

Great Development Opportunity

FOR SALE | 180+/- Acres

390 Big Springs Road
Bell Buckle, TN 37020

- **PRICE: $3,950,000**
- 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

ParkTrust
COMMERCIAL

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

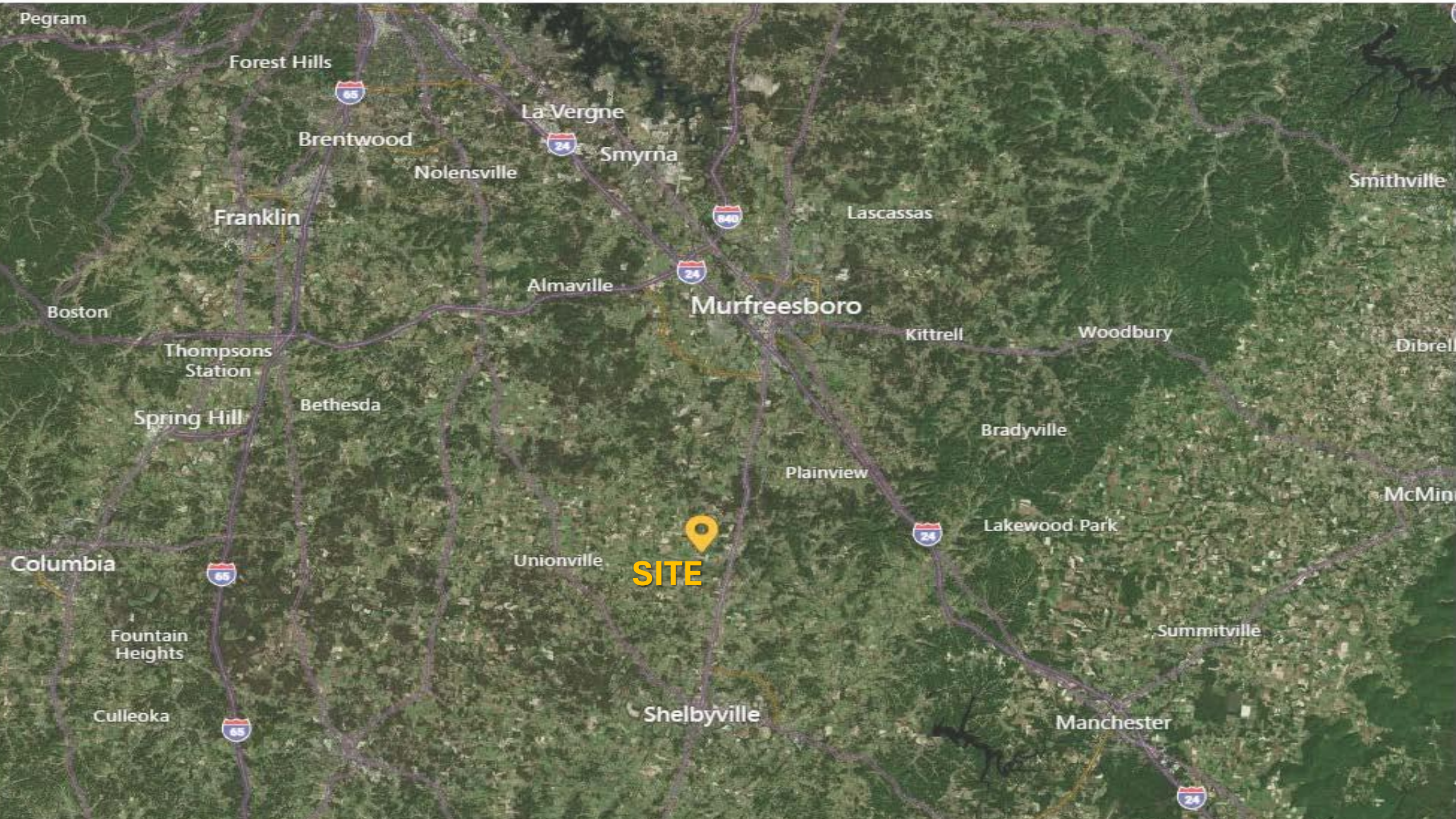




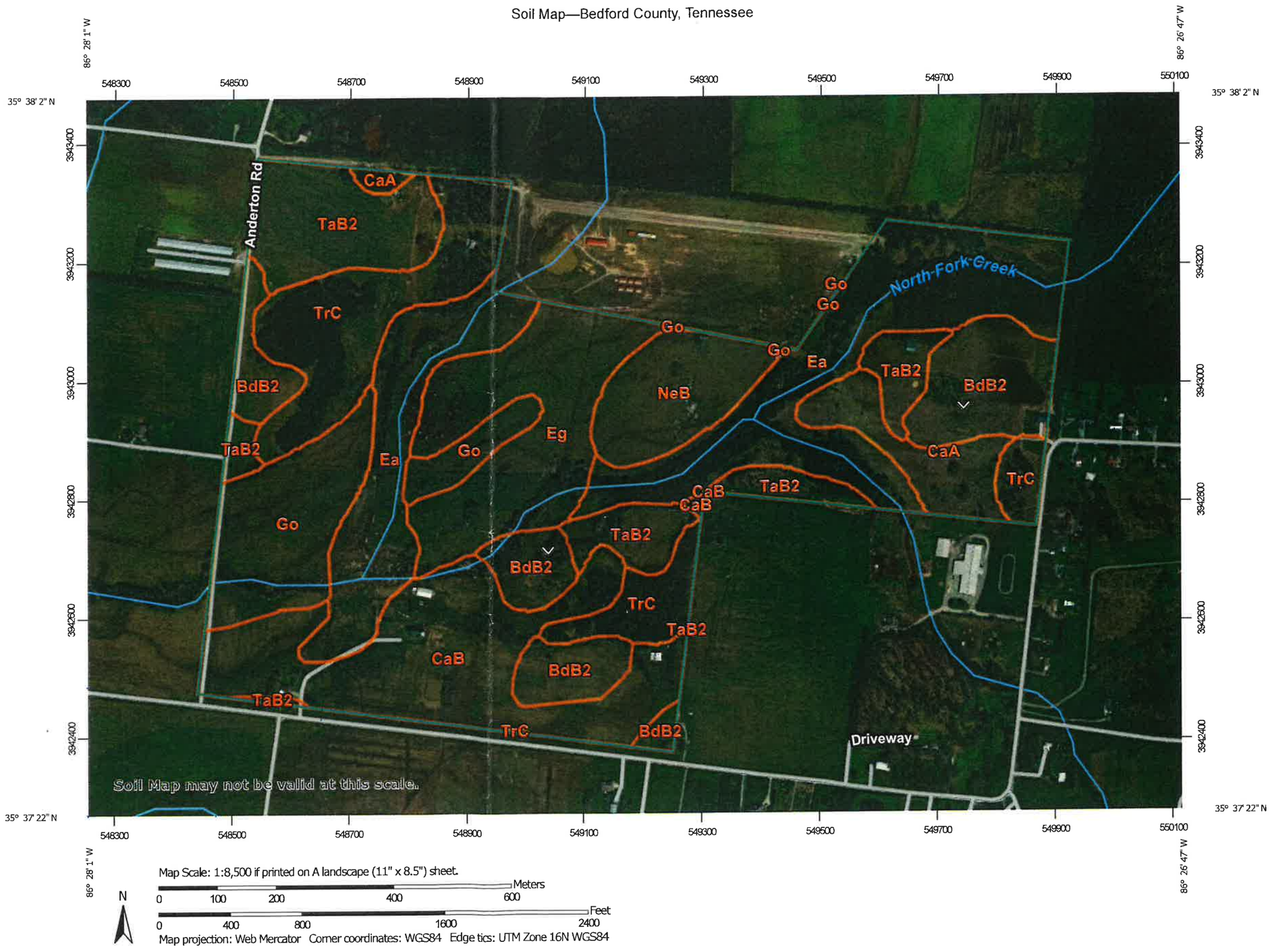





Murfreesboro
744'
762'
EXCLUDED
692'
1166'
879'
487'
1543'
556'
157'
350'
292'
307'
268'
249'
214'
3016'
North Fork Creek
SITE
1013'
109'
767'
To Hwy 231
Big Springs Rd
2719'
Big Springs Rd
Shelbyville


Pegram
Forest Hills
65
La Vergne
Brentwood
24
Smyrna
Nolensville
Smithville
Franklin
840
Lascassas
24
Almaville
Murfreesboro
Boston
Kittrell
Woodbury
Thompsons Station
Dibrell
Bethesda
Spring Hill
Bradyville
Plainview
McMin
Lakewood Park
24
Columbia
Unionville
SITE
65
Summitville
Fountain Heights
Culleoka
Shelbyville
Manchester
65
24

Soil Map—Bedford County, Tennessee



Map Scale: 1:8,500 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 400 800 1600 2400

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

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%**