



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATE SM

75± ACRES
VAN BUREN COUNTY, TN
\$299,000

OFFICE (423) 568-8339 | WWW.SMALLTOWNPROPERTIES.COM

THE VAN BUREN 75

PROPERTY PROFILE

LOCATION:

- Long Fork Creek Road
Spencer, TN 38585
- Van Buren County
- 2± Miles W of Highway 111
- 5± Miles SW of Spencer
- 15± Miles W of Fall Creek Falls
State Park
- 25± Miles E of McMinnville
- 36± Miles S of Cookeville
- 112± Miles E of Nashville

COORDINATES:

- 35.70535, -85.492

TAX INFORMATION:

- Tax ID: 045 004.04
- 2025 Taxes: \$199

PROPERTY USE:

- Whitetail Deer
and Turkey Hunting
- Hiking
- ATV/Horseback Riding
- Conservation Potential
- Potential Home Site

PROPERTY INFORMATION:

- 75± Acres
- Rolling Topography
- Road Frontage
- 1,900'± of Lick Branch
- Multiple Springs
and Water Sources
- Rock Formations
- Old Internal Road System



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JASON HEATHCOE, ALC

PRINCIPAL BROKER, EAST TN

QUALIFYING BROKER, GA

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O: 423-568-8339

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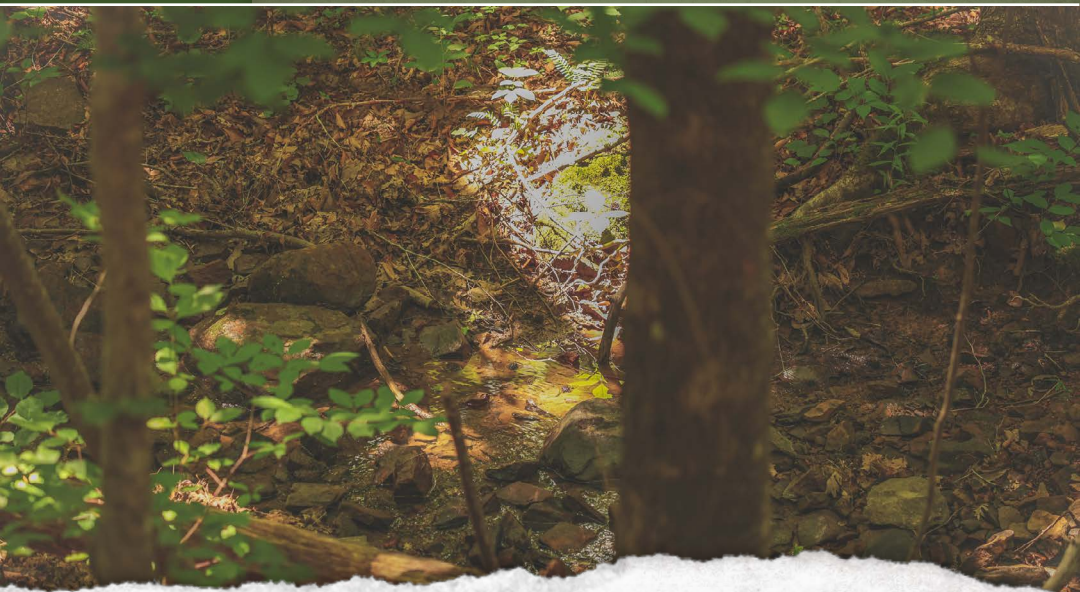
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE VAN BUREN 75

WELCOME TO THE VAN BUREN 75, LOCATED ON LONG FORK CREEK ROAD IN SPENCER, TENNESSEE. This 75± acre tract has incredible recreational opportunities with excellent wildlife habitat. The Van Buren County property is well suited for hunting, recreation, a weekend retreat, or a future homesite. With frontage on a county-maintained road and easy access just two miles from Highway 111, the property is convenient to reach while still offering privacy and seclusion.

Water is a key feature for all wildlife, and the Van Buren 75 has Lick Branch flowing through the land for nearly 2,000 feet, providing a reliable water source for wildlife. Several springs, drains, and wet-weather branches scattered throughout help create ideal habitat for deer and wild turkey. Fresh deer trails, rubs, scrapes, and turkey sign were found throughout the property. Van Buren County has long been known as one of Tennessee's better counties for hunting, thanks to its large blocks of timber, low development, and strong wildlife populations, and this tract is no exception.



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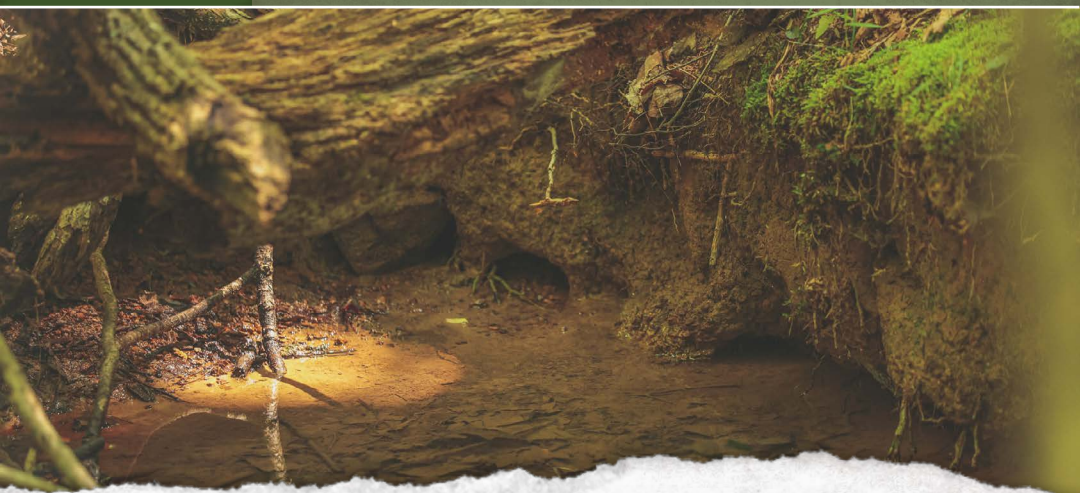


MORE ABOUT THE VAN BUREN 75

While there are no vehicle-navigable roads currently, a network of old logging roads and trails runs throughout much of the property that, once cleared from downed limbs and new growth, will provide incredible access to the tract. Some areas will benefit from clearing and improvement; these roads provide a solid foundation for ATV trails, hiking paths, horseback riding, or hunting access. The rolling topography creates a diverse landscape with a mix of ridges, hollows, timber, and natural travel corridors that deer and turkey use throughout the year. The combination of water, cover, and food sources provides wildlife everything needed to thrive.

The Van Buren 75 is located approximately 15 minutes from Fall Creek Falls State Park and only a short drive from Spencer and Cookeville. Fall Creek Falls and the surrounding Cumberland Plateau are well known for producing quality deer hunting and some of the best turkey hunting opportunities in Tennessee. Whether you're looking for hunting land, recreational property, or a place to build and enjoy the outdoors, the Van Buren 75 offers solid features many buyers are searching for in Middle Tennessee land.

Contact Jason Heathcoe today to schedule a private tour and experience #TheSmallTownWay!



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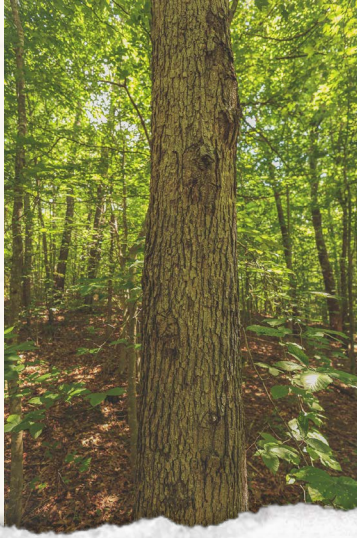
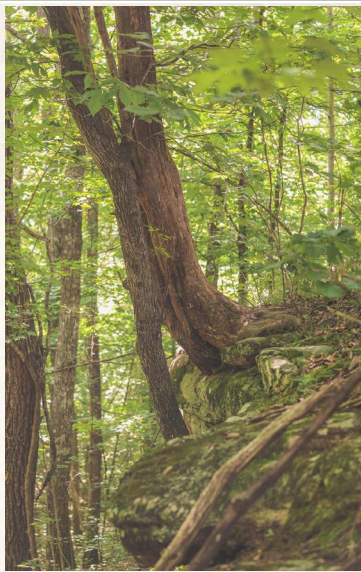
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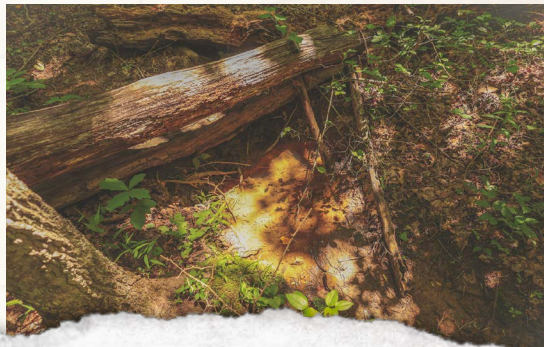
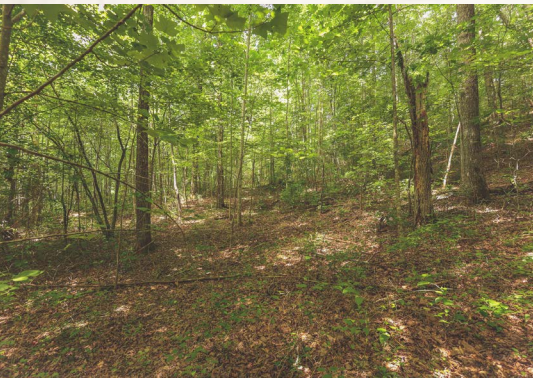
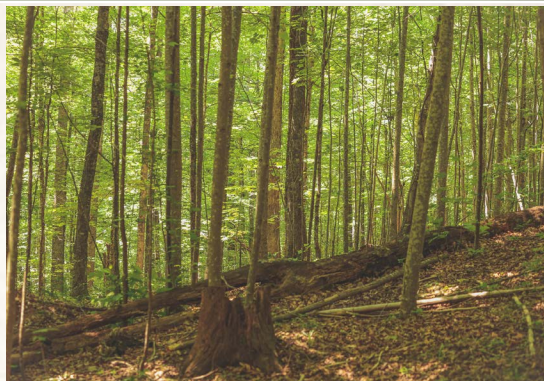
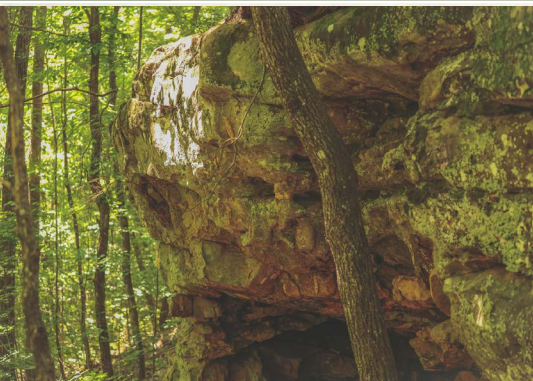
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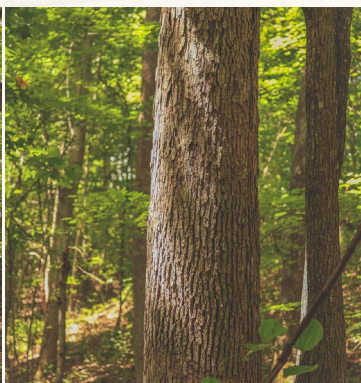
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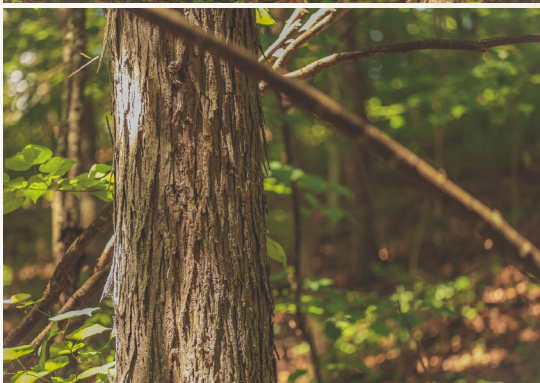
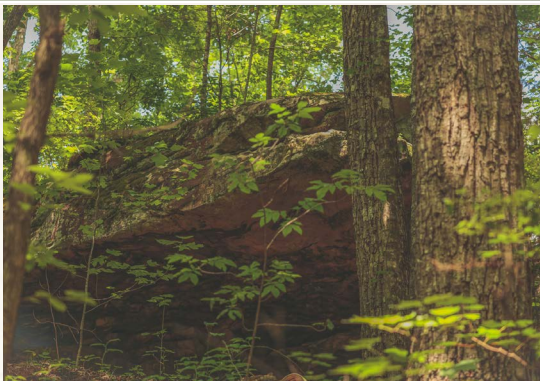
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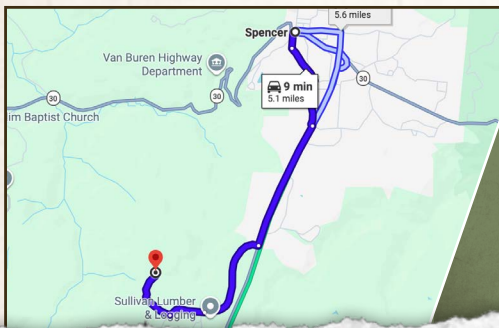


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land id. LINK



Directions From Spencer, TN: Travel 2.3 miles on Highway 111 S. Turn right on Pine Grove Road and continue 1.2 miles. Take a right on RT Davis Road and travel 0.4 miles. Turn right on Long Fork Creek Road and travel 0.7 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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