

**Vanleer 340**  
418 Oak Rdg Rd Vanleer, TN 37181  
Vanleer, TN 37181

**\$2,300,000**  
340± Acres  
Dickson County



**Vanleer 340**  
**Vanleer, TN / Dickson County**

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**SUMMARY**

**Address**

418 Oak Rdg Rd Vanleer, TN 37181

**City, State Zip**

Vanleer, TN 37181

**County**

Dickson County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Timberland

**Latitude / Longitude**

36.248579 / -87.403285

**Acreage**

340

**Price**

\$2,300,000

**Property Website**

<https://www.mossoakproperties.com/property/vanleer-340/dickson/tennessee/105440/>



**PROPERTY DESCRIPTION**

## **Bell Farm 340 | 340± Acres | Vanleer, Tennessee**

Bell Farm 340 is a truly exceptional Middle Tennessee property offering 340± acres of rolling countryside, breathtaking long-range views, and outstanding development potential. Located in Vanleer, Tennessee, in Dickson County, this remarkable tract combines privacy, beauty, and accessibility, situated just 20 minutes from the city of Dickson and approximately one hour from Nashville.

The farm is currently undergoing significant improvements, with approximately 217 acres being converted into productive hay fields and pasture ground. Active land enhancement work includes de-stumping and root raking, with a substantial portion already completed and planted in grass. The remaining 123 acres consist of mature hardwood timber, providing a beautiful natural backdrop, wildlife habitat, and recreational opportunities.

A thoughtfully designed interior road system traverses the property, featuring properly installed culverts and a high-quality road base topped with limestone for excellent year-round access. The main entrance road has been constructed to Dickson County specifications and has been officially named Oak Ridge Road. Power has already been extended through much of the property, creating multiple opportunities for future homesites and development.

One of Bell Farm's most impressive features is its stunning vista views overlooking the picturesque Tennessee landscape. The property's gently rolling topography not only showcases incredible scenery but also offers an ideal setting for constructing a large private lake. Whether envisioned as a luxury estate, family compound, working farm, recreational retreat, or multiple estate homes, the possibilities are endless.

Situated among well-kept farms and surrounded by great neighbors, Bell Farm provides the tranquility of country living while remaining conveniently located just 20 minutes from Dickson, 45 minutes from Kentucky Lake, and approximately 60 minutes from Nashville.

### **Property Highlights**

- 340± acres in Vanleer, Dickson County, Tennessee
- Just 20 minutes from Dickson and 1 hour from Nashville
- Approximately 217 acres being converted to hay fields and pasture
- Approximately 123 acres of mature hardwood forest
- Extensive road infrastructure already completed
- Access road built to Dickson County specifications (Oak Ridge Road)
- Power extended through much of the property
- Spectacular long-range Tennessee hilltop views
- Ideal topography for a large private lake
- Excellent potential for estate homes, family compounds, or agricultural use
- Peaceful rural setting with great neighbors
- Approximately 45 minutes to Kentucky Lake

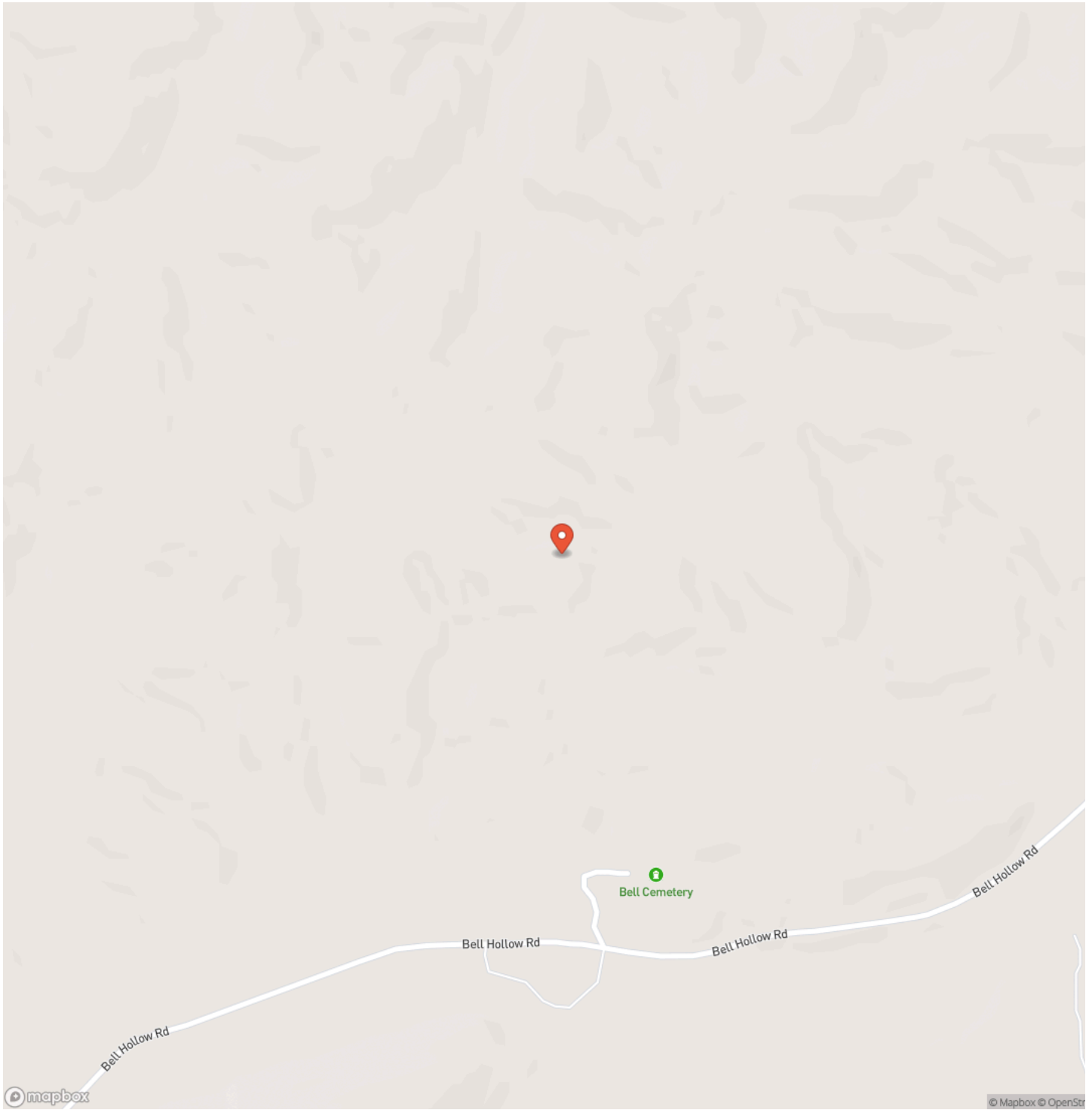
Bell Farm 340 offers a rare opportunity to own a large, improved tract in Dickson County with exceptional views, infrastructure, and limitless potential. Properties of this size and quality, with extensive improvements already in place, are becoming increasingly difficult to find in Middle Tennessee.

For more information, give Matt Thrasher a call at [662-603-4987](tel:662-603-4987) or email [mthrasher@mossyoakproperties.com](mailto:mthrasher@mossyoakproperties.com)

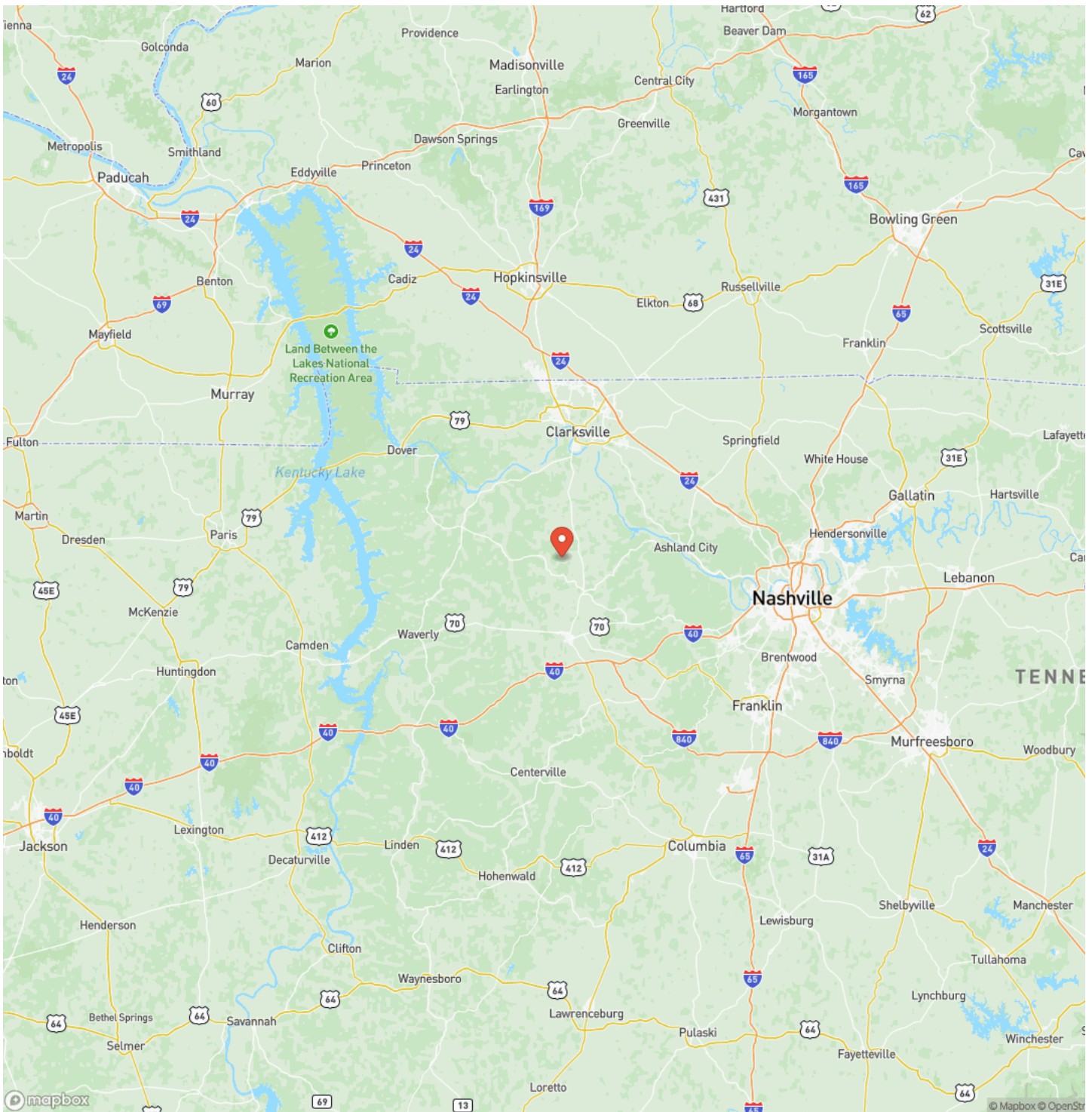
Vanleer 340  
Vanleer, TN / Dickson County



## Locator Map



# Locator Map



## Satellite Map







## **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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