

**6.97± ACRES**  
**FRANKLIN COUNTY, TN**  
**\$750,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (423) 568-8339 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE FRANKLIN 6.97

## PROPERTY PROFILE

### LOCATION:

- Highland Ridge Road  
Estill Springs, TN 37330
- Franklin County
- 7± Miles NW of Winchester
- 8± Miles NW of Twin Creeks  
Marina on Tims Ford Lake
- 10± Miles SW of Estill Springs
- 85± Miles SE of Nashville

### PROPERTY USE:

- Potential Home Site
- Hiking
- Hunting & Fishing

### PROPERTY INFORMATION:

- 6.97± Acres
- Road Frontage
- Water & Power Available at  
the Road
- Backs up to the Owl Hollow  
WMA & Tims Ford Lake

### TAX INFORMATION:

- TAX ID: 043 013.05
- 2025 Taxes: \$925

### COORDINATES:

- 35.23945, -86.21065



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JUSTIN HASTY | ASSOCIATE BROKER - GA  
C: 706-671-4554 | justin@smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE FRANKLIN 6.97

WELCOME TO THE FRANKLIN 6.97, LOCATED RIGHT ON THE BANKS OF TIMS FORD LAKE IN FRANKLIN COUNTY, TENNESSEE. The 6.97± acre tract, situated off Highland Ridge Road, backs up to the Owl Hollow WMA (wildlife management area), but only a short strip of land separates you from Tims Ford Lake. What does this mean for a buyer? Enjoy more acreage with public access, giving you even more freedom to hunt, hike, explore, and fish!

Power and water are available at the road, making it easily accessible to build your dream home close to the lake. Buyers should verify utilities and other pertinent building guidelines.

**Contact Jason Heathcoe or Justin Hasty today to schedule a private tour and experience #TheSmallTownWay!**



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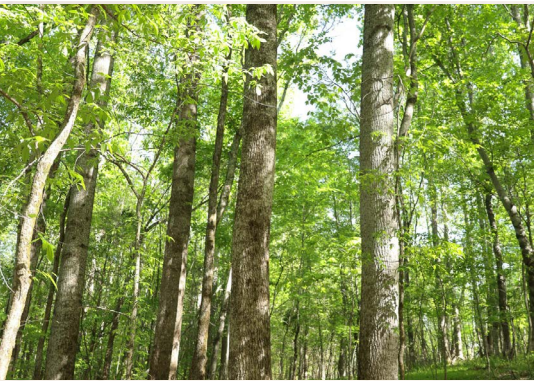
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# TOPOGRAPHY MAP



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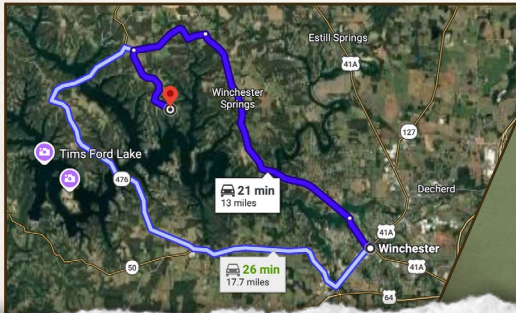
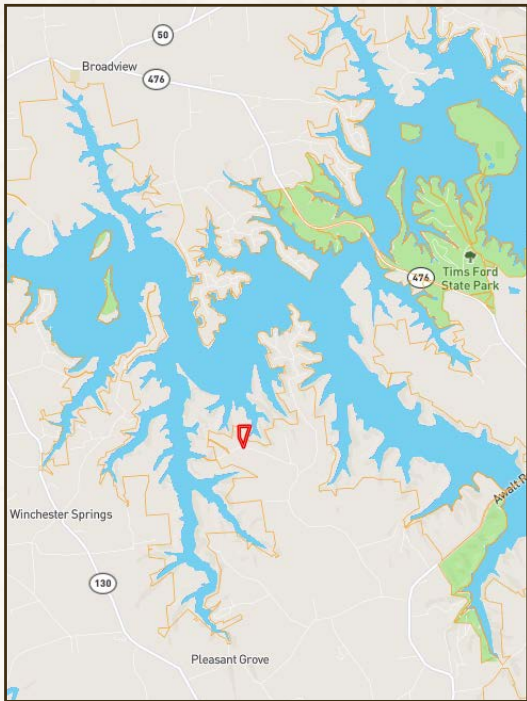
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land id. LINK



Directions From Winchester, TN: Travel 6 miles on US-41A north toward Estill Springs. Turn right on Pleasant Grove Road and continue 1.0 mile. Turn left on Highland Ridge Road and proceed 0.6 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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