

**Address:** 176+/-acres SR 108, Morrison, Tennessee



**Clint Carroll**  
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**Acreage:** 176.00  
**Price:** \$625,000  
**County:** Grundy  
**MOPLS ID:** 77737  
**GPS Location:** 35.461872 X -85.816859  
**Recreational**

176+/-acres Unrestricted wooded property nestled in the Cumberland Plateau. This would be perfect opportunity to build your dream home, start a family compound or have an outdoor property with million-dollar views. Possibilities are endless in how you could develop this property as there is over 3600 feet of frontage on State Route 108 with multiple home sites throughout the property offering breathtaking views or a secluded area to be surrounded by nature. This property is teeming with wildlife such as deer and turkey for the avid hunter. This tract also lends itself to multiple outdoor activities from hiking to hunting, from exploring on an ATV to horseback riding... the possibilities are endless. When the day is over, relax sitting around your firepit and taking in the serenity of nature. After exploring this property, you will be able to branch out into the neighboring areas to explore the Savage Gulf State Park that is only 35 minutes away. Savage Gulf State Park, located in Grundy and Sequatchie counties, features one of Tennessee's most scenic wilderness areas, including the nearly 19,000-acre Savage Gulf State Natural Area. The park offers approximately 60 miles of hiking to remarkable vistas, waterfalls, and historical locations such as the Stagecoach Road. The Great Stone Door is an impressive cliff line overlooking the Savage Gulf. It gets its name from a top-to-bottom crack in the cliff that runs from the top to the bottom, resembling a door left slightly ajar. This is one of the many ways to access the gulf below. Many of the trails are perfect for wildflower hunts as the hiker traverses the different environs of the top of the plateau and the deep gulfs. Savage Gulf has nine backcountry campgrounds (Hobbs, Dinky Line, Savage Falls, Stagecoach Road, Collin West, Savage Station, Alum Gap, Sawmill, and Stone Door) that can be reserved online. The park has four trailhead parking lots. The Savage Gulf North parking area offers restroom facilities, a ranger station, a picnic area, and a picnic pavilion. The bluffs at Stone Door offer visitors the opportunity to 'rock climb and rappel' with seven designated routes (permit required). When you are ready to enjoy a more urban setting, the city of McMinnville is only 25 minutes away! Nestled between Nashville and Chattanooga, and known locally as the Nursery Capital of the World due to the multiple green houses and nurseries found in the area, McMinnville, TN is where small-town charm and big-time natural beauty intersect. As you explore, you'll find good food and great neighbors. Enjoy Southern comforts, musical performances, and world-renowned nurseries. You can also explore the city's shopping destinations such as antique stores, farmers market, local boutiques and larger chain stores such as Walmart and Lowes. Once you have experienced the culture of McMinnville, relax at one of the many eating establishments ranging from local eateries featuring homecooked meals and barbeque, to national chain restaurants. This property has something for every adventure! This property is minutes Manchester TN

