

57.242± ACRES
SHELBY COUNTY, TN
\$858,630



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (901) 910-1809 | WWW.SMALLTOWNPROPERTIES.COM

THE SHELBY 57.242

PROPERTY PROFILE

LOCATION:

- Donelson Road
Arlington, TN 38002
- Shelby County
- 4± Miles S of Arlington
- 4± Miles N of Eads
- 18± Miles N of Collierville

COORDINATES:

- 35.246474, -89.663958

TAX INFORMATION:

- A0-152-0-0296
- 2025 Taxes: \$456

PROPERTY USE:

- Potential Home/Cabin Site
- Potential Family Compound
- Potential Development
- Timber Investment
- Hunting

PROPERTY INFORMATION:

- 57.242± Acres
- Mature Hardwood Timber
- Multiple Build Sites
- Rolling Topography
- Deer & Turkey



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SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

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7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE SHELBY 57.242

WELCOME TO THE SHELBY 57.242 IN ARLINGTON, TENNESSEE. With access from Donelson Road, this Shelby County property features 57.242± acres of mature hardwood timber, gently rolling topography, and excellent habitat for deer and turkey. Over 90% of the acreage is identified as potentially buildable; multiple potential home sites provide options for a private family residence or compound, along with development and timber investment opportunities.

Conveniently located near Arlington and Eads, with easy access to I-269 and I-40 and close proximity to the Blue Oval City development, this vacant tract offers privacy and room to spread out while keeping everyday conveniences within reach. Whether you envision a home tucked among the hardwoods or a place for family to build together, the Shelby 57.242 provides a blank canvas to bring your plans to life.

**Call Shane Martin today to schedule a private showing
and experience #TheSmallTownWay!**



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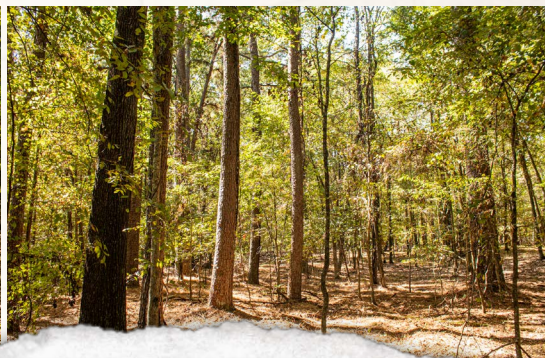
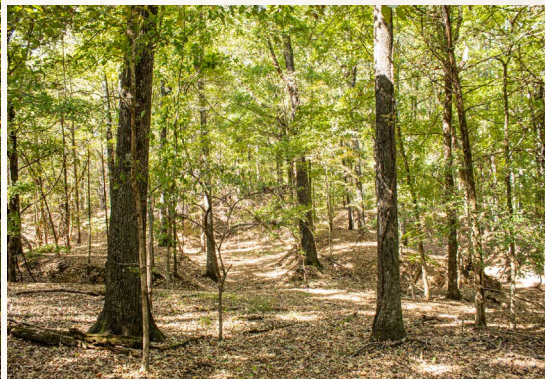
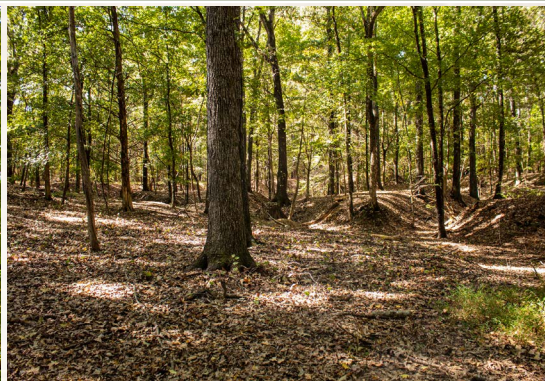
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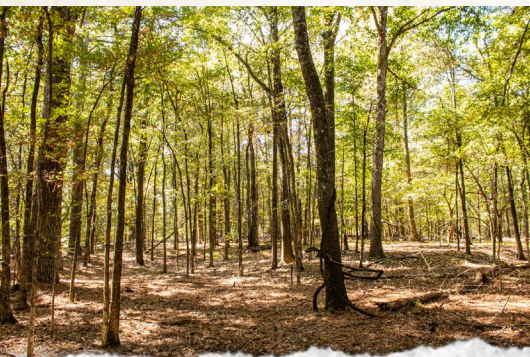
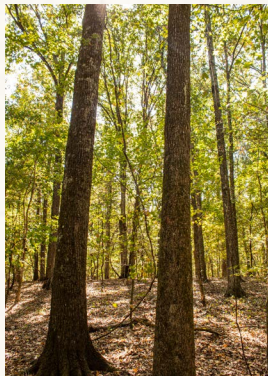
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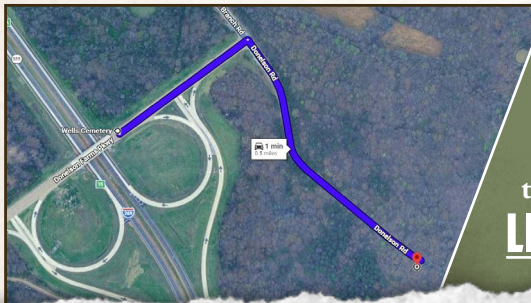
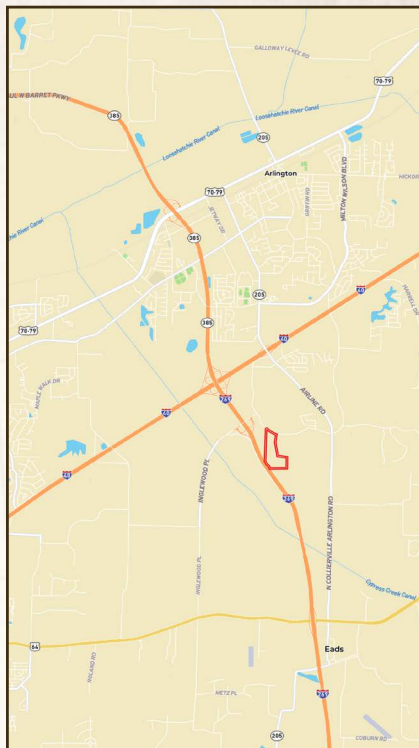
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land id. LINK



Directions From the Intersection of I-269 and Donelson Farms Parkway in Arlington, TN: Travel northeast on Donelson Farms Parkway for 0.2 miles. Turn right onto Donelson Road and continue for 0.3 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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