

**THE MARTIN FARM**  
**255.3± ACRES**  
**WARREN COUNTY, TN**  
**\$1,950,000**



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

**OFFICE (769) 888-2522**

# THE MARTIN FARM

## PROPERTY PROFILE

### LOCATION:

- Warren County, TN
- 8 Miles North of McMinnville
- 60 Miles SouthEast of Nashville
- Located off Roy Foster Road

### COORDINATES:

- 35.81236, -85.77557

### PROPERTY USE:

- Farming
- Hunting
- Plant & Tree Nursery
- Residential/Developing

### PROPERTY INFORMATION:

- 255.3± Total Acres
- 160± Acres in Row Crop
- Incredible Deer and Turkey Hunting
- Beautiful Hill-Top Views
- 80x40 Barn With Electricity & Water
- Over 1700 Feet Roy Foster Road Frontage
- Two Flowing Creeks

### TAX INFORMATION:

2023 - \$843.16

- Tax ID: 015 020.00



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**JASON HEATHCOE**

PRINCIPAL BROKER

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P.O. Box 9 - Birchwood, TN 37308

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

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE MARTIN FARM

**IF YOU ARE IN THE MARKET FOR A BIG ACREAGE TRACT, THIS FARM CHECKS A LOT OF BOXES!** This property is a 255.3± acre row crop farm nestled just north of McMinnville in Warren County, Tennessee. Whether you are looking to expand your farming or nursery operation, build a family home with hilltop views, or have an incredible place to deer and turkey hunt, the Martin Farm may be the one!

The agricultural value of the Martin Farm is front and center. With nearly 160± acres dedicated to row crops, the property presents an opportunity for substantial agricultural output. Its fertile soil, coupled with the great climate of the region, provides an ideal environment for a variety of crops to thrive. From corn to soybeans, to plant and tree nursery, endless opportunity abounds for income on the property. Currently, farming rights are leased through December 2024. The large barn, with power and water, offers convenient storage options for your equipment onsite. The hunting on this tract is incredible, to say the least. The current owners have enjoyed years of successful hunts for both deer and turkey. Upon initial evaluation, multiple turkeys and deer were spotted.



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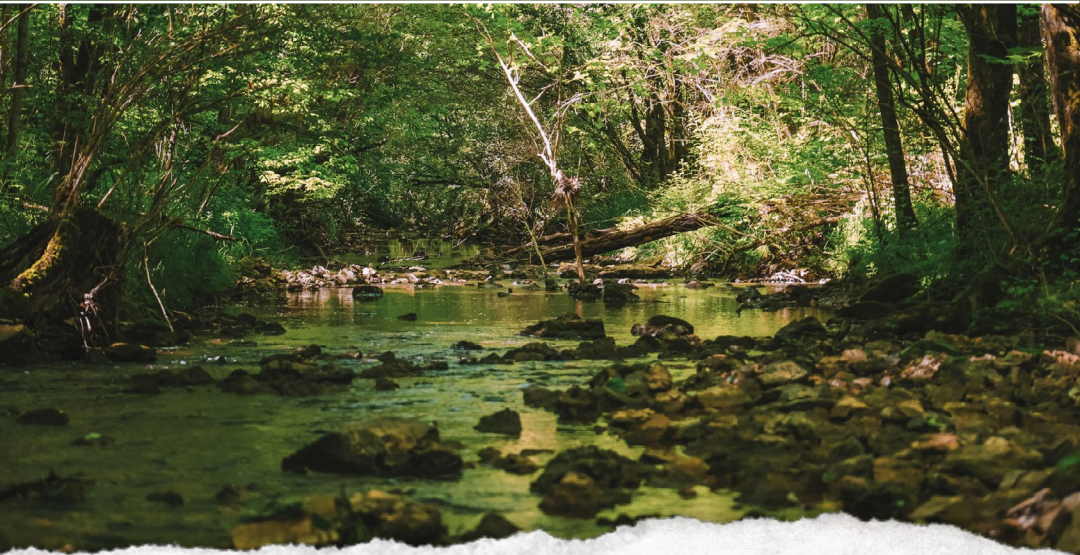
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# MORE ABOUT THE MARTIN FARM

The property sets up to be a real gem naturally with the cow crop farming providing food for the wildlife, but Mountain Creek flowing on the property and the habitat around the creek bottoms are the icing on the cake. With implementation of food plots and selective timber cuts, the deer hunting could be magnified even more to provide a one-of-a-kind hunting property in the state. For the residential side of things, this tract has nearly unlimited options! Build a single family home, a multi-home family compound, or subdivide in to estate lots. With over 1,700 feet of frontage on Roy Foster Road and 4,000 feet on Sullivan Road, there's a ton of opportunities for driveways, access and development.

The Martin Farm represents a rare occasion to own a large acreage tract in Middle Tennessee with agricultural, recreational and residential value.

**Whether you're a farmer looking to expand your operations, hunt big deer and gobbling turkey, or build a family compound, call Jason Heathcoe today for your private showing.**



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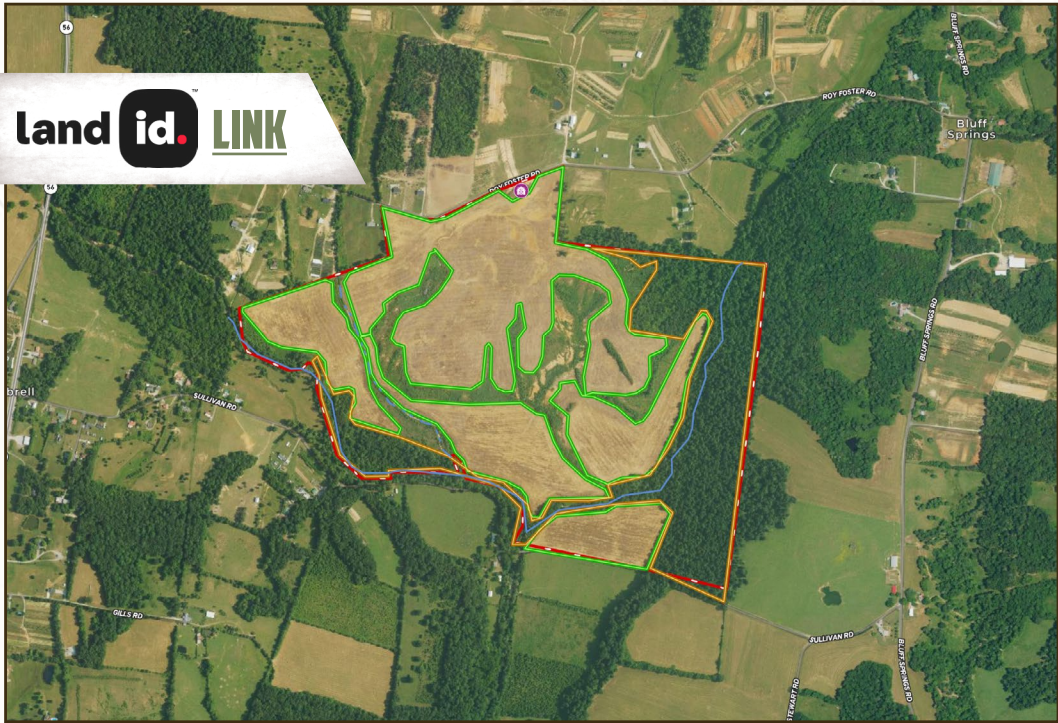
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Directions from McMinnville, TN:  
 Take Hwy 56 N for 8.7 miles. Turn right on to Roy Foster Road. Continue for 0.8 miles, the property will be located on your right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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