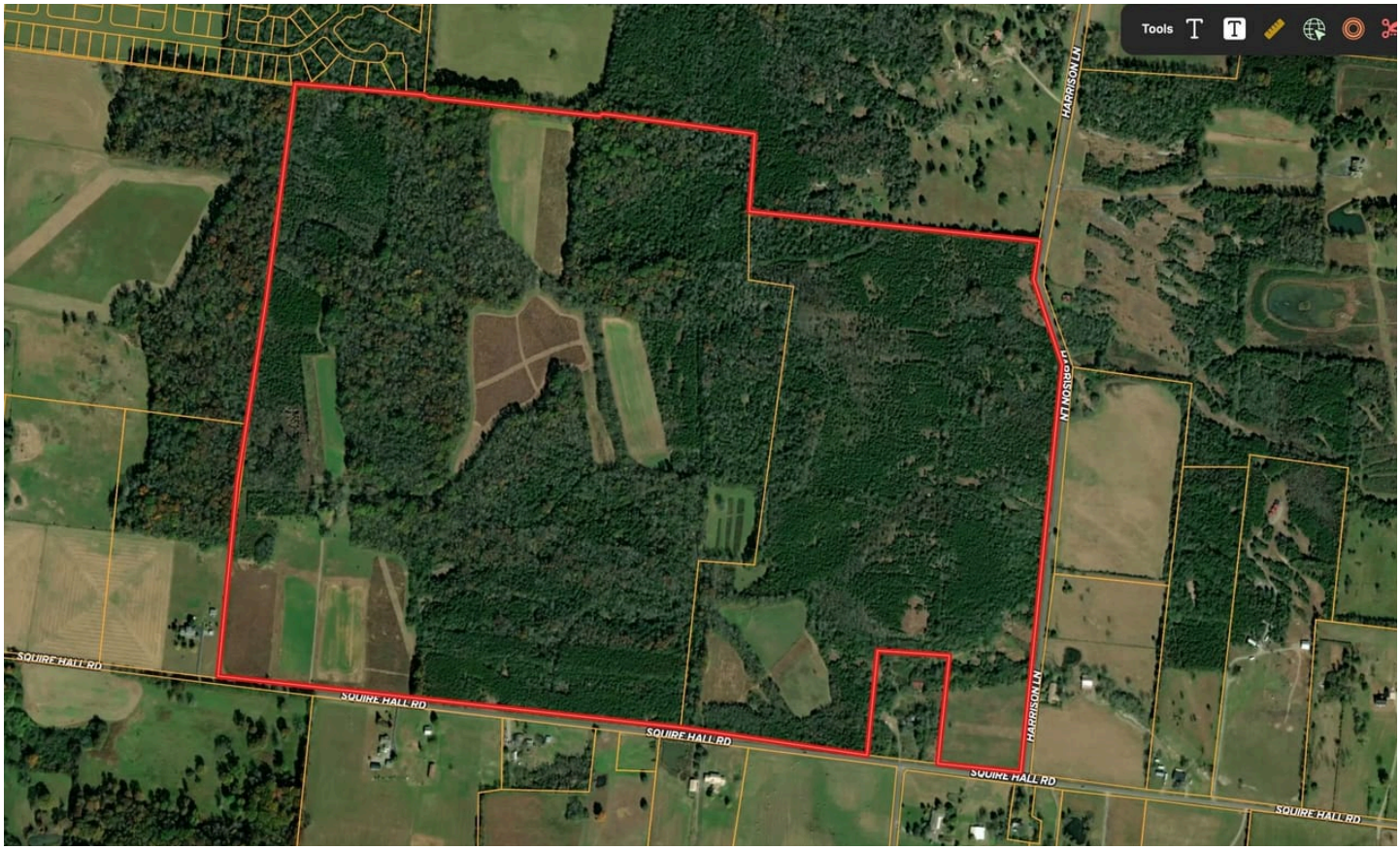
Exceptional Development Opportunity | 278± Acres | Rutherford County, TN
790 Squire Hall Rd
Bell Buckle, TN 37020

$6,255,000
278± Acres
Rutherford County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
790 Squire Hall Rd

City, State Zip
Bell Buckle, TN 37020

County
Rutherford County

Type
Undeveloped Land

Latitude / Longitude
35.646224 / -86.471687

Acreage
278

Price
$6,255,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Exceptional Development Opportunity | 278± Acres | Rutherford County, TN

Overview:
Discover an outstanding land investment opportunity in one of Tennessee's fastest-growing regions. This expansive 278± acre property—comprised of two tracts—offers remarkable potential for residential development, estate building, or long-term investment in a high-demand area of Rutherford County.

Property Highlights:

- **Total Acreage:** 278± acres (based on county tax data; no survey completed)
- **Topography:** Primarily flat with a mix of **open pasture and scattered hardwoods**
- **Current Use:** Recreational farm; no agricultural lease in place
- **Access:** Excellent **road frontage on both Squire Hall Road and Harrison Lane**
- **Utilities:**
    - A **step system for sewer** would need to be explored by Buyer
    - Preliminary soil testing completed on a portion of the property by **The Soils Group, Inc.**, indicating **suitable soils for approximately 80–150 homes** (subject to CUD approval)

Development Potential:
With its desirable topography, dual road frontage, and proximity to existing residential growth, this property presents a unique opportunity for developers and investors. The adjoining **Staghorn Subdivision** further supports the area's proven demand for quality housing.

Additional Notes:

- Acreage per Rutherford County tax records (buyer to verify)
- No value assigned to existing home on the property
- Buyer responsible for any additional soil or utility studies

Location:
Located within a thriving corridor of Middle Tennessee, this property combines rural character with convenient access to schools, shopping, and major transportation routes—making it ideal for future residential development or as a long-term investment in one of the state's most sought-after counties.

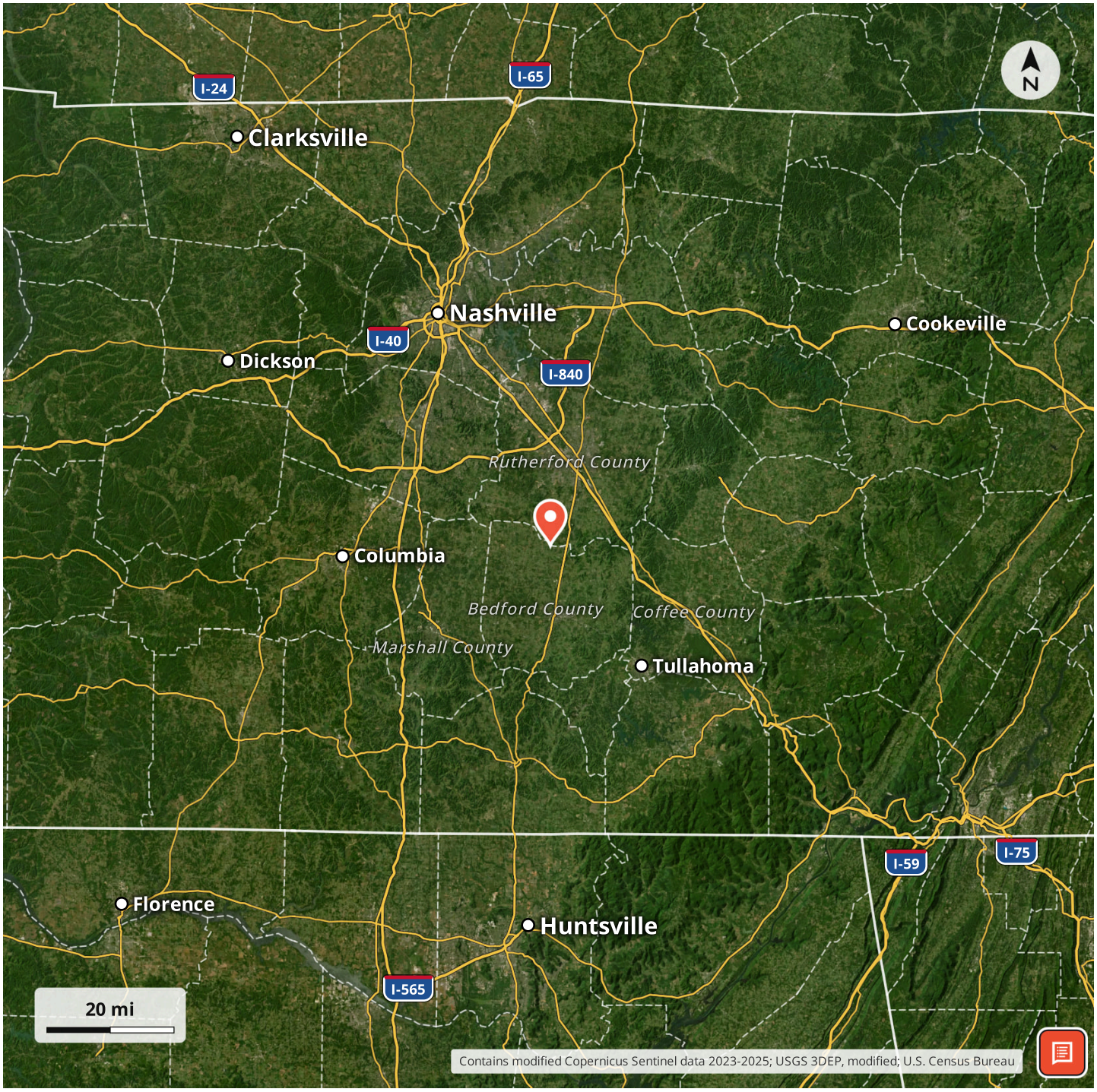
Contact Listing Agent: Jamie Spencer - jspencer@mossyoakproperties.com



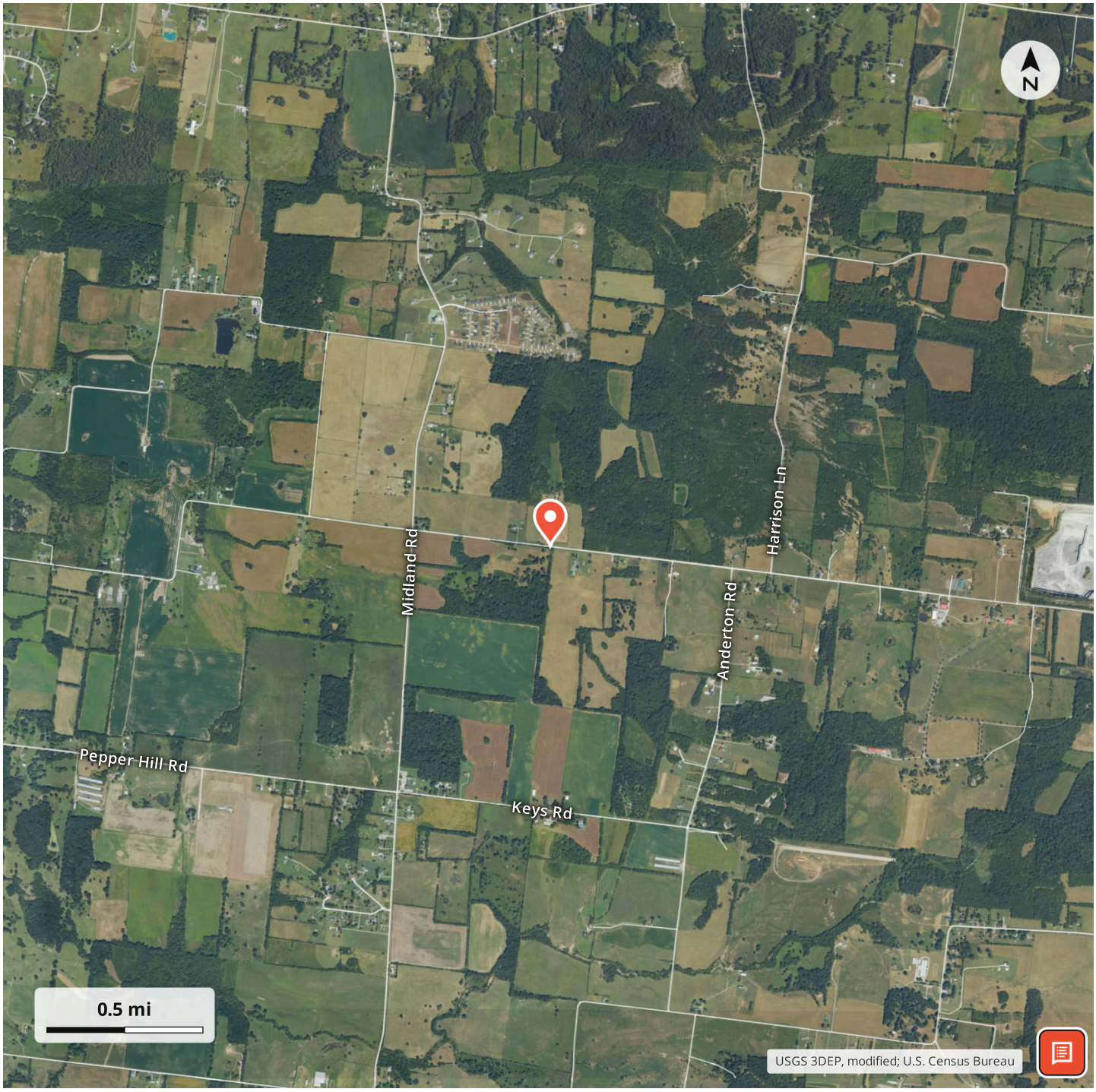




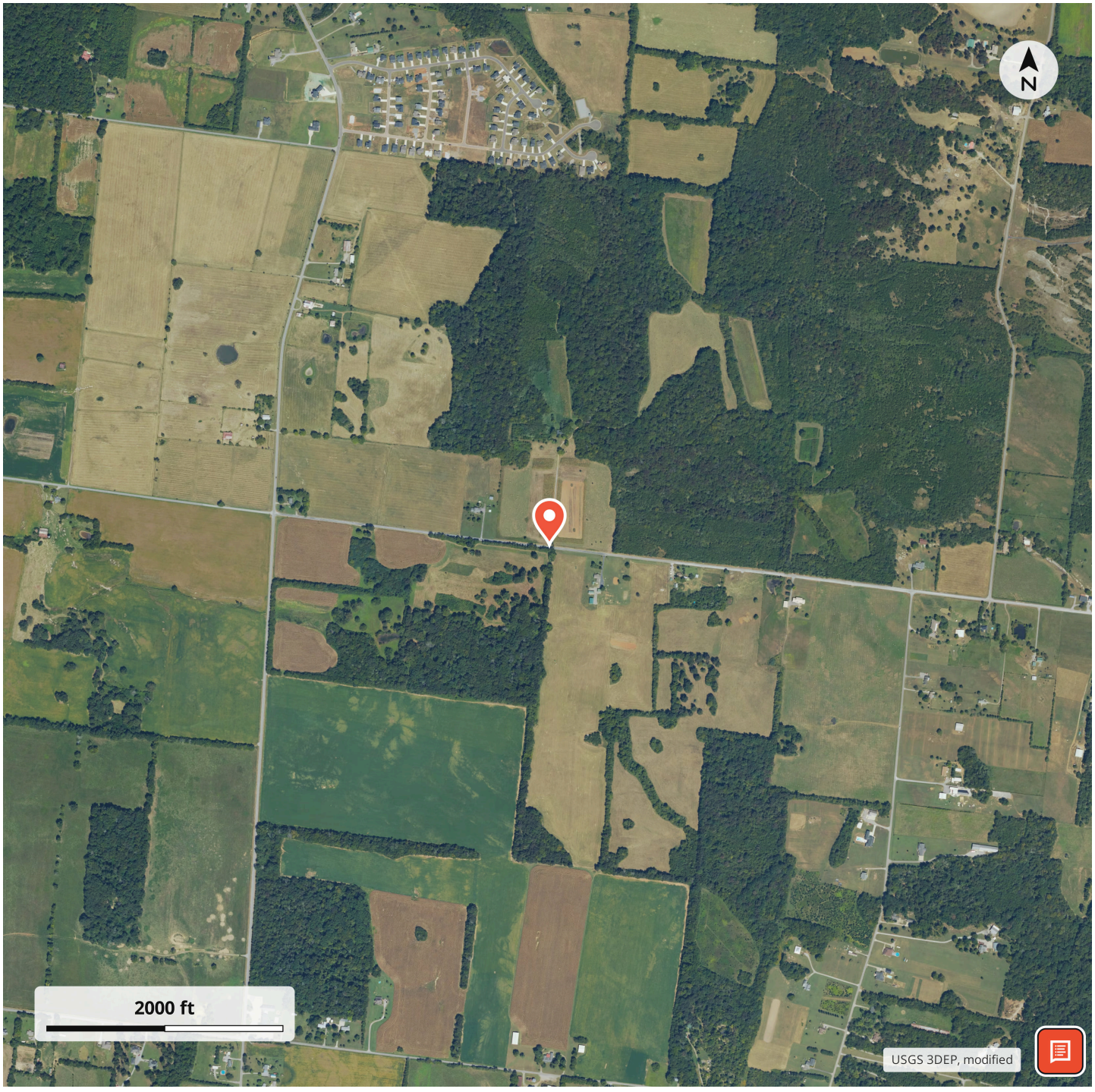

Regional Map



Locator Map


N
Harrison Ln
Midland Rd
Anderton Rd
Pepper Hill Rd
Keys Rd
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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