

**62.5 ± Acres – Fenced Tennessee Farm with Pasture,
Timber & Utilities in Sparta, TN**
2 Smithville Hwy
Sparta, TN 38583

\$1,437,500
62.500± Acres
White County



62.5 ± Acres – Fenced Tennessee Farm with Pasture, Timber & Utilities in Sparta, TN
Sparta, TN / White County

SUMMARY

Address

2 Smithville Hwy

City, State Zip

Sparta, TN 38583

County

White County

Type

Farms, Hunting Land, Ranches, Recreational Land, Timberland

Latitude / Longitude

35.960818 / -85.611774

Acreage

62.500

Price

\$1,437,500

Property Website

<https://www.mossyoakproperties.com/property/62-5-acres-fenced-tennessee-farm-with-pasture-timber-utilities-in-sparta-tn-white-tennessee/92531/>



62.5 ± Acres – Fenced Tennessee Farm with Pasture, Timber & Utilities in Sparta, TN Sparta, TN / White County

PROPERTY DESCRIPTION

Discover this **62.5 ± acre farm tract** in **Sparta, Tennessee**, a beautiful representation of **Middle Tennessee's rolling countryside and investment potential**. Conveniently accessed from **Smithville Hwy (Hwy 70)**, this diverse property offers a picturesque blend of **open pastureland and mature hardwoods**, making it ideal for **farming, hunting, recreation, or residential use**.

The land is **fully fenced** and includes **multiple creeks** that provide **natural water sources** for livestock and wildlife. With abundant **whitetail deer and wild turkey**, this property is a **hunter's paradise** and an exceptional **cattle or recreational farm**. A well-maintained **interior road system** allows for easy navigation across the property—perfect for **equipment access, ATV riding, or exploring every corner**.

Utilities are available at the road, including **city water, electric, and fiber-optic high-speed internet**, ensuring modern convenience while maintaining a peaceful, rural setting.

Located just **1 hour 30 minutes from Nashville International Airport (BNA)**, this property offers both **privacy and accessibility**. Nearby are **Center Hill Lake (≈ 20 min)**, **Cordell Hull Lake (≈ 30 min)**, and **Dale Hollow Lake (≈ 1 hr)**—perfect for fishing, boating, and family recreation.

Local attractions include **Burgess Falls State Park, Rock Island State Park**, and the **Sparta Rock House Historic Site**, while **Downtown Sparta's Liberty Square** offers shopping, dining, and small-town charm. Set within the scenic **White County / Cumberland Plateau region**, this area is known for its **rolling hills, caves, waterfalls, and abundant outdoor recreation**.

Tract 1: 62.5 ± ac × \$23,000 / ac = **\$1,437,500**

Also available:

- **Tract 2:** 43 ± ac × \$18,000 / ac = **\$774,000** (Access from Liberty Rd)
- **Tract 3:** 64.5 ± ac × \$22,000 / ac = **\$1,419,000** (Access from Jenkins Rd)

A **rare opportunity** to own **prime Tennessee land** with **utilities at the road**, a **well-maintained interior road system**, and **excellent proximity to lakes, parks, and Nashville**.

Contact Josh Smith at [615-388-3091](tel:615-388-3091) or josh@mossyoakproperties.com to schedule a showing or for additional information.

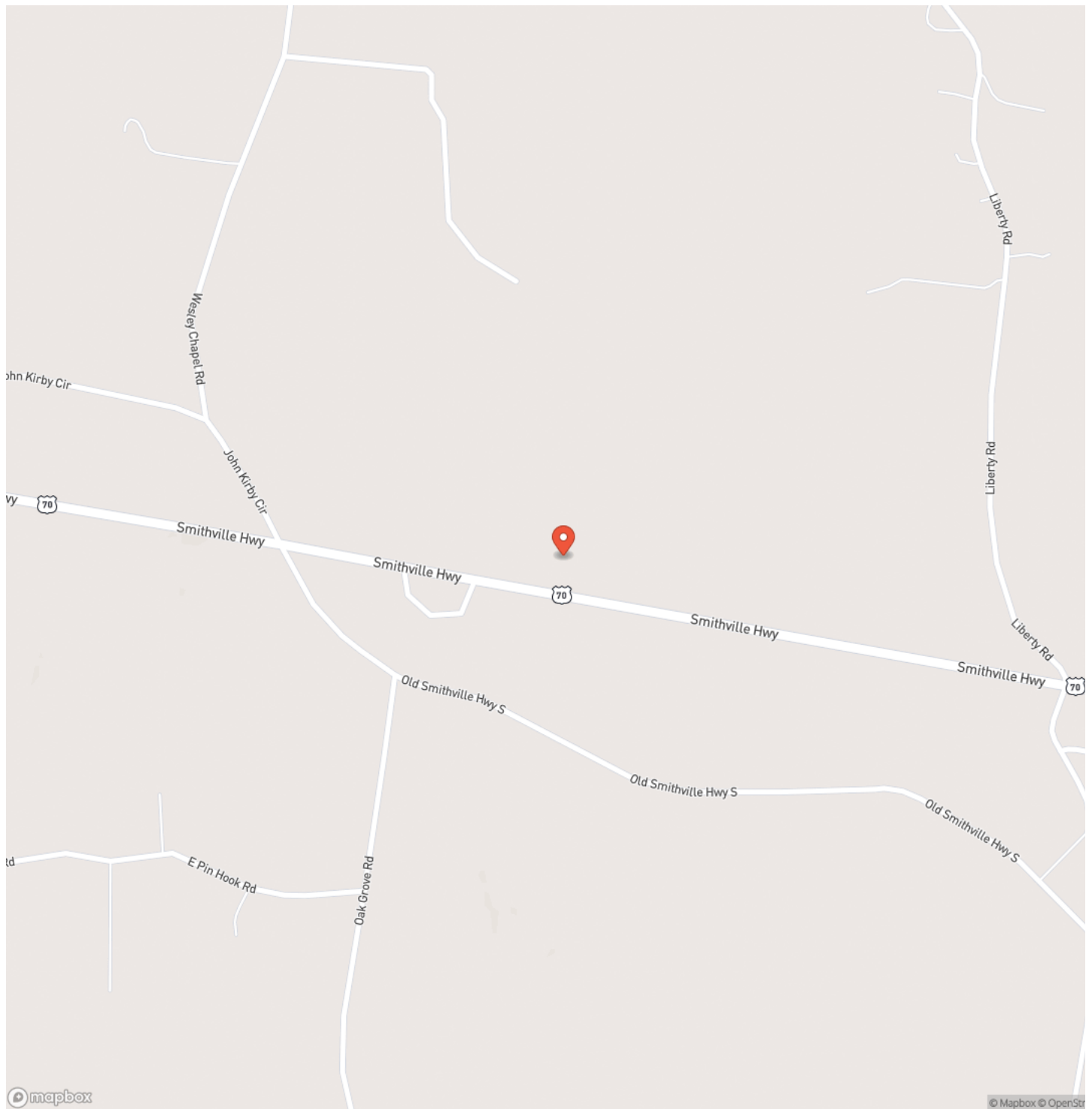
All tracts to be surveyed.



62.5 ± Acres – Fenced Tennessee Farm with Pasture, Timber & Utilities in Sparta, TN
Sparta, TN / White County

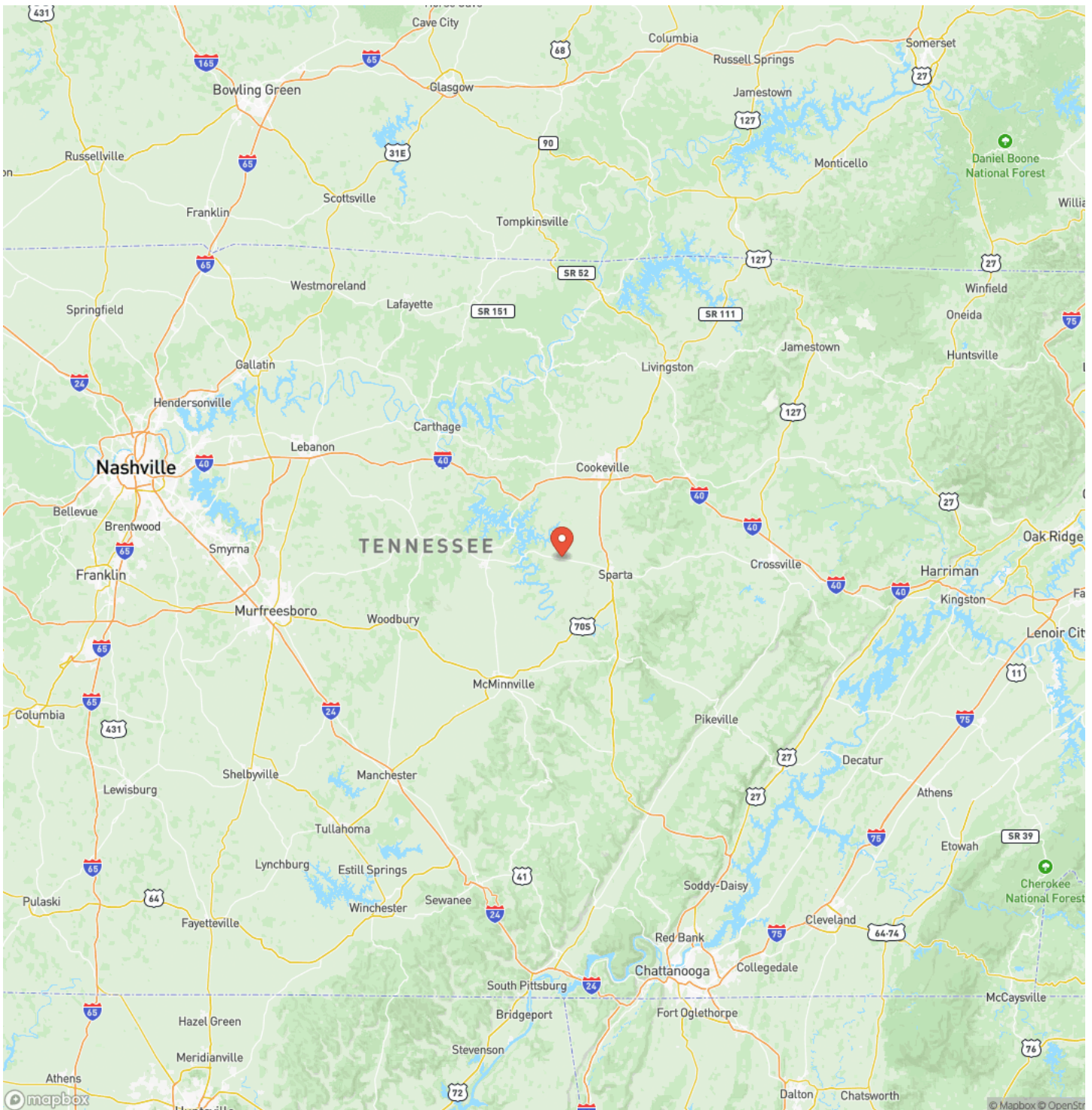


Locator Map



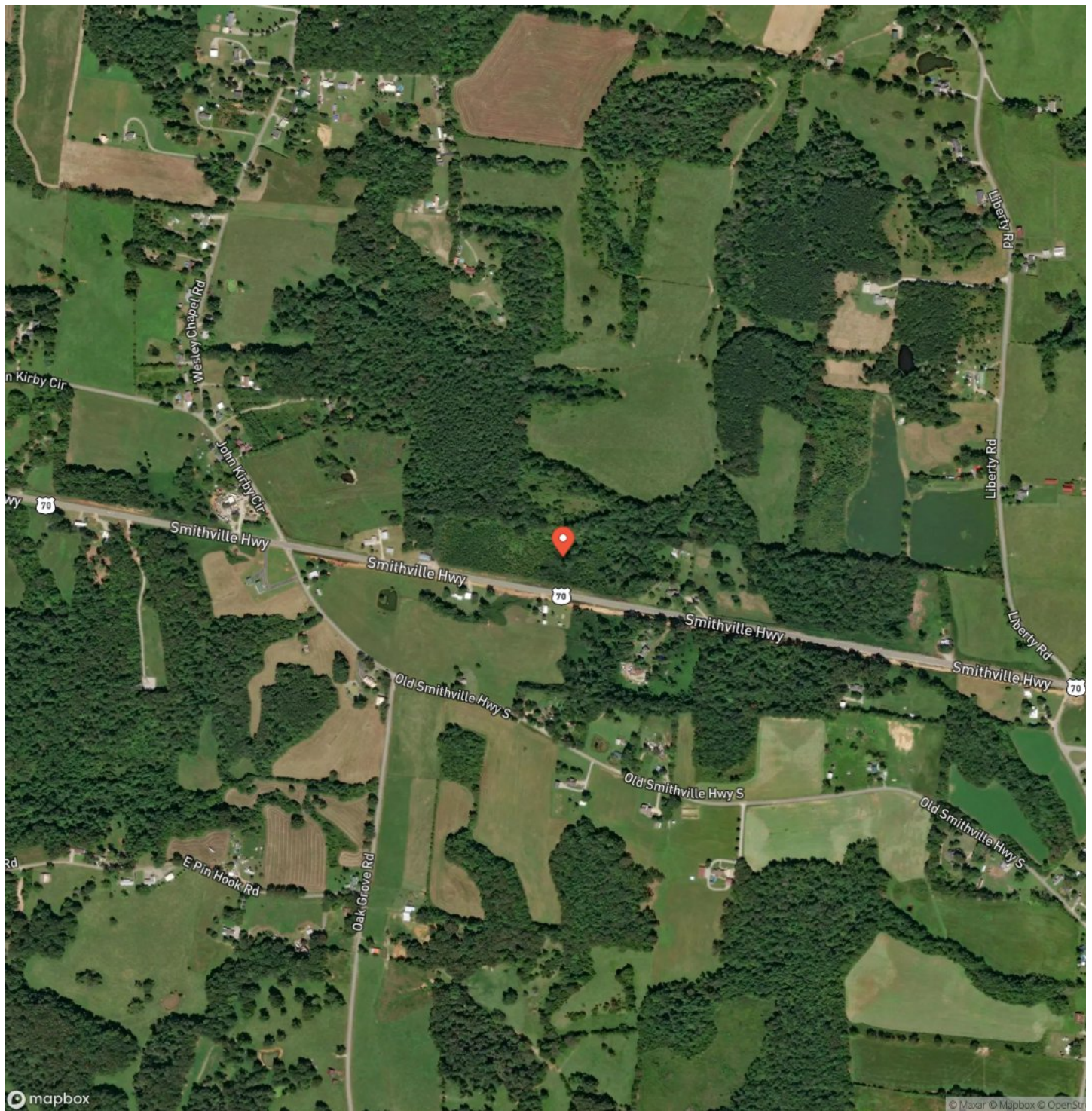
62.5 ± Acres – Fenced Tennessee Farm with Pasture, Timber & Utilities in Sparta, TN
Sparta, TN / White County

Locator Map



62.5 ± Acres – Fenced Tennessee Farm with Pasture, Timber & Utilities in Sparta, TN
Sparta, TN / White County

Satellite Map



**62.5 ± Acres – Fenced Tennessee Farm with Pasture, Timber & Utilities in Sparta, TN
Sparta, TN / White County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Smith

Mobile

(615) 388-3091

Email

josh@mossyoakproperties.com

Address

1276 Lewisburg Pike

City / State / Zip

NOTES



[illegible]

www.mossyoakproperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Mossy Oak Properties Tennessee Land & Farm
1276 Lewisburg Pike Ste. B
Franklin, TN 37064
(615) 879-8282
www.mossyOakproperties.com

