



## Shelbyville Duck River Longhorn Ranch

37.03 +/- Acres | Bedford County, TN | \$499,900



### ADDRESS

1024 TN-64  
Shelbyville, TN 37160

### LOCATION

From Town of Shelbyville, head South  
on S Cannon Blvd (231).  
Turn down Lewis Ave (Hwy 64).  
Continue, then Property on your right.

### PROPERTY SUMMARY

37.03 acres of open, gently rolling pastureland with Duck River frontage just outside Shelbyville, TN! \*\*\* Priced for a Quick Sale \*\*\* This fully usable tract features a large gravel drive and pad entrance, water at the road, and electric conduits installed at multiple points. Currently used as a working longhorn ranch with 4 separate gated pen areas and a hay holding area, it's ready for cattle, ranching, or homesteading.

Preliminary soil work supports a potential 3-4 bed homesite. Verbal Farm Credit eligibility based on current ag use. No HOA. A rare riverfront opportunity with wide-open potential!

[nationalland.com/listing/shelbyville-duck-river-longhorn-ranch](https://nationalland.com/listing/shelbyville-duck-river-longhorn-ranch)



National Land Realty  
365 Sims Lane  
Franklin, TN 37069  
[Nationalland.com](https://Nationalland.com)



**Elliott Smith**  
Office: 615-488-4741  
Cell: 405-696-8097  
Fax: 864-331-1610  
[Esmith@nationalland.com](mailto:Esmith@nationalland.com)

The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.