



Great Development Opportunity

FOR SALE | 194+/- Acres

**390 Big Springs Road
Bell Buckle, TN 37020**

ParkTrust
COMMERCIAL

John Harney
615.542.0715 Cell
615.8234.5020 Office
john@parktrust.com
TNLIC# 221569

- **PRICE: \$4,850,000**
- Great for residential development, working farm or multiple building sites
- Over 5,000 feet of road frontage on 2 roads
- 2,200+/- SF brick home, remodeled with 3 beds/2 baths
- 1,000+/- SF guest house
- Multiple sheds & barns
- Utility Water Available

1225 GARRISON DRIVE, SUITE 202 MURFREESBORO, TN 37129





Murfreesboro

★
SITE

North Fork Creek

To Hwy 231

Shelbyville

Anderton Rd

Big Springs Rd

Big Springs Rd

1506'

692'

1543'

879'

1166'

487'

556'

157'

350'

292'

307'

214'

249'

268'

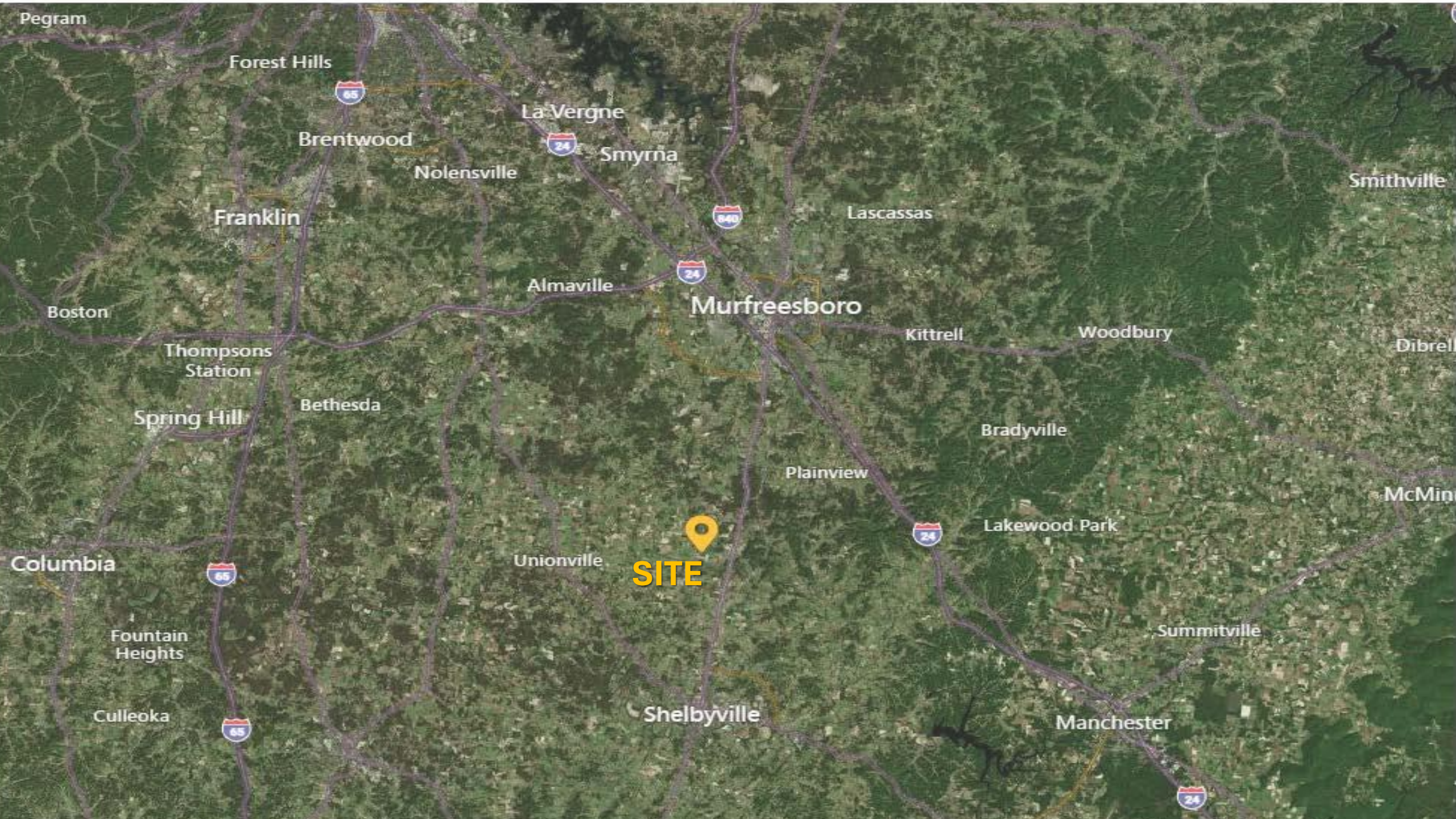
1013'

109'

767'

2719'

3016'



SITE

Pegram

Forest Hills



Brentwood

La Vergne



Smyrna

Nolensville



Lascassas

Smithville

Franklin

Almaville



Murfreesboro

Kittrell

Woodbury

Boston

Thompsons Station

Dibrell

Spring Hill

Bethesda

Bradyville

Plainview

McMin

Columbia



Unionville



Lakewood Park

Fountain Heights

Summitville

Culleoka

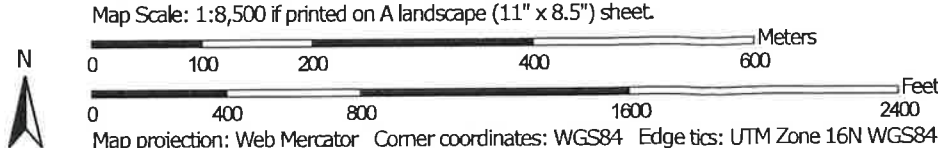
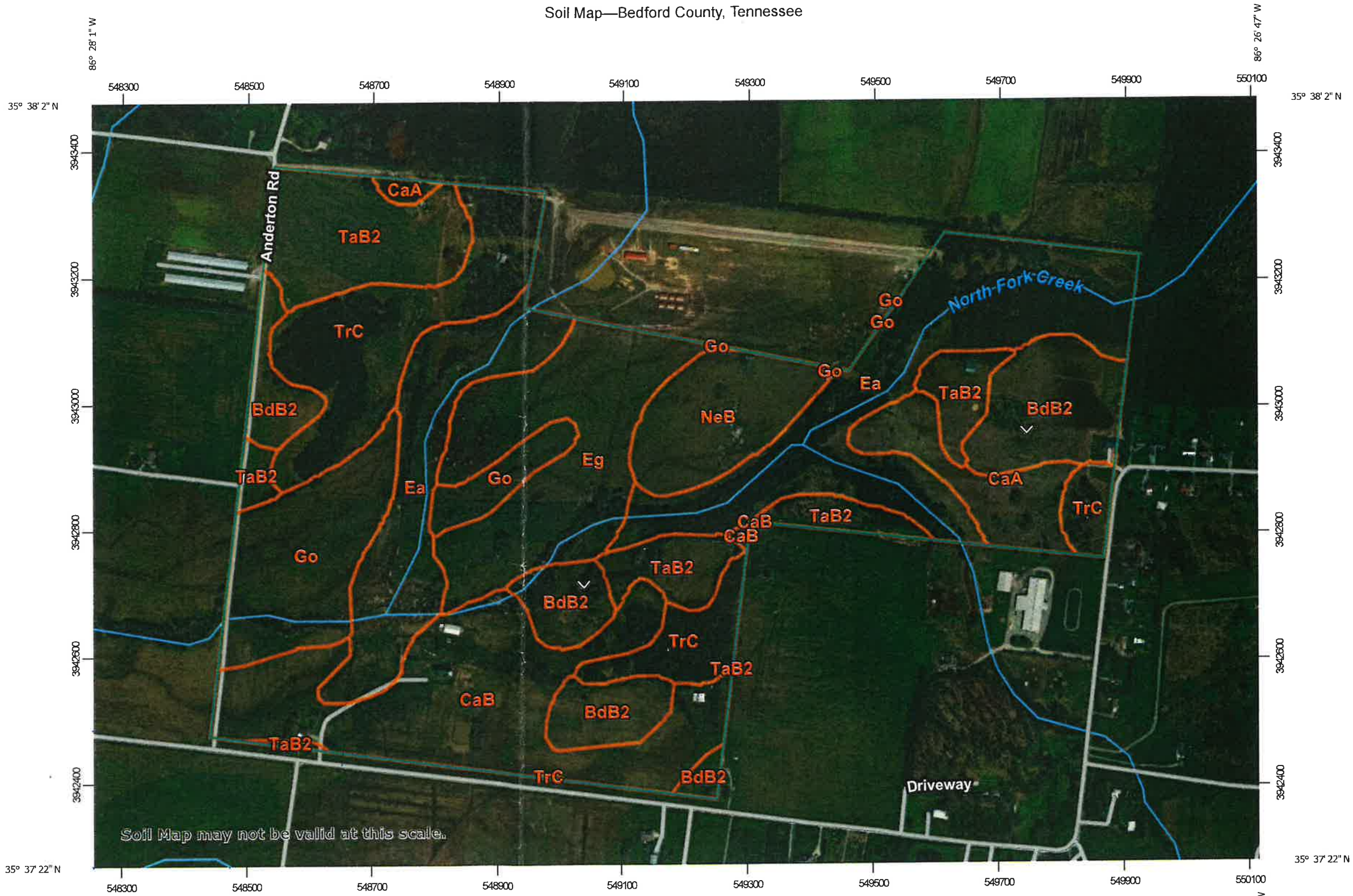


Shelbyville

Manchester



Soil Map—Bedford County, Tennessee



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
BdB2	Bradyville silt loam, 2 to 5 percent slopes	24.1	10.7%
CaA	Capshaw silt loam, 0 to 2 percent slopes	9.0	4.0%
CaB	Capshaw silt loam, 2 to 5 percent slopes	32.8	14.6%
Ea	Eagleville silty clay loam, frequently flooded	50.0	22.3%
Eg	Egam silt loam, frequently flooded	24.4	10.9%
Go	Godwin silt loam, frequently flooded	19.7	8.8%
NeB	Nesbitt silt loam, 2 to 5 percent slopes	11.4	5.1%
TaB2	Talbott silt loam, 2 to 5 percent slopes, eroded	25.7	11.5%
TrC	Talbott-Rock outcrop complex, 2 to 15 percent slopes	27.0	12.0%
Totals for Area of Interest		224.1	100.0%