

**64.5 ± Acres – Fenced Tennessee Farm with Pasture,
Timber & Utilities in Sparta, TN**
0 Jenkins Road
Sparta, TN 38583

\$1,419,000
64.500± Acres
White County



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Sparta, TN / White County

SUMMARY

Address

0 Jenkins Road

City, State Zip

Sparta, TN 38583

County

White County

Type

Farms, Hunting Land, Ranches, Recreational Land, Timberland

Latitude / Longitude

35.966996 / -85.613782

Acreage

64.500

Price

\$1,419,000

Property Website

<https://www.mossoakproperties.com/property/64-5-acres-fenced-tennessee-farm-with-pasture-timber-utilities-in-sparta-tn-white-tennessee/92533/>



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PROPERTY DESCRIPTION

Experience the beauty of **Middle Tennessee** with this **64.5 ± acre farm tract** located off **Jenkins Road in Sparta, Tennessee**. This property offers a perfect blend of **open pastureland and mature hardwoods**, providing outstanding potential for **agriculture, hunting, recreation, or residential development**.

The property is **fully fenced** and includes **creeks** that provide **natural water sources** for livestock and wildlife. With thriving populations of **whitetail deer and wild turkey**, this is a **hunter's paradise** and an ideal setting for a **farm or recreational retreat**. A **well-established interior road system** makes it easy to access and explore the entire property by truck, tractor, or ATV.

Utilities are available at the road, including **city water, electric, and fiber-optic high-speed internet**, providing modern infrastructure in a quiet rural location.

Located only **1 hour 30 minutes from Nashville International Airport (BNA)** and within minutes of **Center Hill Lake (≈ 20 min)**, **Cordell Hull Lake (≈ 30 min)**, and **Dale Hollow Lake (≈ 1 hr)**, this property offers **excellent accessibility** and abundant recreation options.

Nearby attractions include **Burgess Falls State Park, Rock Island State Park**, and **Downtown Sparta's Liberty Square**, with its local shops and restaurants. Set within the **White County / Cumberland Plateau region**, this area is renowned for its **rolling hills, caves, waterfalls, and outdoor adventure**.

Tract 3: 64.5 ± ac × \$22,000 / ac = **\$1,419,000**

Also available:

- **Tract 1:** 62.5 ± ac × \$23,000 / ac = **\$1,437,500** (Access from Smithville Hwy)
- **Tract 2:** 43 ± ac × \$18,000 / ac = **\$774,000** (Access from Liberty Rd)

A **rare opportunity** to own **prime Tennessee acreage** with **utilities at the road**, a **well-maintained interior road system**, and **excellent proximity to Sparta, Center Hill Lake, and Nashville** — ideal for a **private estate, farm, or development project**.

Contact Josh Smith at [615-388-3091](tel:615-388-3091) or josh@mossyoakproperties.com or Co-Listing rep Jim Greene at [256-227-4869](tel:256-227-4869) - jgreene@mossyoakproperties.com to schedule a showing or for additional information.

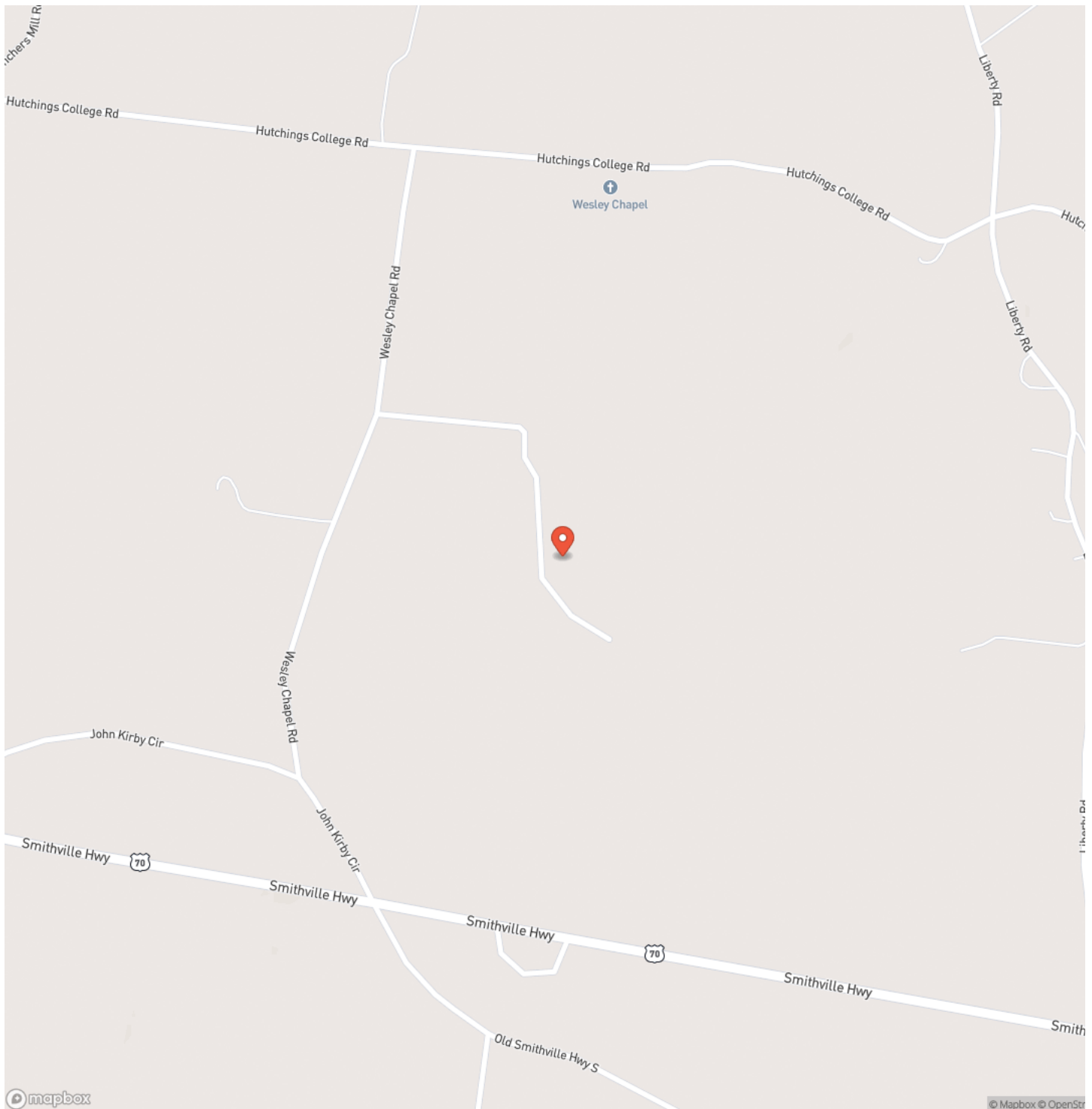
All tracts to be surveyed.



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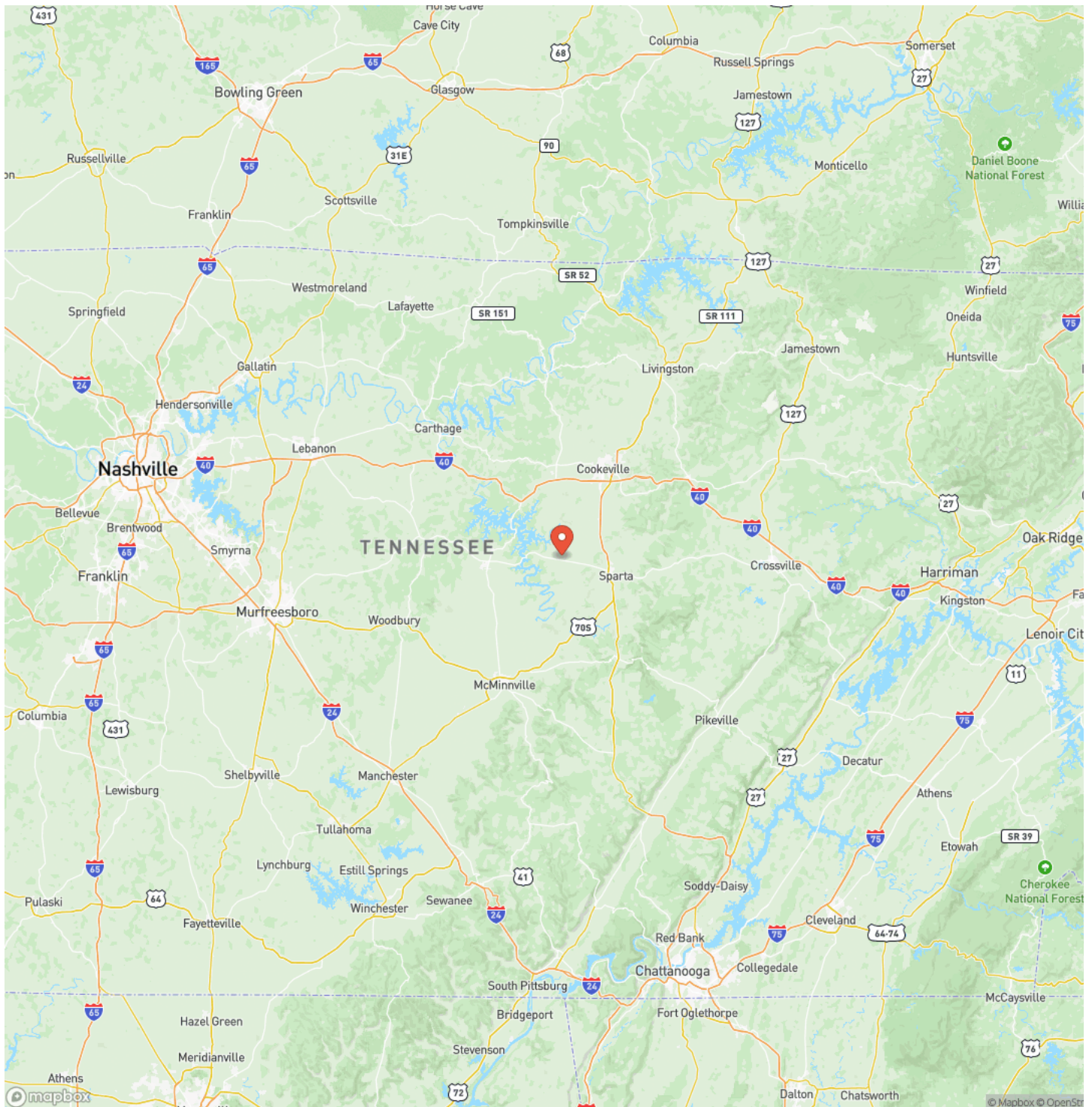


Locator Map



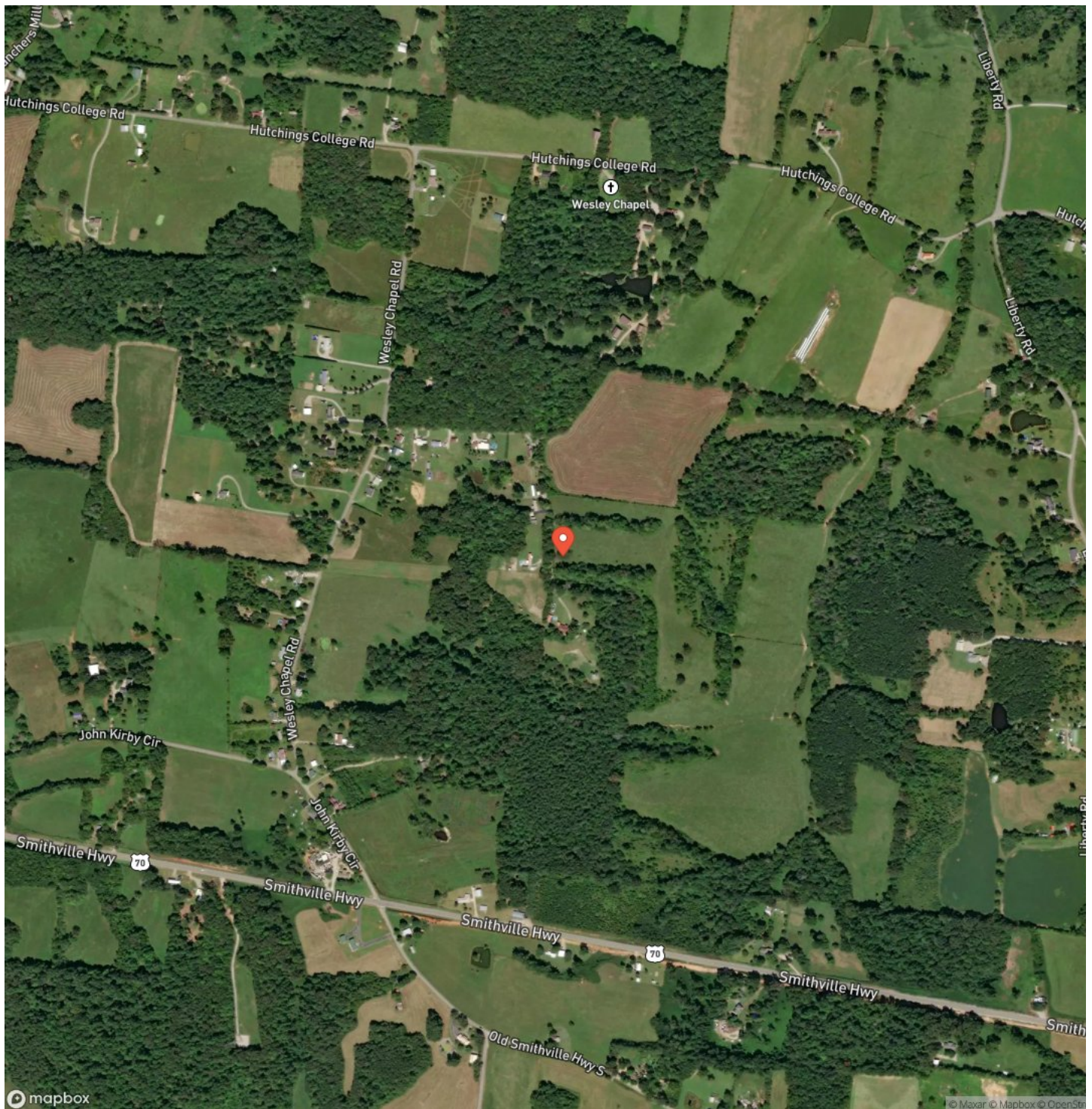
Sparta, TN / White County

Locator Map



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Sparta, TN / White County

Satellite Map



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Sparta, TN / White County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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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