

**Red River Farms | 210 Acres with 1.1 Miles of River
Frontage**
0 W Bellar Rd
Adams, TN 37010

\$2,800,000
209.950± Acres
Robertson County



Red River Farms | 210 Acres with 1.1 Miles of River Frontage Adams, TN / Robertson County

SUMMARY

Address

0 W Bellar Rd

City, State Zip

Adams, TN 37010

County

Robertson County

Type

Farms, Hunting Land, Ranches, Recreational Land, Riverfront, Undeveloped Land, Horse Property

Latitude / Longitude

36.579052 / -87.110982

Acreage

209.950

Price

\$2,800,000

Property Website

<https://www.mossyoakproperties.com/property/red-river-farms-210-acres-with-1-1-miles-of-river-frontage-robertson-tennessee/90722/>



Red River Farms | 210 Acres with 1.1 Miles of River Frontage

Adams, TN / Robertson County

PROPERTY DESCRIPTION

Welcome to **Red River Farms**, a unique property offering nearly 210 acres of fertile farmland, hardwood timber, and a recreational paradise along the scenic Red River in Robertson County, Tennessee. This exceptional property, with its blend of agricultural, hunting, and lifestyle features, is a rare find, making it ideal for a variety of buyers, from farmers to outdoor enthusiasts, investors, or families seeking to establish a private estate or legacy farm.

Location & Access

Red River Farms is strategically located at the end of W. Bellar Road, offering unparalleled privacy with end-of-the-road seclusion, while maintaining excellent access to major routes. Just minutes from I-24, TN-76, and US-41, the property provides quick access to Nashville, Clarksville, and Springfield. The surrounding landscape, consisting of large family farms and managed agricultural tracts, offers a quiet and protected setting. Neighboring farms range from 200 to 260+ acres, creating a true landscape of expansive, contiguous land ownership.

River Frontage & Water Features

One of the defining features of Red River Farms is its **1.1 miles of accessible Red River frontage**. The property sits on an inside bend of the river, allowing easy access to the shoreline and creating a natural travel corridor for wildlife. The Red River is renowned for its excellent smallmouth bass fishing, as well as canoeing and kayaking opportunities, offering endless recreation just steps from your front porch or hunting stand. In addition to the river, a half-mile of secondary creek winds through the property, adding both scenic value and additional water sources for wildlife and livestock.

Land Composition

The land offers a balanced mix of **approximately 84 acres of potential open ground** and **approximately 125 acres of timber**. The open acreage, currently in fallow fields, can easily be reclaimed for row crops, hay production, or cattle grazing. The fertile soil profile, including Staser, Pembroke, and Crider silt loams, is highly productive and well-suited for agriculture. The timber portion comprises a blend of younger growth, old-field succession, and mature, marketable hardwoods, offering both immediate and long-term investment value.

Wildlife & Hunting Potential

For the hunter, Red River Farms is a dream property. The overgrown fields, natural woody growth, and diverse timber stands create ideal bedding and feeding cover for whitetail deer and turkey. Surrounded by agriculture, this property naturally attracts game throughout the day, as deer and turkeys remain in cover until they head to feed in the surrounding soybean and corn fields at night. The Red River itself serves as a natural funnel for deer movement and provides excellent roosting habitat for turkeys. Notably, the current owners have not hunted the property in more than a decade, allowing wildlife populations to flourish and mature. Simply put, this is a turnkey property for trophy deer and turkey hunting in Middle Tennessee.

Farming & Family Lifestyle

Red River Farms is a canvas of possibilities, ideal for families seeking a rural lifestyle or those looking for a working farm. With open ground ready to be reclaimed for crops or pasture, it presents an opportunity to establish row crop operations, hay fields, or livestock grazing areas. The property's size and resources would support cattle, horses, or a combination of agricultural pursuits. Electricity and private water are already available, and the property's elevated ridgetops and rolling fields present numerous **building sites** for a primary residence, family compound, or hunting lodge. Imagine the potential and the memories that could be made here, from enjoying morning coffee with sweeping views of the Red River Valley to evenings watching wildlife along the timbered ridges.

Investment & Legacy Potential

Red River Farms is not just a property, it's a legacy in the making. Large tracts of land with this much accessible riverfrontage are increasingly rare in Middle Tennessee. Red River Farms offers both immediate utility and long-term potential. Whether managed as a working farm, developed into a recreational retreat, or held as a long-term land investment, the property's location, natural features, and scale make it a standout opportunity. The combination of river frontage, fertile soils, timber value, and abundant wildlife ensures both enjoyment and financial strength for generations to come.

Summary



Red River Farms is 209.95 +/- acres offering **riverfront recreation, fertile farmland, marketable timber, and unmatched hunting opportunities** — all in a private yet accessible Robertson County location. With its rich soils, abundant water, and diverse wildlife habitat, this property is ready to become your family farm, outdoor retreat, or legacy investment.

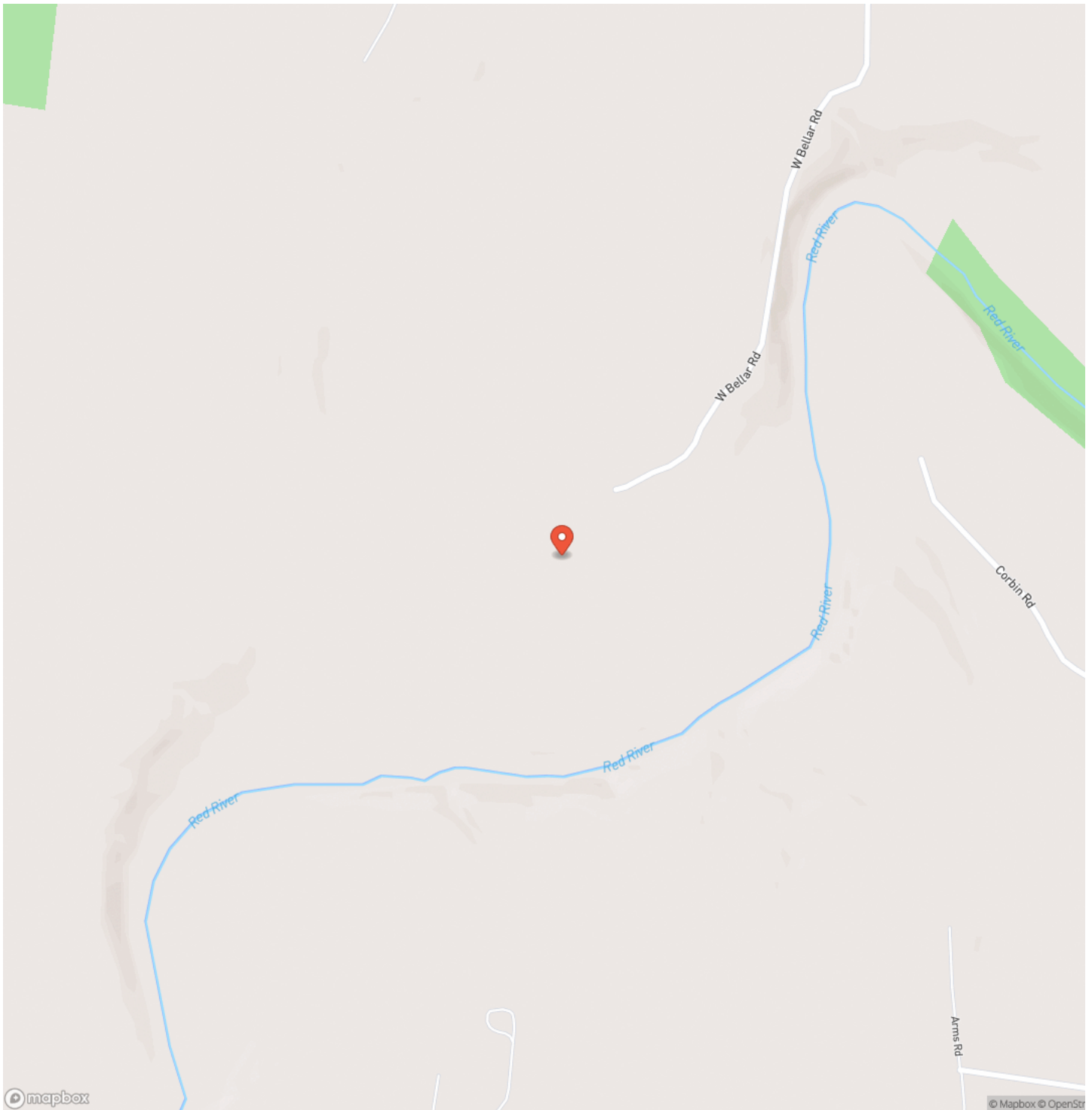
Don't miss the chance to own a property that offers the rare combination of privacy, productivity, and natural beauty along one of Tennessee's most scenic rivers.



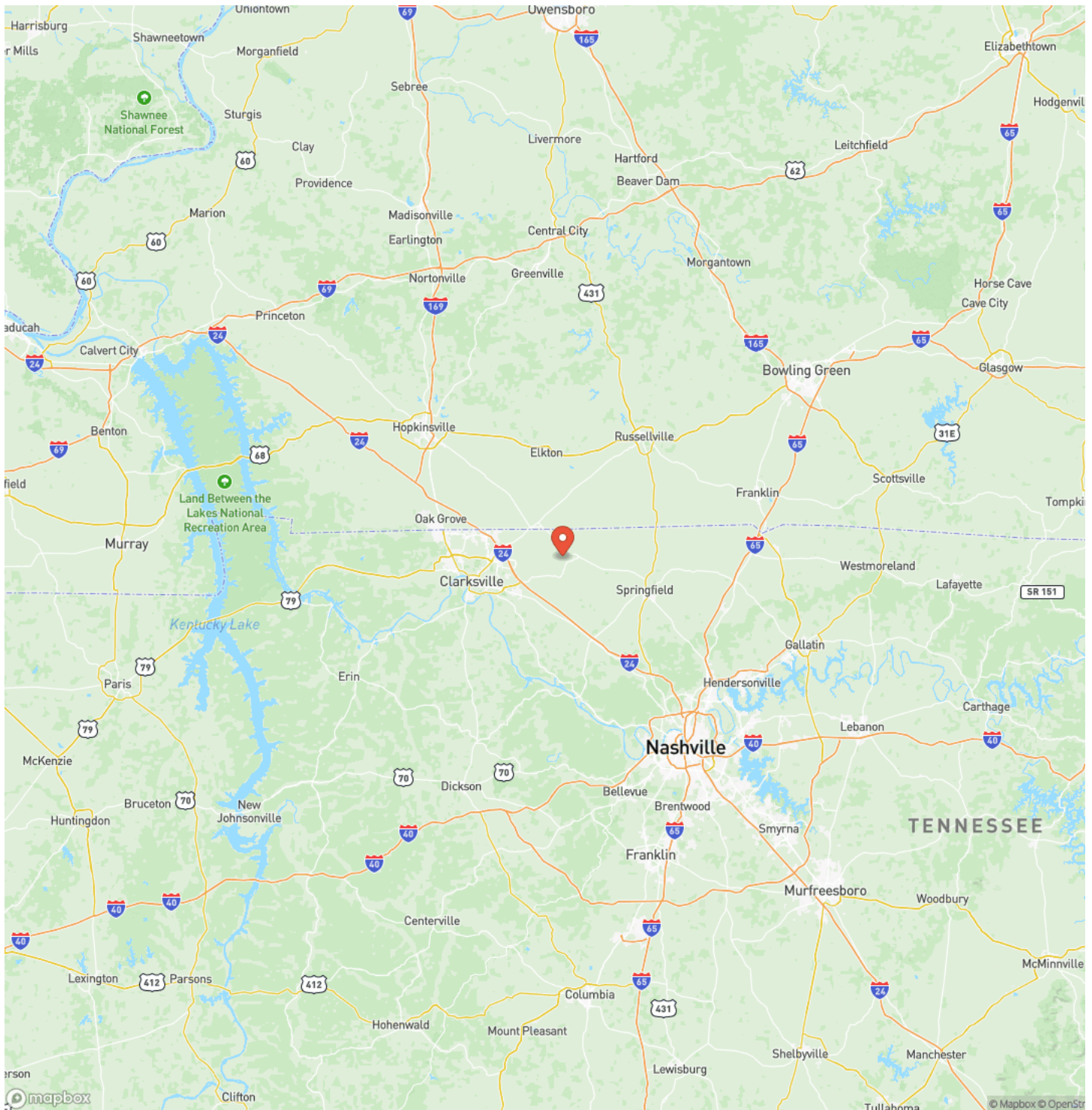
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal 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.mossyoakproperties.com

DISCLAIMERS

Information is deemed to be accurate. Buyer and/or buyer agent to confirm all pertinent information. The property is enrolled in the Greenbelt, and the Buyer will be responsible for rollback taxes if not continued at closing. Please send all offers to Paul Morrison at pmorrison@mossyoakproperties.com.



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