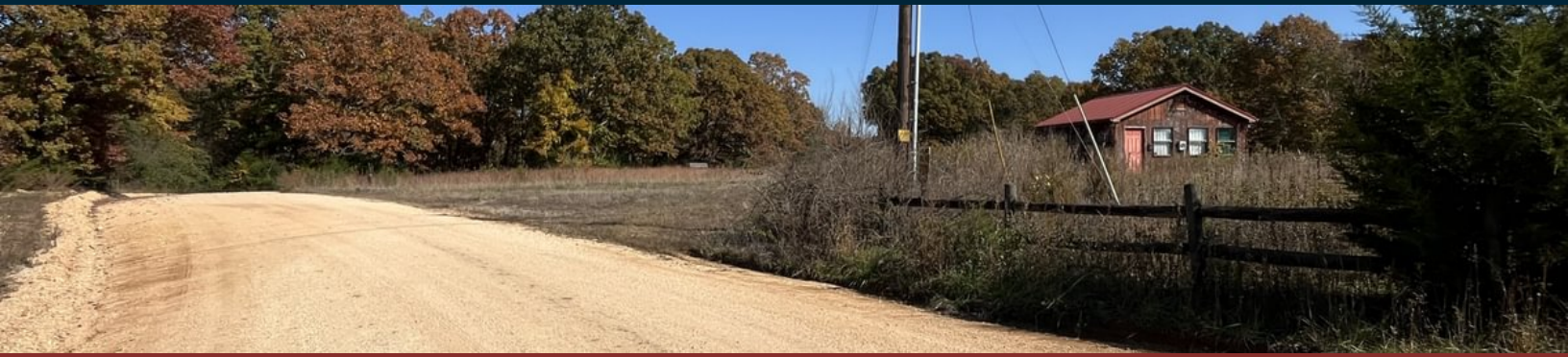




ACTIVE · SET PRICE

Domtar Chip Mill Site

± 185 Acres | Hickman County | Tennessee | Near Centerville

Timber • Recreation • Former Industrial Site with Rail Access

PRICE	PRICE / ACRE	ACREAGE
\$851,000	\$4,600	± 185

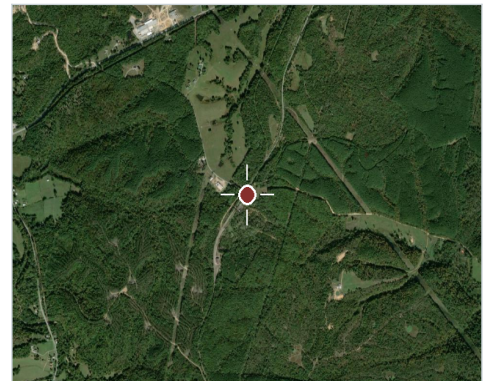
PROPERTY OVERVIEW

Discover a versatile ±185-acre tract tucked away in southern Hickman County—an outstanding opportunity for timber investors, recreational buyers, or those seeking a large acreage property with unique historic infrastructure. Formerly home to a chip mill operation (active through the mid-2000s), the site offers legacy industrial features including an intact scale house and truck scales. While the former buildings and office are considered salvage, the property still benefits from its proximity to the South Central Tennessee Railroad (SCTR). Although the rail line south of Centerville is currently inactive, it has not been abandoned, preserving potential for future use shou...

PROPERTY DETAILS

TYPE Development (Commercial)	ACCESS ATV · Gravel Road · Legal Access · Paved Road · Fee Simple
UTILITIES Electric · Telephone	WATER FEATURES Creeks / Streams
VIEWS Timber	IMPROVEMENTS Other Buildings · Roads · Septic
COUNTY TAX PARCEL IDS map 153 parcels 033.01 & 066.03	
DOCUMENTS INCLUDED LOI for Offers · COA · Topo · Aerial Map	

LOCATION



Hickman County, Tennessee



Jake Almond

Principal Broker KY, Real Estate Broker TN
O: 865.248.8315 C: 865.806.6533
jake.almond@afmforest.com
Principal Broker: Jake Almond (Tennessee)
Co-Listing: Merrill Nall · 256.762.8636

SCAN TO VIEW



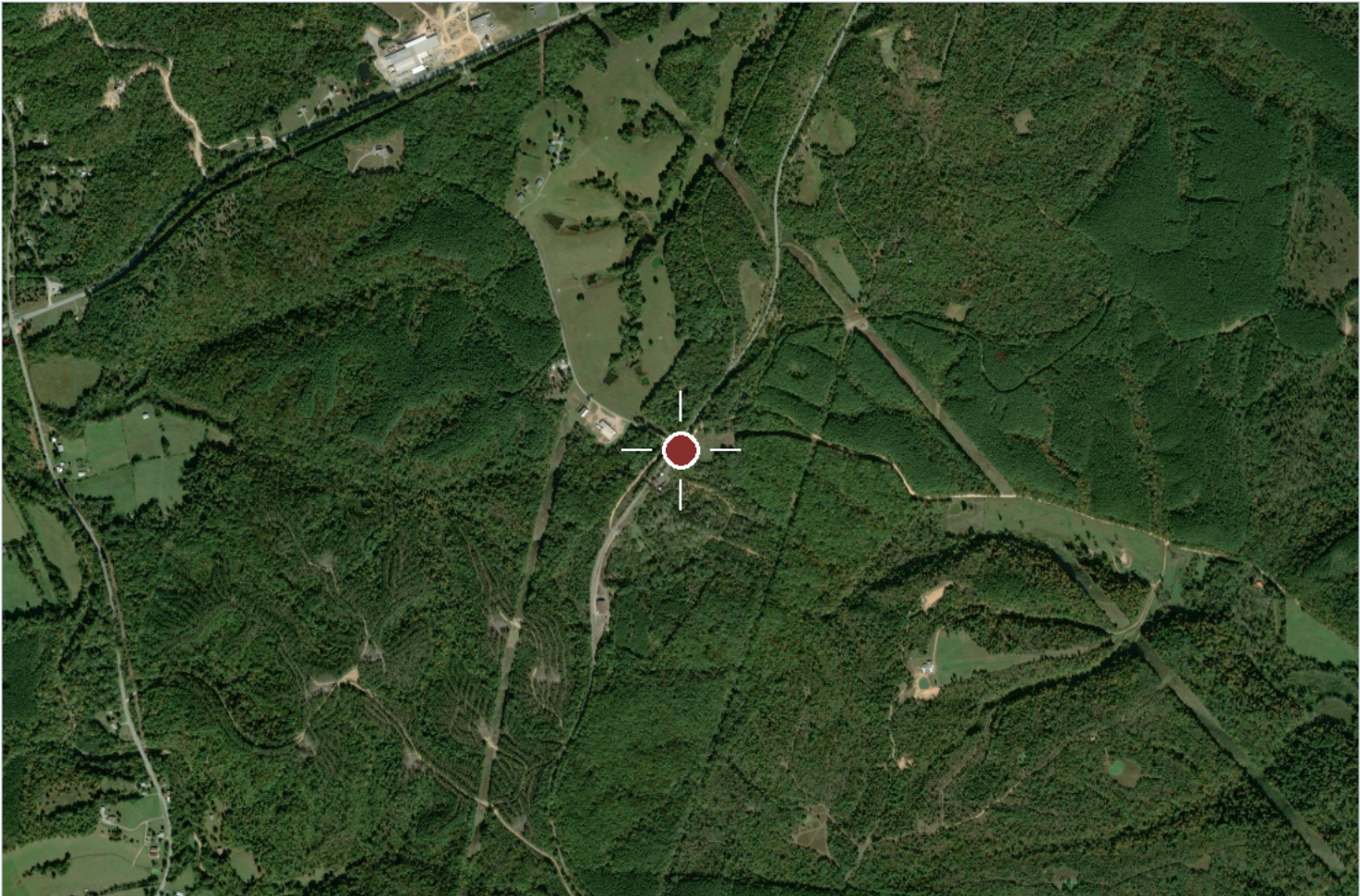
Property Photos

Domtar Chip Mill Site · Hickman County · Tennessee · Near Centerville

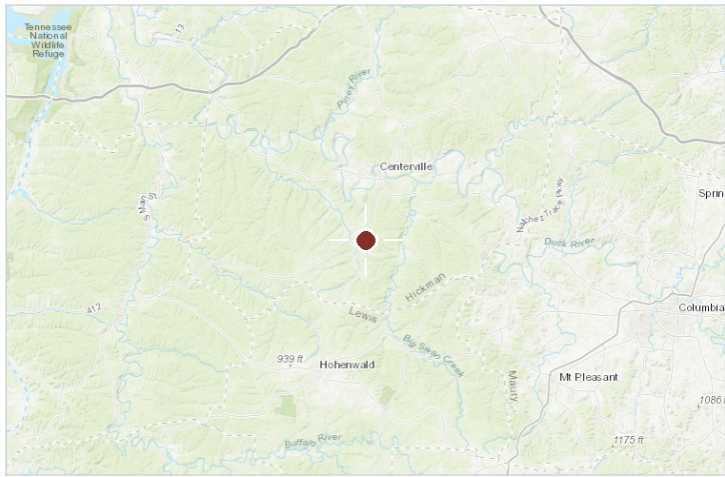


Location & Access

Domtar Chip Mill Site · Hickman County · Tennessee · Near Centerville



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Hickman County, Tennessee

NEAREST CITY
Centerville

APPROXIMATE CENTRE
35.70081, -87.48668

COUNTY TAX PARCEL IDS
map 153 parcels 033.01 & 066.03

CONFIRMATION OF AGENCY STATUS

Every real estate licensee is required to disclose his or her agency status in a real estate transaction to any buyer or seller who is not represented by an agent and with whom the Licensee is working directly in the transaction. The purpose of this Confirmation of Agency Status is to acknowledge that this disclosure occurred. Copies of this confirmation must be provided to any signatory thereof. As used below, "Seller" includes sellers and landlords; "Buyer" includes buyers and tenants. Notice is hereby given that the agency status of this Licensee (or Licensee's company) is as follows in this transaction:

The real estate transaction involving the property located at:

Map 133 Parcels 033.01 & 033.03 Hickman County Tennessee

PROPERTY ADDRESS

SELLER NAME: <u>Domtar Paper Company LLC</u> LICENSEE NAME: <u>Jake Almond</u> in this consumer's current or prospective transaction is serving as: ☐ Transaction Broker or Facilitator. (not an agent for either party). ☐ Seller is Unrepresented. ☒ Agent for the Seller. ☐ Designated Agent for the Seller. ☐ Disclosed Dual Agent (for both parties), with the consent of both the Buyer and the Seller in this transaction.	BUYER NAME: _____ LICENSEE NAME: _____ in this consumer's current or prospective transaction is serving as: ☐ Transaction Broker or Facilitator. (not an agent for either party). ☐ Buyer is Unrepresented. ☐ Agent for the Buyer. ☐ Designated Agent for the Buyer. ☐ Disclosed Dual Agent (for both parties), with the consent of both the Buyer and the Seller in this transaction.
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This form was delivered in writing, as prescribed by law, to any unrepresented buyer prior to the preparation of any offer to purchase, OR to any unrepresented seller prior to presentation of an offer to purchase; OR (if the Licensee is listing a property without an agency agreement) prior to execution of that listing agreement. This document also serves as confirmation that the Licensee's Agency or Transaction Broker status was communicated orally before any real estate services were provided and also serves as a statement acknowledging that the buyer or seller, as applicable, was informed that any complaints alleging a violation or violations of Tenn. Code Ann. § 62-13-312 must be filed within the applicable statute of limitations for such violation set out in Tenn. Code Ann. § 62-13-313(e) with the Tennessee Real Estate Commission, 710 James Robertson Parkway, 3rd Floor, Nashville, TN 37232, PH: (615) 741-2273. This notice by itself, however, does not constitute an agency agreement or establish any agency relationship.

By signing below, parties acknowledge receipt of Confirmation of Agency relationship disclosure by Realtors acting as Agent/Broker OR other status of Seller/Landlord and/or Buyer/Tenant pursuant to the National Association of Realtors Code of Ethics and Standards of Practice.

Steve Herz 11/11/2025
Seller Signature Date

Buyer Signature _____ Date _____

Seller Signature _____ Date _____

Buyer Signature _____ Date _____

Listing Licensee Gate Guard Date 11/11/25

Selling Licensee _____ **Date** _____

AFM Real Estate
Listing Company

Selling Company

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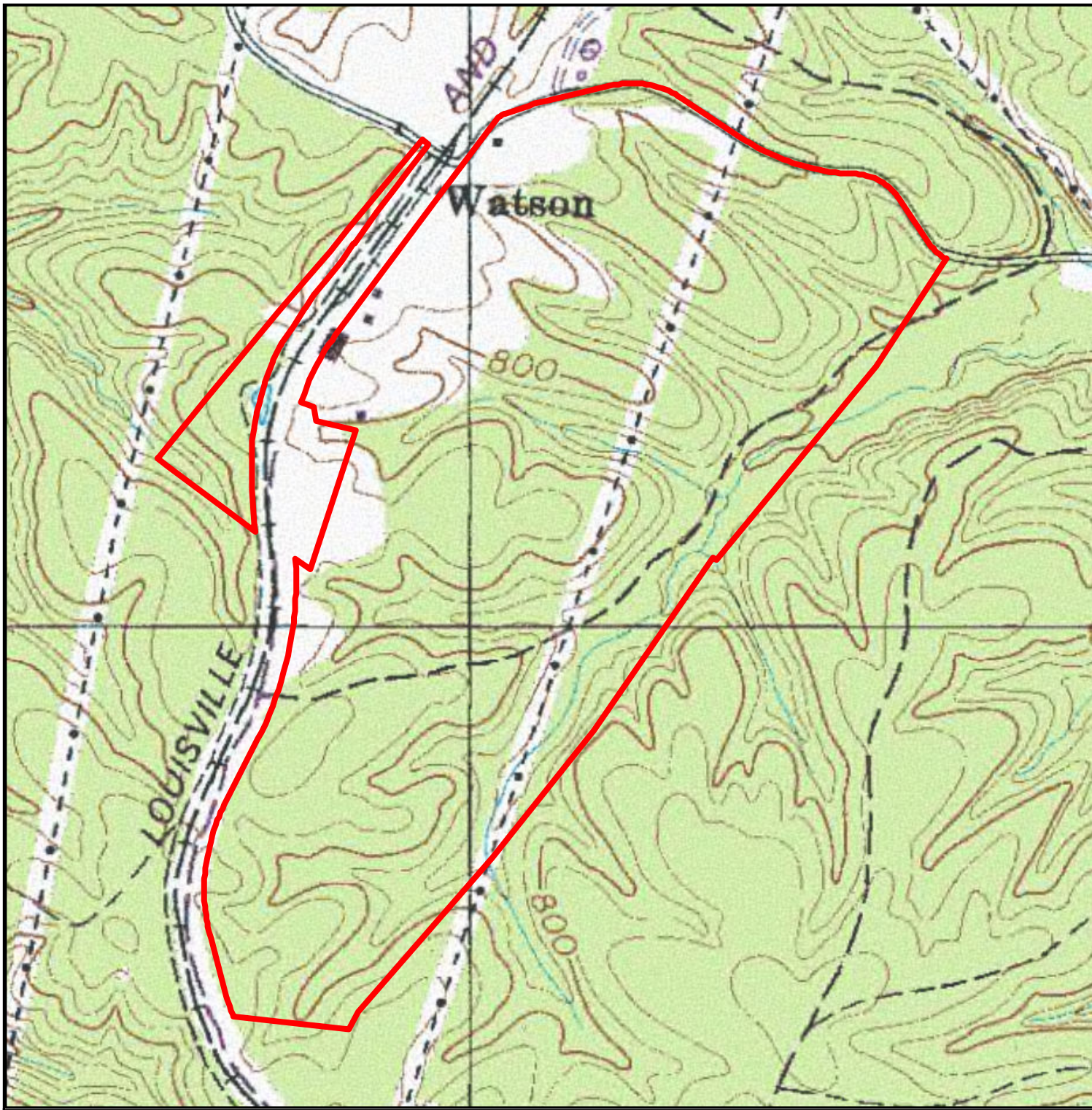
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REALTORS

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RF302 – Confirmation of Agency Status, Page 1 of 1

Version 01/01/2020

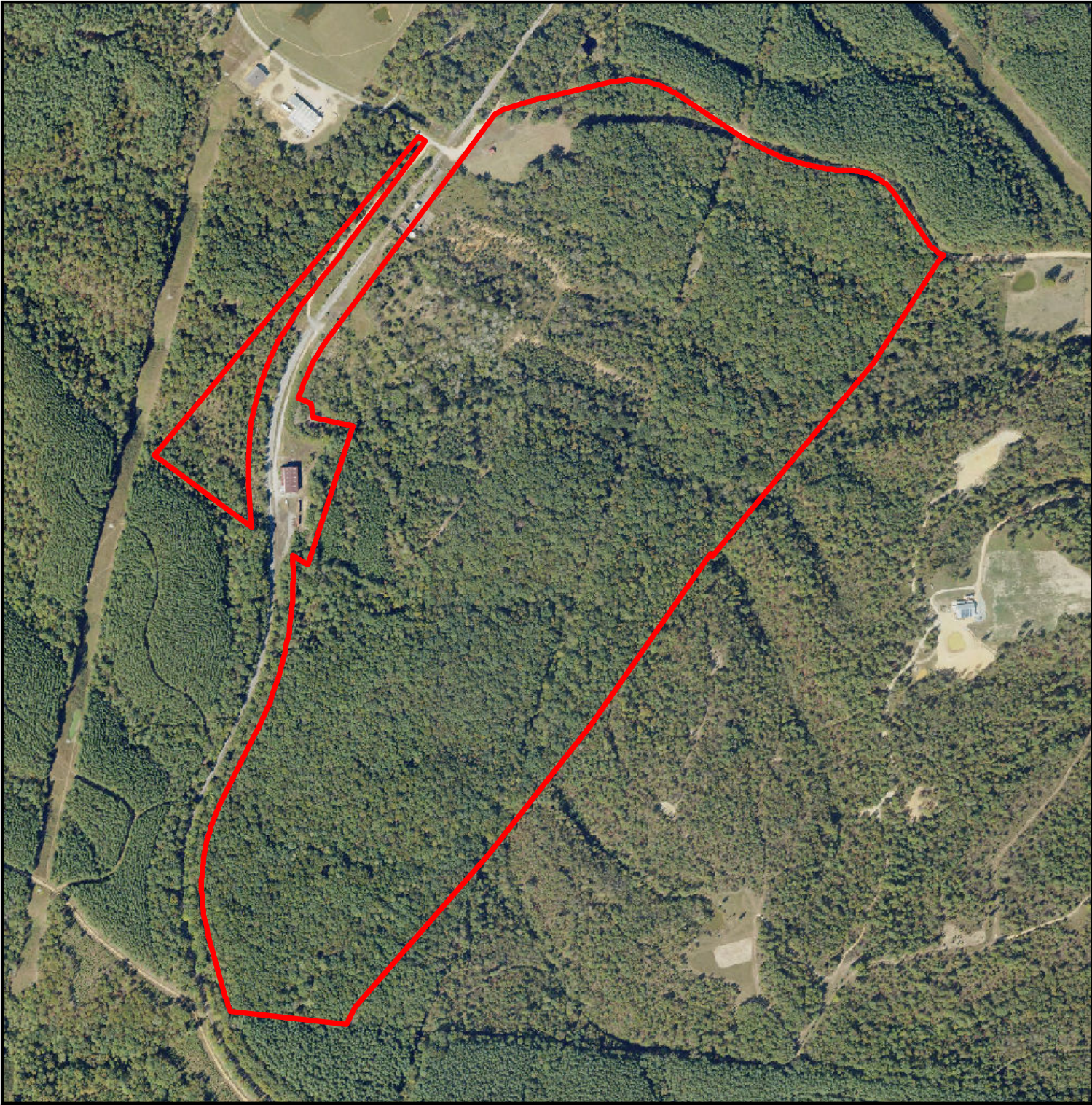
Instanet © 2005



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