

**170 ± Acres — Diverse Farm & Development Tract in
Sparta, TN
1 Smithville Hwy
Sparta, TN 38583**

\$3,630,500
170± Acres
White County



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Sparta, TN / White County

SUMMARY

Address

1 Smithville Hwy

City, State Zip

Sparta, TN 38583

County

White County

Type

Farms, Hunting Land, Ranches, Recreational Land, Timberland

Latitude / Longitude

35.960735 / -85.611797

Acreage

170

Price

\$3,630,500

Property Website

<https://www.mossyoakproperties.com/property/170-acres-diverse-farm-development-tract-in-sparta-tn-white-tennessee/92529/>



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PROPERTY DESCRIPTION

Discover this **170 ± acre farm in Sparta, Tennessee**, a true representation of **Middle Tennessee's natural beauty and investment potential**. Conveniently located off **Smithville Hwy (Hwy 70)**, this diverse property features a mix of **rolling open pastures, mature hardwoods, and scenic pine stands**, offering endless possibilities for **farming, hunting, recreation, or residential development**.

The land is **fully fenced** and includes **multiple creeks** that provide **natural water sources for livestock and abundant wildlife**. With thriving populations of **whitetail deer and wild turkey**, this is a **hunter's paradise** and an ideal **cattle or recreational farm**. An established **interior road system** makes it easy to navigate the property, providing access throughout the entire farm — perfect for equipment, farm management, ATV riding, and exploring.

Featuring **three access points** — from **Smithville Hwy (Hwy 70), Jenkins Road, and Liberty Road** — this tract offers excellent **development potential** and flexibility for **multiple homesites, family estates, or a subdivision project**.

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

Located just **1 hour 30 minutes from Nashville International Airport (BNA)**, this property offers both **privacy and accessibility**. You'll also be near some of **Tennessee's most desirable lakes and outdoor destinations**, including **Center Hill Lake (≈ 20 min), Cordell Hull Lake (≈ 30 min), and Dale Hollow Lake (≈ 1 hr)** — ideal for fishing, boating, and weekend getaways.

Local attractions such as **Burgess Falls State Park, Rock Island State Park, and the Sparta Rock House Historic Site** are all close by, along with **Downtown Sparta's Liberty Square**, offering small-town charm, shopping, and dining. Set in the scenic **White County / Cumberland Plateau region**, the area is known for its **rolling hills, caves, waterfalls, and vibrant outdoor recreation**.

This property is being offered **as a whole or in separate tracts (to be surveyed)**:

- **Tract 1:** 62.5 ± acres × \$23,000 / acre = **\$1,437,500**
- **Tract 2:** 43 ± acres × \$18,000 / acre = **\$774,000**
- **Tract 3:** 64.5 ± acres × \$22,000 / acre = **\$1,419,000**

Total for all tracts (170 ± acres): \$3,630,500

Whether you're seeking a **private estate, farm investment, or development opportunity**, this is a **rare chance to own prime Tennessee land** with **multi-tract options, utilities at the road, a well-maintained interior road system, and excellent proximity to lakes, parks, and Nashville**.

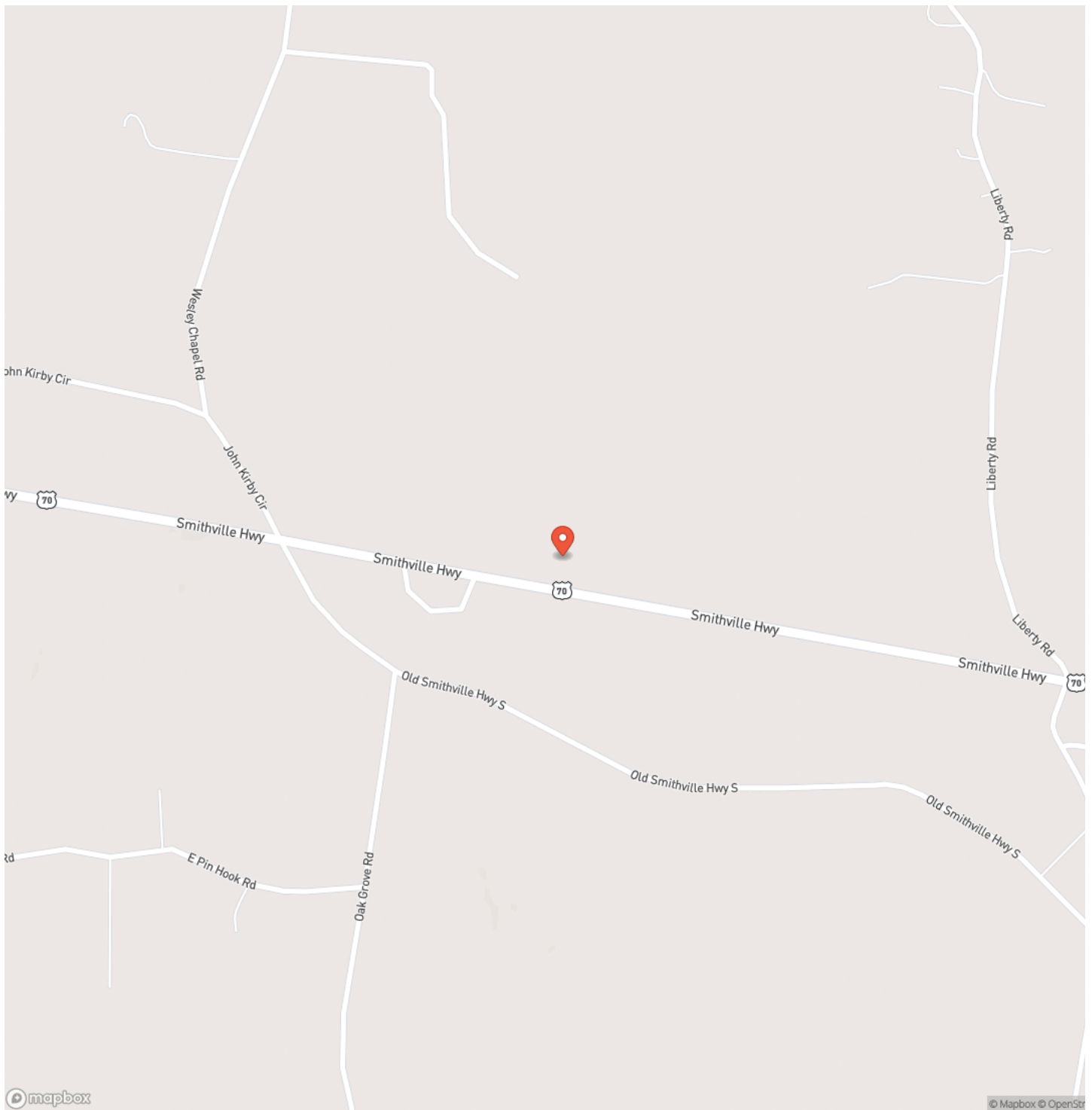
Contact Josh Smith at [615-388-3091](tel:615-388-3091) or josh@mossyoakproperties.com or Co-listing rep Jim Greene at [256-227-4869](tel:256-227-4869) - jgreene@mossyoakproperties.com to schedule a showing or for additional information.



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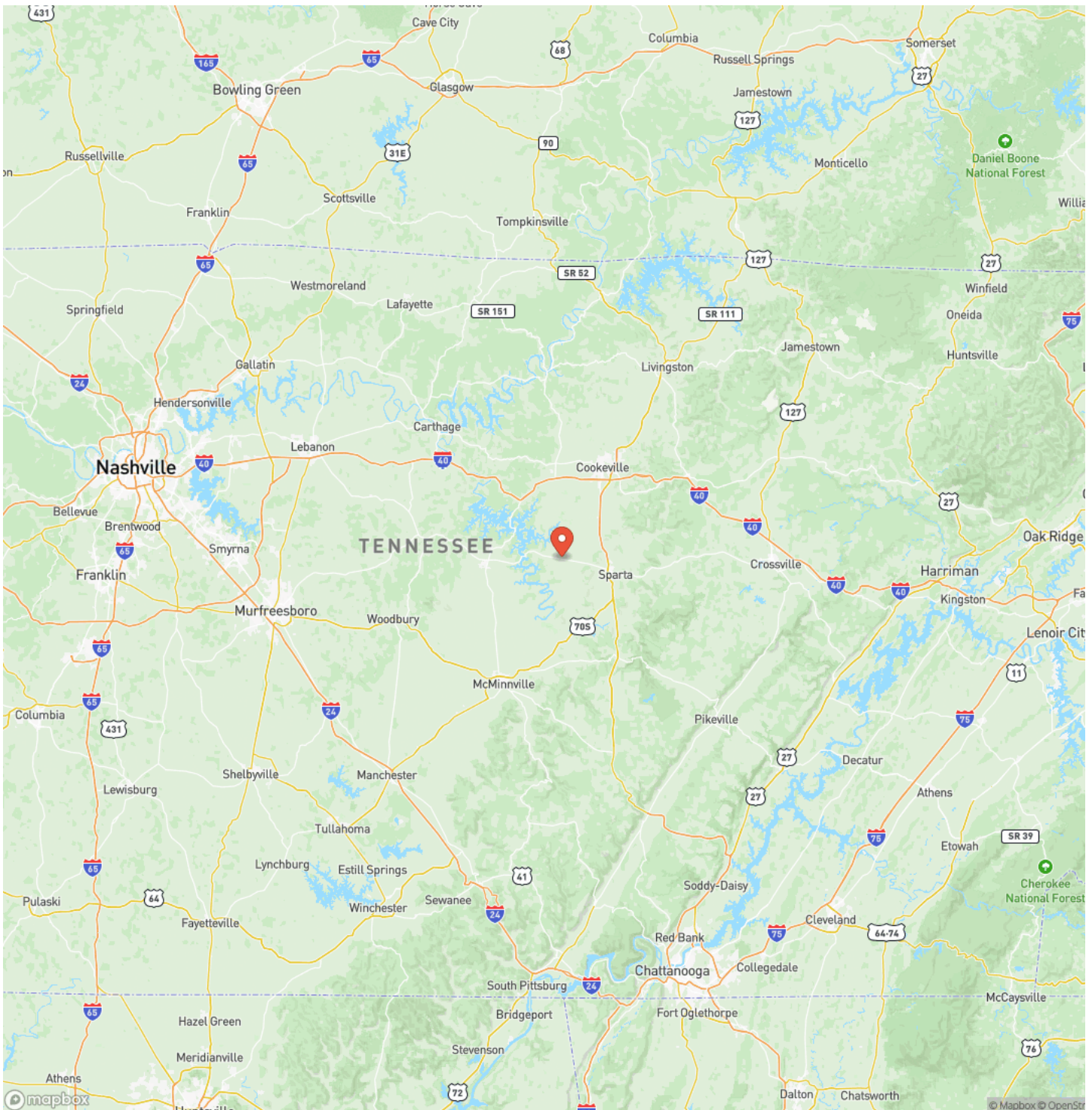


Locator Map

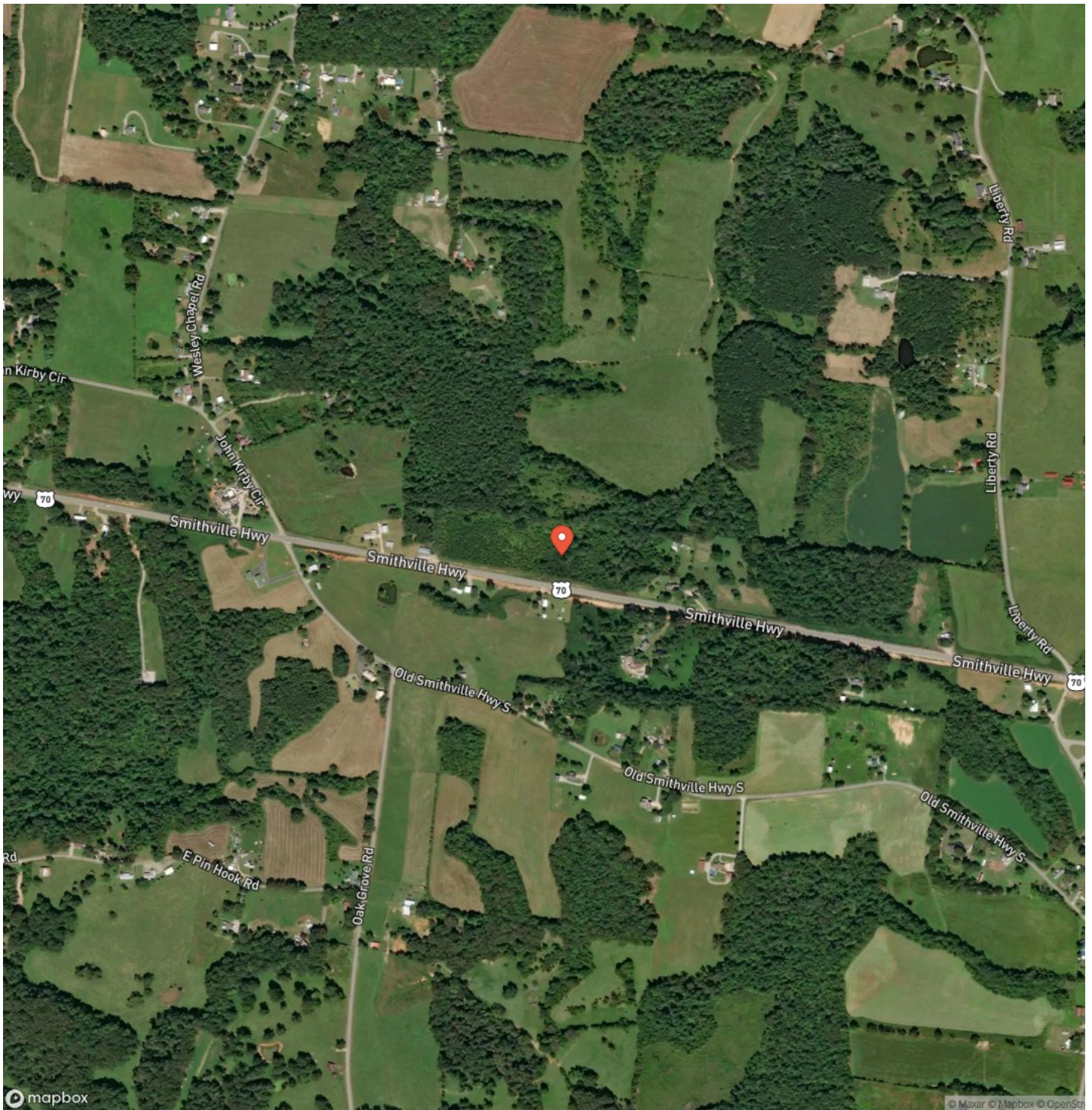


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Locator Map



Satellite Map



170 ± Acres — Diverse Farm & Development Tract in Sparta, TN
Sparta, TN / White County

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Smith

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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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