

**Emerald Springs Lake**  
1120 Sulpher Creek Rd  
Big Sandy, TN 38221

**\$985,000**  
40.390± Acres  
Benton County



## Emerald Springs Lake Big Sandy, TN / Benton County

### SUMMARY

#### Address

1120 Sulpher Creek Rd

#### City, State Zip

Big Sandy, TN 38221

#### County

Benton County

#### Type

Recreational Land, Lakefront, Undeveloped Land, Hunting Land

#### Latitude / Longitude

36.220044 / -88.076303

#### Dwelling Square Feet

600

#### Bedrooms / Bathrooms

-- / 0.5

#### Acreage

40.390

#### Price

\$985,000

#### Property Website

<https://www.mossyoakproperties.com/property/emerald-springs-lake-benton-tennessee/78975/>



## **Emerald Springs Lake**

### **Big Sandy, TN / Benton County**

---

#### **PROPERTY DESCRIPTION**

Welcome to Emerald Springs Lake - what an incredible and unique property. This property boasts a 17 acre lake that exceeds 30 feet in depth. Standing at the the top of the bluff and looking into the crystal clear water, one can see the huge bass. Fish are caught regularly here in the 7-8 lb class - REALLY !! The land is very mature and well manicured. There is a road along the perimeter of the land that allows access throughout the 40 acres. There is an office that measures 20X30 ft ( could become a small residence easily )with an open floor plan and bathroom. This land really suits itself for some type of development - like an RV park or camping area or even a tiny home community. How about a scuba-diving school - the water clarity and depth are truly amazing. There is city sewer less than 2000" away. The Seller states that the city will allow a tap with the owner providing the installation of the pipes required. This would really allow for an incredible large community on the land. City amenities such as water and electricity are already present. The septic system is available and oversized for the current existing building. The 17 acre lake is fed year round by 3 springs that keep the water so clear and that emerald color. There is a boat dock and the pontoon boat stays. This piece of land is a beauty - and has absolutely so much potential for both recreational as well as commercial uses. A complete infrastructure is in place to create a turn-key project of any sort. Lying within the edge of the Big Sandy city limits, there is anything you need very close to include the school only 2 miles away.

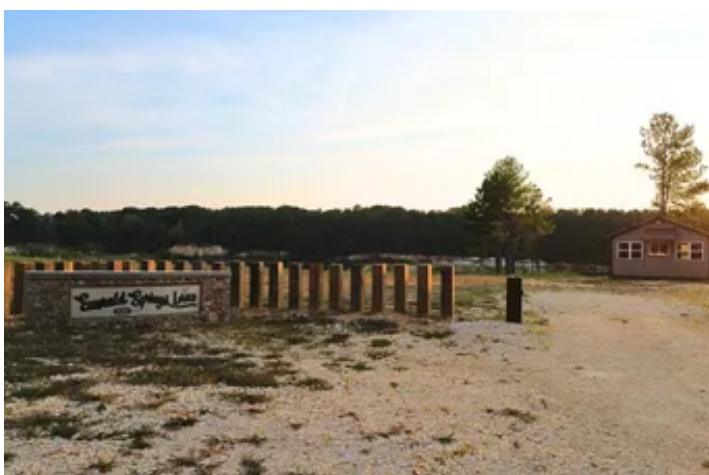
For more information please contact Davis Fleming at [615-830-0817](tel:615-830-0817) or Scott Summers at [615-815-9366](tel:615-815-9366)



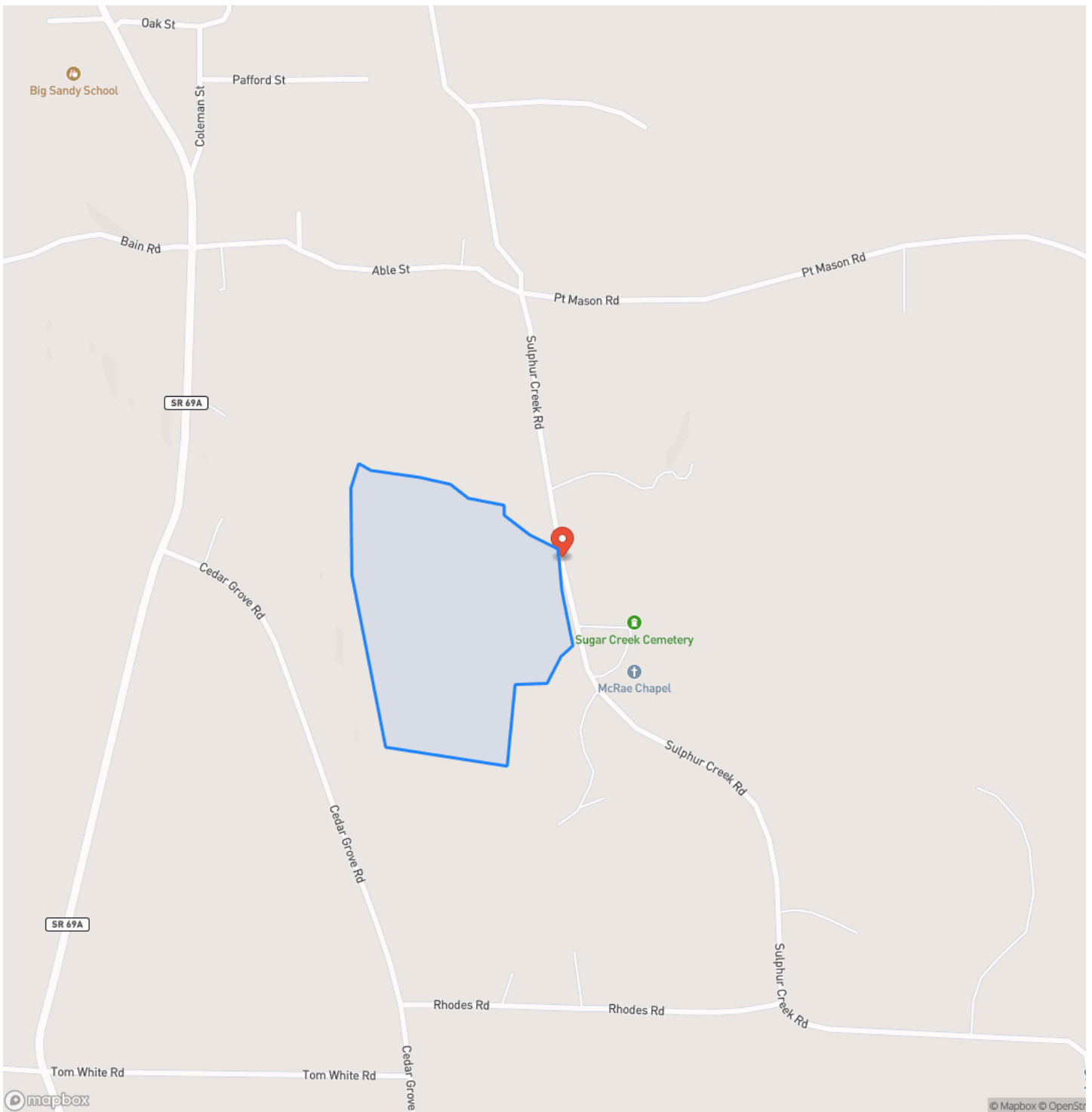


**Emerald Springs Lake**  
**Big Sandy, TN / Benton County**

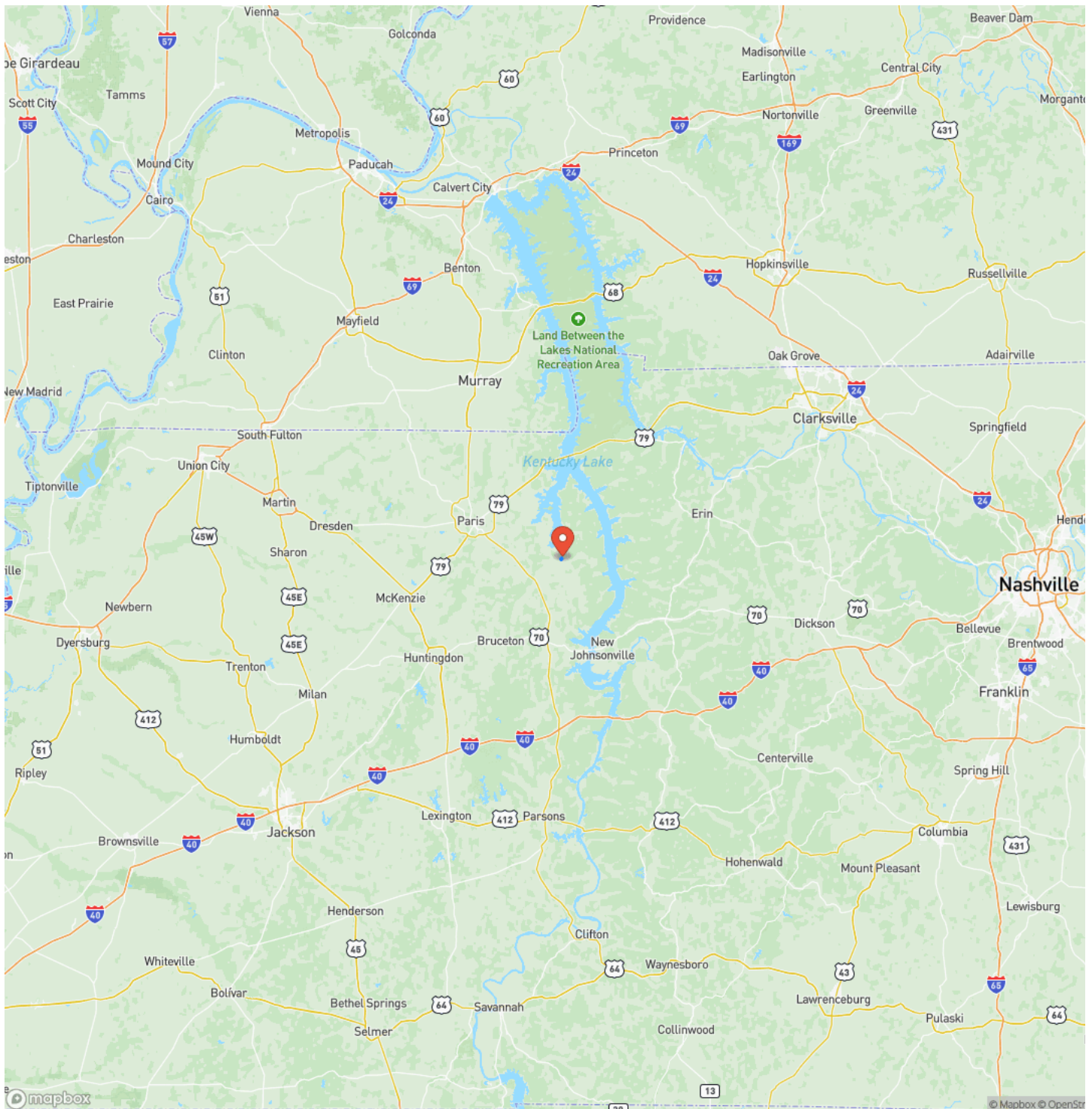
---



## Locator Map



## Locator Map





## Satellite Map



## Emerald Springs Lake Big Sandy, TN / Benton County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Davis Fleming

## Mobile

(615) 830-0817

## Office

(615) 879-8282

## Email

dfleming@mossyoakproperties.com

**Address**

1276 Lewisburg Pike

## City / State / Zip

## NOTES

[illegible]



## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



**MORE INFO ONLINE:**  
**[www.mossyoakproperties.com](http://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](http://www.mossyOakproperties.com)

---

