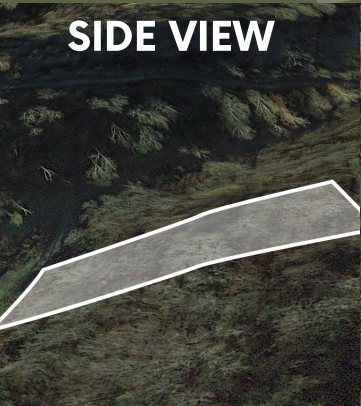
# PROPERTY

0.66 ACRES

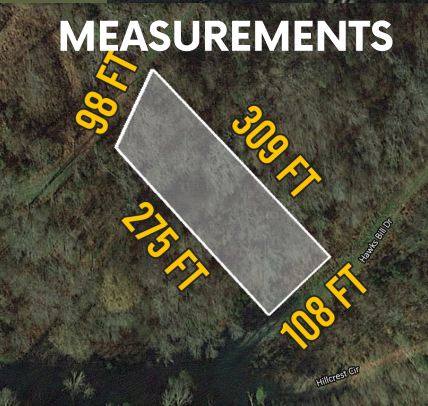
@ HAWKS BILL  
DR, GAINESBORO,  
TN 38562



SIDE VIEW



MEASUREMENTS



AERIAL VIEW



OVERVIEW



GOT QUESTIONS? WE HAVE  
ANSWERS!

Call/Txt/Email Christian Cedan @ 854-222-7772,  
info@greenwealthre.com

We may have other properties at bargain prices  
available. All you have to do is ask!


**PURCHASE OPTIONS:**

*Buy this lot today for \$10,999*



**CHRISTIAN CEDAN**  
SALES COORDINATOR

**Contact Us:**

 (854) 222 -7772  
info@greenwealthre.com