

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

\$774,000
43± Acres
White County



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

SUMMARY

Address

0 Liberty Road

City, State Zip

Sparta, TN 38583

County

White County

Type

Farms, Hunting Land, Ranches, Recreational Land, Timberland

Latitude / Longitude

35.965998 / -85.602366

Acreage

43

Price

\$774,000

Property Website

<https://www.mossoakproperties.com/property/43-acres-fenced-tennessee-farm-with-pasture-timber-utilities-in-sparta-tn-white-tennessee/92532/>



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

PROPERTY DESCRIPTION

Welcome to this **43 ± acre tract** located off **Liberty Road in Sparta, Tennessee**, offering a perfect combination of **privacy, natural beauty, and investment potential**. This stunning property captures the charm of **Middle Tennessee farmland**, featuring **rolling pastures, stands of mature hardwoods, and a beautiful section of scenic pines**—ideal for **livestock, hunting, recreation, or building your dream home**.

The land is **fully fenced** and includes **creeks** that provide **natural water sources** for livestock and wildlife. With abundant **whitetail deer and wild turkey**, this is a **hunter's paradise** and a fantastic setting for a private farm or retreat. A **well-laid interior road system** offers easy access throughout the property for **farm management, equipment, and ATV use**.

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

Located just **1 hour 30 minutes from Nashville International Airport (BNA)**, this tract offers both **privacy and convenience**. You're minutes from **Center Hill Lake (≈ 20 min)**, **Cordell Hull Lake (≈ 30 min)**, and **Dale Hollow Lake (≈ 1 hr)** — ideal for fishing, boating, and outdoor adventures.

Nearby are **Burgess Falls State Park, Rock Island State Park**, and **Downtown Sparta's Liberty Square**, offering small-town charm, local dining, and boutique shopping. Situated within the **White County / Cumberland Plateau region**, this area is renowned for its **rolling hills, caves, waterfalls, and vibrant outdoor recreation**.

Tract 2: 43 ± ac × \$18,000 / ac = \$774,000

Also available:

- **Tract 1: 62.5 ± ac × \$23,000 / ac = \$1,437,500** (Access from Smithville Hwy)
- **Tract 3: 64.5 ± ac × \$22,000 / ac = \$1,419,000** (Access from Jenkins Rd)

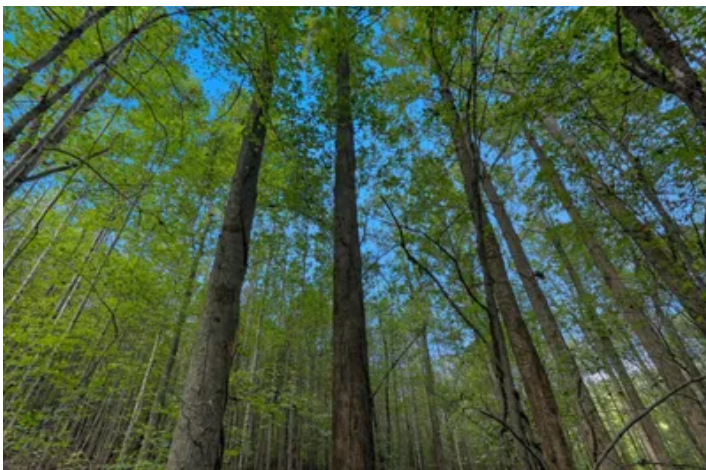
This **beautiful Tennessee farm tract** offers **utilities at the road**, a **well-maintained interior road system**, and excellent proximity to **lakes, parks, and Nashville** — ideal for a **private estate, mini-farm, or investment property**.

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

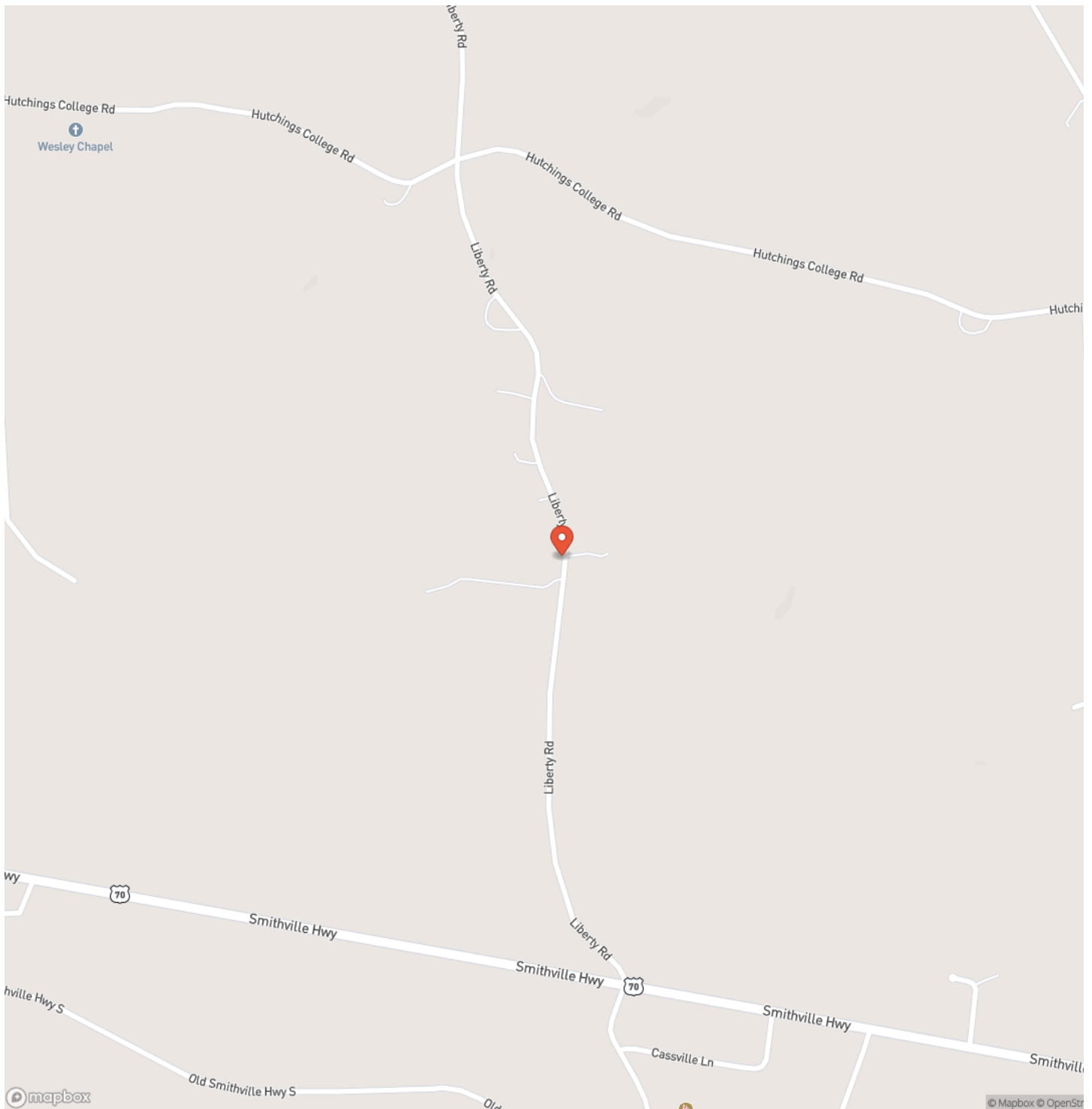
All tracts to be surveyed.



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Sparta, TN / White County

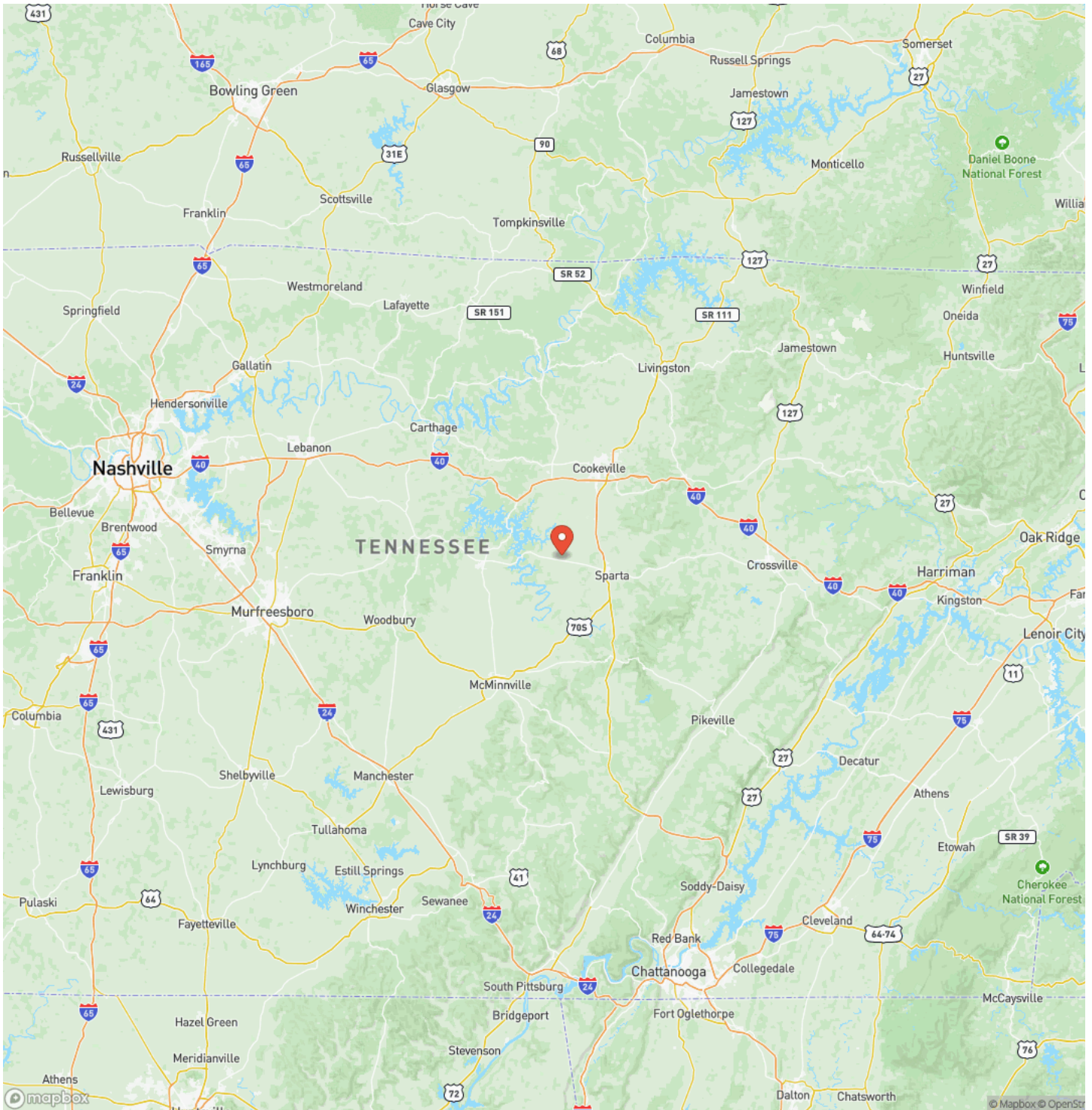


Locator Map



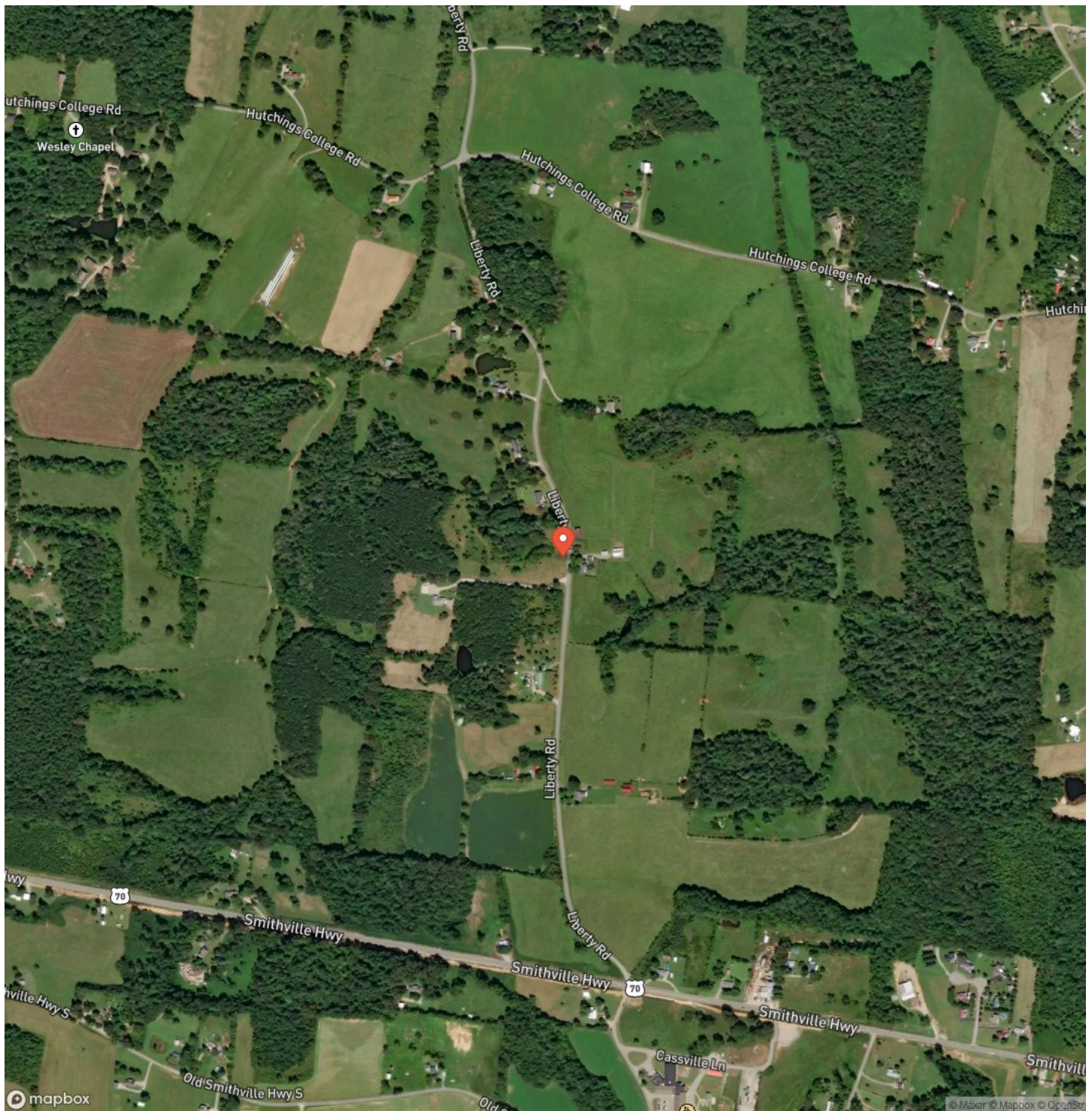
Sparta, TN / White County

Locator Map



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Sparta, TN / White County

Satellite Map



43 ± 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]

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
www.mossoakproperties.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.



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