

# **150± ACRES WITH 3 HOMES PUTNAM COUNTY, TN**

**\$850,000**



## **SMALLTOWN**

**HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>**

**OFFICE (423) 568-8339**

# THE PUTNAM 150

## PROPERTY PROFILE

### LOCATION:

- 16431 Wallace Hollow Road  
Buffalo Valley, TN 38548
- Putnam County
- 19± Miles W of Cookeville
- 55± Miles E of the Nashville  
International Airport

### COORDINATES:

- 36.11276, -85.76421

### PROPERTY USE:

- Residential
- Family Compound
- Hunting/Recreation
- Investment

### PROPERTY INFORMATION:

- 150± Acres
- 3 Homes
- Accessed via 10' x 10' Tunnel
- Multiple Springs
- Pond
- Whitetail Deer & Wild Turkey
- Multiple Build Sites  
with Soil Testing

### TAX INFORMATION:

- TAX ID: 089 007.00
- 2023 Taxes - \$1,419



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JASON HEATHCOE**

PRINCIPAL BROKER

C: 931-808-0624

O: 423-568-8339

[jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE PUTNAM 150

**WELCOME TO THE PUTNAM 150, LOCATED JUST OFF OF I-40 IN THE HEART OF THE CUMBERLAND PLATEAU.** This 150± acre Putnam County, TN tract has been enjoyed by the same family for nearly 50 years and is ready to pass it on to the next owners. The property is exactly what comes to mind when thinking of Middle Tennessee: beautiful rolling pasture, great timber, and wildlife at every turn.

The uniqueness begins as soon as you turn off Buffalo Valley Road. Access is through a 10' by 10' tunnel, which actually leads under the interstate, providing a sense of security and exclusivity. Currently, the property features three homes that are ready for new owners to make updates and add their personal touch. At the time of listing, the homes are rented and could continue to provide income on day one of ownership. With multiple other build sites and soil tests to go with it, this place could easily be turned into a spot that guests from around the country could come enjoy what Tennessee is all about. The Putnam 150 could be your self-sustaining compound you've dreamed of. Raise livestock, grow crops, and drink from one of your multiple springs on the property. Whitetail deer and wild turkey are also thriving here, as evident by the sign that was found.

**This is a once-in-a-generation farm...come see  
for yourself to really grasp all it has to offer.  
Call Jason Heathcoe today!**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JASON HEATHCOE**

PRINCIPAL BROKER

C: 931-808-0624

O: 423-568-8339

[jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



**150 ± ACRES WITH 3 HOMES**

**PUTNAM COUNTY, TENNESSEE**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JASON HEATHCOE**

PRINCIPAL BROKER

C: 931-808-0624

O: 423-568-8339

[jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



**150 ± ACRES WITH 3 HOMES PUTNAM COUNTY, TENNESSEE**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JASON HEATHCOE**

PRINCIPAL BROKER

C: 931-808-0624

O: 423-568-8339

[jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



150 ± ACRES WITH 3 HOMES

PUTNAM COUNTY, TENNESSEE



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JASON HEATHCOE**

PRINCIPAL BROKER

C: 931-808-0624

O: 423-568-8339

[jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



150 ± ACRES WITH 3 HOMES

PUTNAM COUNTY, TENNESSEE

land id. LINK



Directions From Cookville, TN:  
Travel 12 miles on I-40 West to Exit  
247. Turn right at the 1st cross street  
onto TN-141 W and proceed 1.2 miles.  
Make a slight right onto Dr. Smith  
Road to Buffalo Valley Road. Continue  
2.5 miles to the property driveway on the  
left for the tunnel.

**LINK TO GOOGLE MAP DIRECTIONS**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JASON HEATHCOE**

PRINCIPAL BROKER

C: 931-808-0624

O: 423-568-8339

[jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.