

LAND AUCTION



86.89 AC± | 12 TRACTS | SUMNER CO, TN

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/8/25 **AUCTION TIME:** 2 PM CT

AUCTION HELD AT: VFW, 2605 EPPERSON SPRINGS RD, WESTMORELAND, TN 37186

Located between Westmoreland and Portland, just 15 minutes from I-65 and under an hour from Nashville, this offering presents a rare opportunity to purchase versatile acreage in a highly desirable area. With creek frontage, a pond, utilities at the road, and buildable lots close to town, these tracts are ideal for homesites, mini-farms, recreation, or investment. Buyers may purchase individual tracts, multiple tracts, or the entire property.

TRACT 1 DESCRIPTION:

This 6-acre tract combines beautiful land with direct frontage on Sulphur Fork Creek, offering both natural beauty and practical use. The creek provides a serene setting for a homesite or recreational retreat, while the size of the tract gives you plenty of room for a home, barn, garden, or small farm. With road frontage and electricity nearby, this tract is ready for your vision.

TRACT 2 DESCRIPTION:

At 5.59 acres, Tract 2 is a versatile piece of land offering plenty of potential. Its manageable size makes upkeep simple, while still providing enough room for outdoor activities, gardening, or hobby farming. Whether you're looking for a weekend retreat or a permanent homesite, this property offers a great balance of space and opportunity.

TRACT 3 DESCRIPTION:

Tract 3 offers 5.99 acres with frontage along Sulphur Fork Creek, creating a peaceful and scenic environment for your future home or getaway. The land provides multiple building options and enough space for outdoor recreation, animals, or small-scale farming. Creek frontage adds lasting value and charm, while access to electricity ensures modern convenience.

TRACT 4 DESCRIPTION:

Spanning just over 7.13 acres, Tract 4 is a standout with Sulphur Fork Creek running along its boundary. The creek, paired with ample acreage, makes this tract ideal for a custom homesite with plenty of room for outdoor living. The property's natural setting creates a peaceful atmosphere, yet it remains conveniently located near Westmoreland, Portland, and I-65.

TRACT 5 DESCRIPTION:

With 7.5 acres and frontage on Sulphur Fork Creek, Tract 5 offers both space and scenic beauty. This tract is well-suited for a homesite, hobby farm, or investment property, with enough room to spread out while still being easy to manage. The creek enhances both the recreational and aesthetic value of the land, making it a wonderful place to relax and enjoy nature.

TRACT 6 DESCRIPTION:

The largest of the creekfront tracts, Tract 6 boasts 13.52 acres with direct frontage on Sulphur Fork Creek. Its size allows for endless possibilities, from a spacious homesite to a small farm or recreational property. The creek adds character and charm, making the property ideal for fishing, exploring, or simply enjoying the peaceful sound of running water.

TRACT 7 DESCRIPTION:

Tract 7 offers 13.52 acres, providing abundant space and flexibility for a wide range of uses. Whether you're envisioning a spacious homesite, a small farm, or recreational land, this tract gives you room to bring your plans to life. With electricity available at the road and excellent access, it's well-suited for building while still offering plenty of privacy and open space. Conveniently located between Westmoreland and Portland and just minutes from I-65, Tract 7 combines the appeal of rural living with quick access to town and Nashville.

TRACT 8 DESCRIPTION:

This 6.35-acre tract provides the perfect amount of space for a homesite, mini-farm, or recreational property. With road frontage and electricity nearby, it's ready for building while still offering room to spread out. The tract's natural landscape creates a beautiful setting, while its location offers easy access to nearby towns and major highways.

TRACT 9 DESCRIPTION:

At 5.29 acres, Tract 9 is a versatile property with endless possibilities. Its size makes it easy to maintain while still providing room for a custom home, outdoor activities, or hobby farming. Convenient access and utilities make building straightforward, and the property's location between Portland and Westmoreland places you within easy reach of I-65 and Nashville.

TRACT 10 DESCRIPTION:

A beautiful 5.82-acre tract featuring its own pond, Tract 10 offers both charm and functionality. The pond not only adds natural beauty but also enhances the recreational value, making this property an excellent choice for farming, relaxation, or simply enjoying the view. With city water and electricity available at the road and plenty of space, it's an excellent setting for a homesite, hobby farm, or weekend retreat.

TRACT 11 DESCRIPTION:

Spanning just over 5 acres, Tract 11 is a beautiful and manageable tract with city water and electricity available at the road, making it ideal for future building. The land offers enough room for a custom home, garden, or small livestock while still being easy to maintain. Its location provides the best of both worlds—country living with quick access to nearby towns and major highways.

TRACT 12 DESCRIPTION:

At 5.11 acres, Tract 12 presents an excellent opportunity to own land with city water and electricity conveniently available at the road. This property provides ample space for a homesite while still being compact enough to maintain with ease. Its size and location make it perfect for a variety of uses, from building your dream home to establishing a hobby farm or simply holding as an investment.

Lease Status:	Open Tenancy for 2026
Possession:	Immediate possession
Survey Needed?:	Seller will provide survey
Brief Legal:	86.89± acres 0 FAIRFIELD ROAD and 315 FAIRFIELD ROAD Sumner Co, TN
PIDs:	Splits from PID 030 02700 000 and PID 030 02700 000
Lat/Lon:	36.58244, -86.37141
Zip Code:	37148

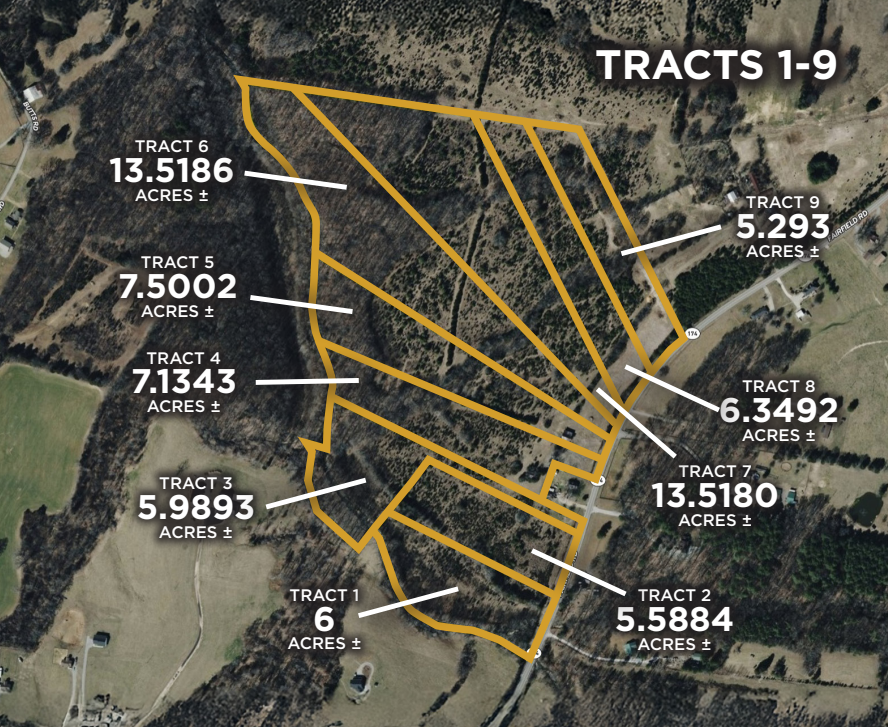


IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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Ranch & Farm Auctions LLC, Lic 264661, Phone # 217.285.9000 | Jeffrey "Jeff" M. Evans, Principal Broker, License # 325829 | Timothy "Tim" Lee Burnette, Broker, License # 311366, Phone # 931.372.1844 | Joe Gizard, Director, Ranch & Farm Auctions LLC, 217.299.0332 | Thomas Crutcher, TN Affiliate Broker, Land Specialist for Whitetail Properties Real Estate, LLC, 615.829.9793 | Russell L. Mills, Auctioneer License #4952/Broker License # 290793

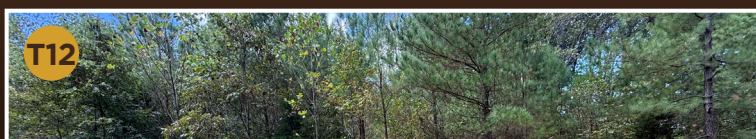
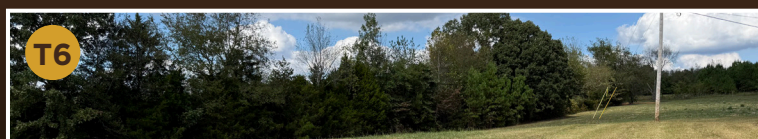
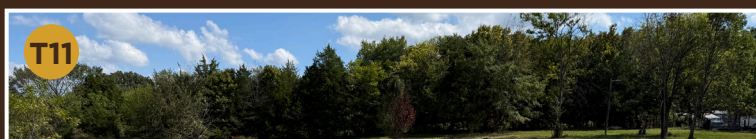
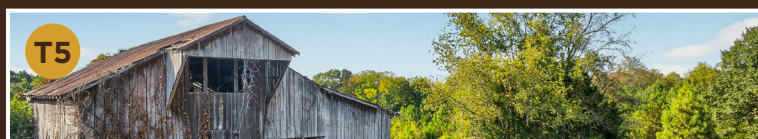
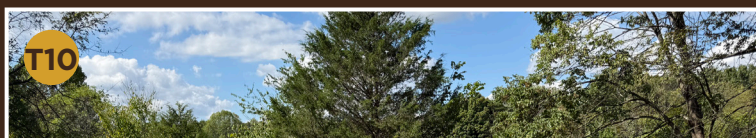
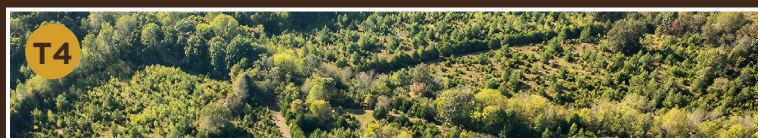
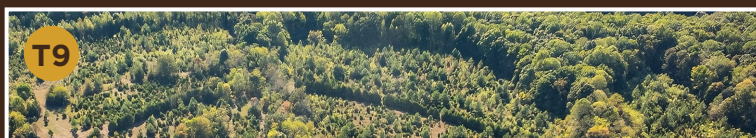
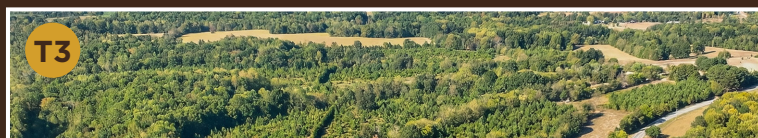
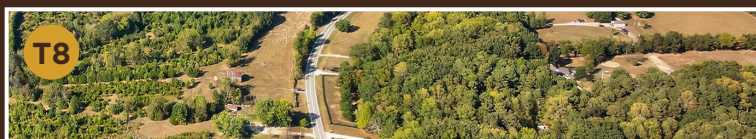
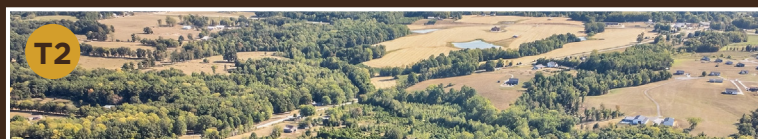
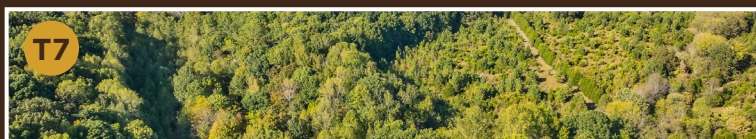
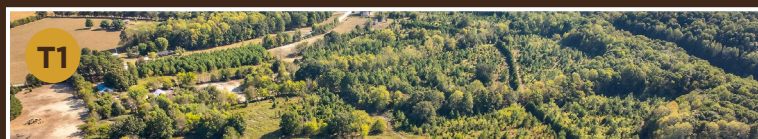


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