



Great Development Opportunity

FOR SALE | 194+/- Acres

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

THE PARKS GROUP
COMMERCIAL REAL ESTATE



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- **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

1535 WEST NORTHFIELD BLVD, STE 7 MURFREESBORO, TN 37129





Murfreesboro

Anderton Rd

1506'

692'

1543'

879'

1166'

487'

556'

157'

350'

292'

307'

268'

249'

214'

1013'

109'

767'

2719'

Big Springs Rd

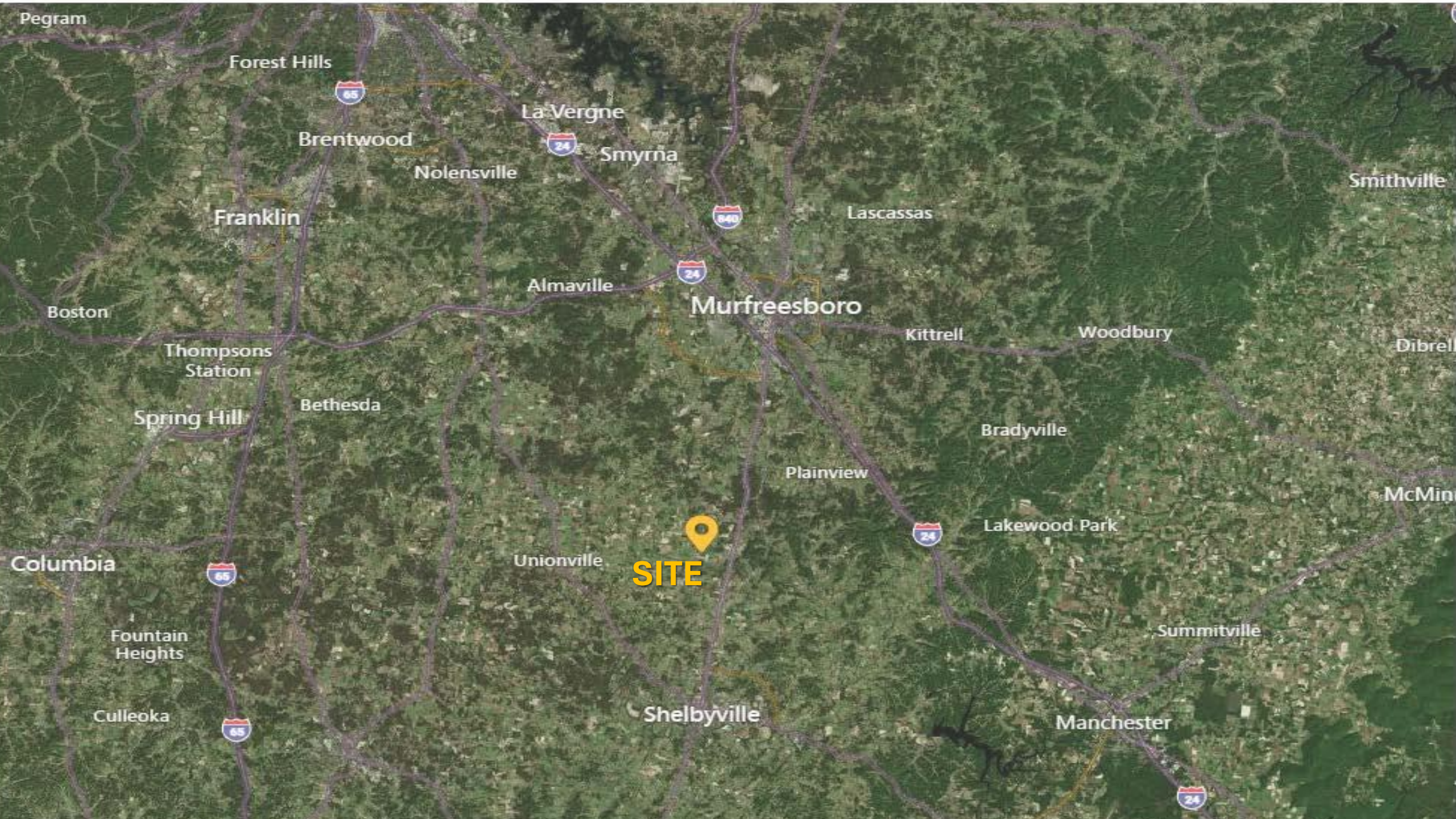
Big Springs Rd

To Hwy 231

Shelbyville

★ SITE

North Fork Creek



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


SITE



Lakewood Park

Columbia

Unionville

Summitville

Fountain Heights



Culleoka

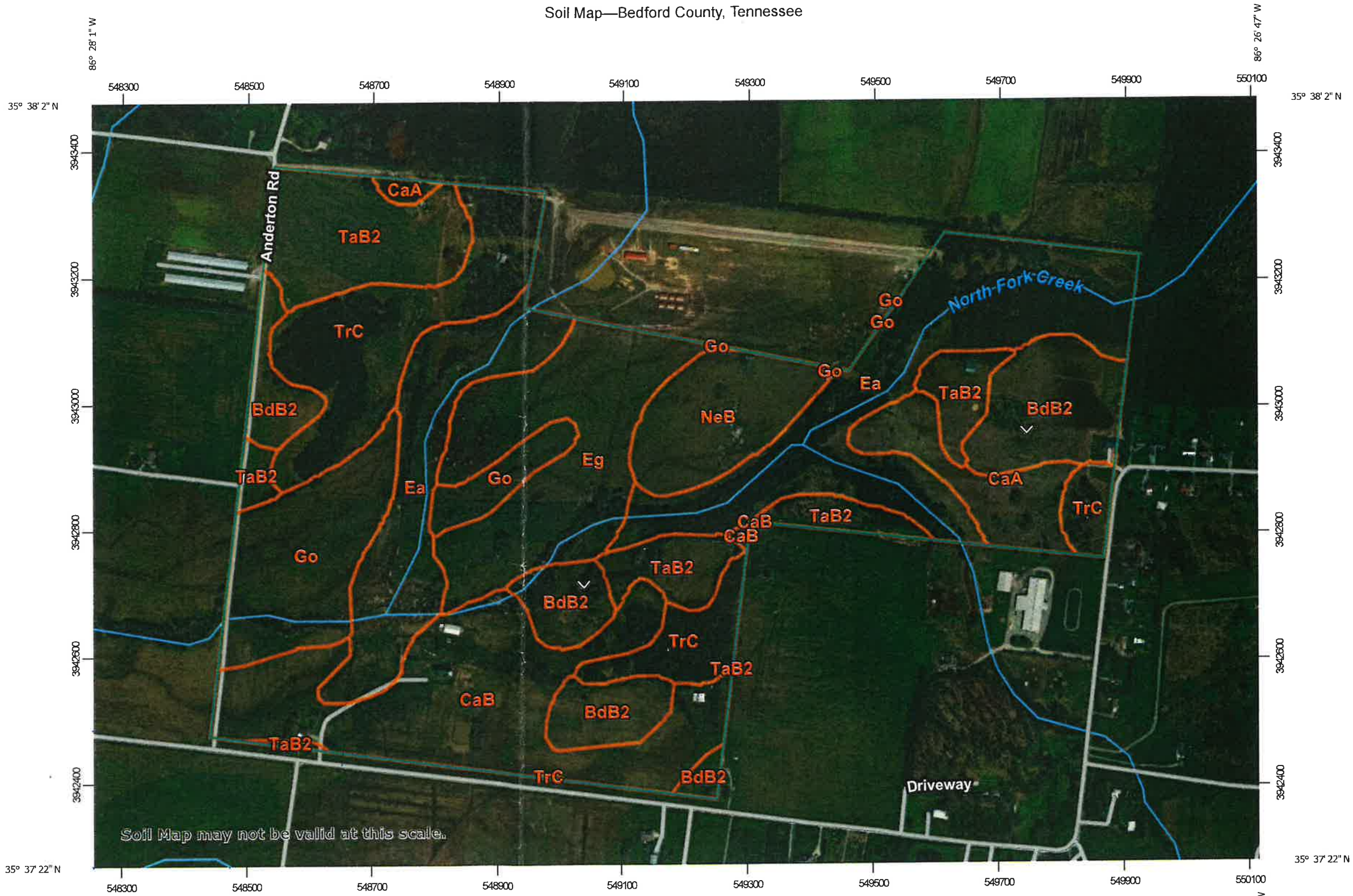


Shelbyville

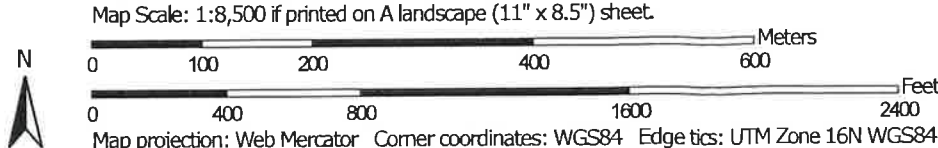
Manchester



Soil Map—Bedford County, Tennessee



Soil Map may not be valid at this scale.



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%