

65± ACRES
VAN BUREN COUNTY, TN
\$347,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE VAN BUREN 65

PROPERTY PROFILE

LOCATION:

- Industry Drive
- Spencer, TN 38585
- Van Buren County
- 30± Miles S of Cookeville
- 109± Miles E of Nashville
- 115± Miles W of Knoxville
- 500± Yards from Fall Creek Falls State Park

COORDINATES:

- 35.72585, -85.45563

PROPERTY USE:

- Hunting
- Investment
- Home Sites

PROPERTY INFORMATION:

- 65± Acres
- Great Whitetail Deer and Turkey Population
- Multiple Potential Homesites
- Merchantable Timber
- Utilities Available

TAX INFORMATION:

- 2024 - \$556.80
- Tax ID: 039 027.00



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JASON HEATHCOE

PRINCIPAL BROKER

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P.O. Box 9 - Birchwood, TN 37308

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE VAN BUREN 65

WHEN YOU THINK OF TENNESSEE, YOU THINK OF BIG, PRETTY HARDWOODS, CREEKS, AND LOTS OF WILDLIFE. The Van Buren 65, located just outside of Spencer, is about as close to that description and even more. Upon initial evaluation of the property, abundant whitetail deer sign was evident, even right off Industry Drive. Scrapes and rubs are literally all over this 65± acre Van Buren County tract. This tract has been virtually untouched for years...there are only remnants of an old 4-wheeler trail, making this place a blank canvas for recreation or creating an amazing homestead in the hardwoods. Utilities are available at the road, so creating your own slice of heaven is waiting on you.

The deer and turkey hunting seems incredible. The back property line is less than 500 yards away from Fall Creek Falls State Park, and judging the size of one of these rubs, there are some really nice deer here. At the time of the photos, there were more than a dozen whitetail deer located aurally by thermal drone. Big white oaks, red oaks, and mountain oaks seem to be providing a lot of food for these animals. It would be very easy to create several food plots, ideally along the cleared roadbed through the middle of the property. This place really could be a world-class hunting tract.



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MORE ABOUT THE VAN BUREN 65

The potential homesites are virtually endless: overlooking the creek bottom, the stream, or along the ridge top. If you've ever thought about building a home amongst the tall hardwoods, this place is absolutely worth considering.

The Van Buren 65 checks many boxes when it comes to land, including incredible hunting, merchantable timber, and great opportunities to build your dream home.

**Contact Jason Heathcoe today to discuss
land ownership and schedule a private showing.**



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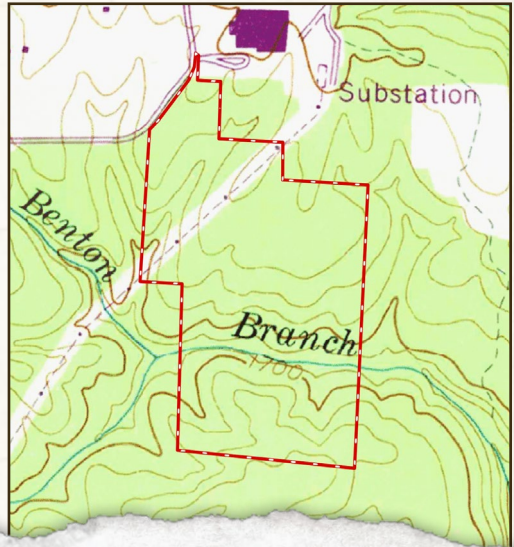
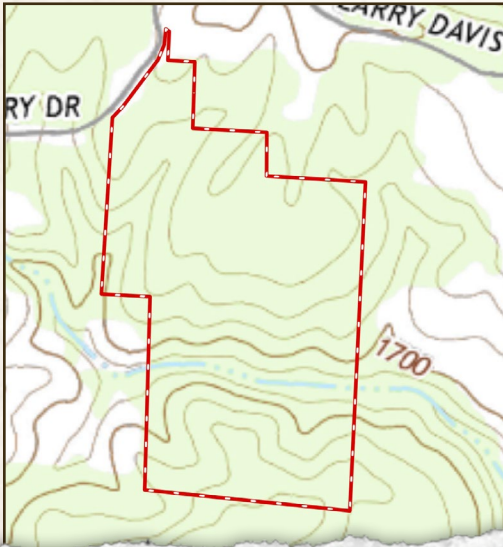
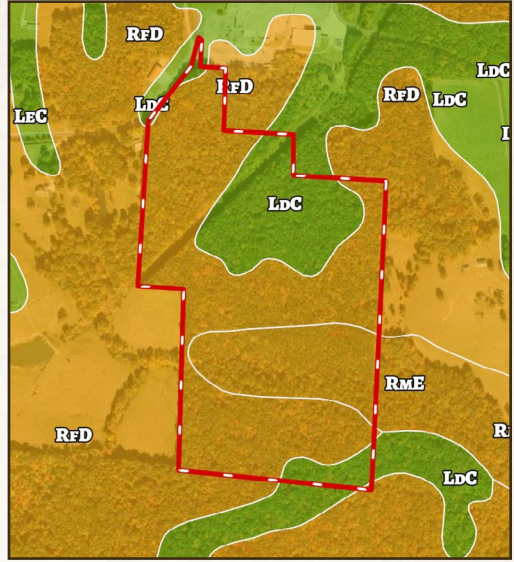
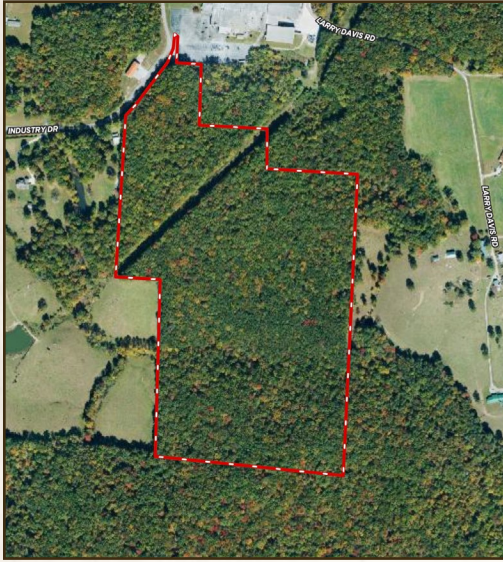
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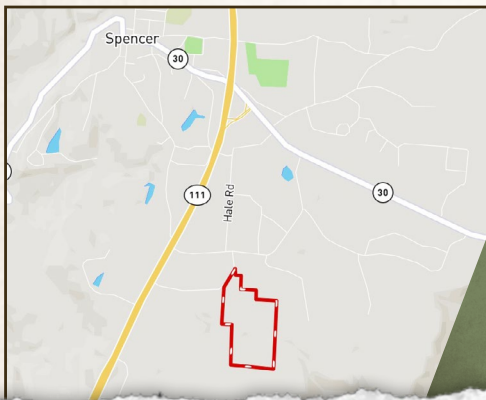
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land id. LINK



Directions From Spencer, TN:
Turn left onto Shelby A Rhinehart Memorial Hwy (TN-111 S) and travel 0.7 miles. Turn left onto Drake and Shockley Street and continue 0.3 miles. Turn right onto Industry Drive, In 0.4 miles, the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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