

Bell Farm Estate

132.66 Acres | Dickson County, TN | \$1,870,000



HAYDEN  OUTDOORS.

Bell Farm Estate

TOTAL ACRES:

132.66

PRICE:

\$1,870,000

COUNTY:

Dickson County

CLOSEST TOWN:

Vanleer, TN



Presented by



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Property Summary

The beautiful Bell Farm Estate located one hour west of Nashville truly defines what luxurious Middle Tennessee rural living is all about. This amazing turnkey 133 acre property checks all the boxes for location, high-end improvements and privacy. The custom two-story newly built home has 5 bedrooms, 3 and a half baths and is privately positioned at the end of a nearly 1 mile driveway.



Activities & Amenities

ATV/Off Road
Equestrian/Horse Property
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game, Small Game, & Turkey
Natural Spring
Outbuilding/Barn/Shed/Shop
Propane
Timber
Wooded

Land Details

Address: 1757 Bell Hollow Rd,
Vanleer, Tennessee 37181, USA
Closest Town: Vanleer
Total Acres: 132.66
Deeded Acres: 132.66
Zoning: Ag
Topography: Level, rolling
Vegetation: Wooded, pasture
Estimated Taxes: \$3,164 - 2024
Source of lot size: Survey

Building Details

Homes: 1
Homes: Custom Home
Style of Home(s): 2 story
Finished Sq. Ft.: 3,268
Bedrooms: 5
Full Bathrooms: 3 | Half Bathrooms: 1
Basement: None
Parking Types: Carport & Driveway
Total # of Spaces: 6
Outbuildings: 1
Types of Outbuildings: Storage Shed
Other Improvements: Fence
Fence Type: Wood and wire
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace & Forced Air
Foundations: Concrete slab
Exterior Features: Metal board and
batten siding, metal roof



Land

132.66 acres – survey

The Bell Farm Estate is made up of the beautiful rolling hardwood ridges Middle Tennessee is known for. The property was timbered (select cut) in 2020 with a strategy of enhancing the overall timber value and health. As a result of this nicely executed “select-cut” strategy, one of the many great benefits is the enhanced habitat for wildlife. Select cutting properly opens the forest canopy allowing light to reach the ground spawning lots of new green growth, plus it leaves a diverse mix of tree species and ages, creating a more natural and resilient ecosystem.

Meticulously managed seasonal food plots, plus an abundance of mast producing trees located throughout the property provide supplemental nutrition for the wildlife making this truly sanctuary like.





Improvements

The 3268 sq ft custom built home has 5 bedrooms, 3 ½ baths and boasts a comfortably natural flow from the wraparound covered porch and throughout the house. The highly desirable location of the home nearly a mile off the county road provides the privacy and serenity one dreams about.

Gorgeous wrap-around covered porches greet you, then usher you in where spacious and comfortable living with premium finishes awaits. The beautifully appointed eat-in kitchen area flows seamlessly, making this the ideal family gathering space while seemingly bringing the outdoors in while watching the abundance of wildlife from the inside comfort of this amazing sanctuary-like setting. The stunningly beautiful and expansive main level primary bedroom suite has an amazing spa-like bathroom area with a double vanity, walk-in shower and tub. The upstairs is nicely designed boasting 4 additional bedrooms and 2 bathrooms.

House Upgrades:

- Quaker Commercial Exterior Windows
- Frigidaire Professional Appliances
- Luxury Vinyl Plank flooring
- Premium carpet and padding
- Spray Foam on all exterior walls and ceiling
- Made in USA Rheem HVAC Units
- Commercial Outdoor Fans on Front Porch
- Vanleer City Water
- Pure Southern Water Filtration System
- Dickson Gas Authority Propane System
- Fiber High Speed Internet For WiFi

Additional improvements to the property include two power meters and city water outlets, one at the primary house and one at the bottom field for easy conversion to a horse barn or another home. The property has over 400' of paved county road frontage offering the option of subdividing if desired. The home has a premium water purification and softening system designed by Pure Water, along with propane gas for the dual split system HVAC unit as well as the top-of-the-line commercial stove top.

- Expansive carport and storage shed



Recreation

Enjoy your very own outdoor recreation playground. Walk out the door and play fetch with your dog, go for a hike, hop on a horse or ATV, sit around a campfire, target practice, or go hunting – it's all nicely set up for your very own private outdoor recreation.

Agriculture

Ideal property to be utilized as a hobby farm with plenty of room to exercise that green thumb with an expansive vegetable garden.





Region & Climate

Middle Tennessee experiences 4 distinct seasons of weather. Springtime green-up is stunningly beautiful with comfortable daytime temperatures in the 60's and 70's. Summertime highs range from the mid 80's to low 90's. Fall colors are gorgeous on this property with temperatures generally in the 70's during the daytime. Winter is moderate by most standards boasting daytime temperatures in the 40's-50's and nighttime lows in the 30's-40's – with the rare, but seemingly always welcomed light snowfall.

History

The Bell Farm Estate is a piece of the previous Bell Family “Cloverdale Farm” that dates back to the early 1800s. Remnants of the old wagon trail that connected much of Montgomery county to Dickson county is still found on the property today. The 133 acre farm boasts beautiful views of all the neighboring ridge lines of Vanleer and Cumberland Furnace as it sits as one of the highest points in the area. The one mile driveway meanders through the white oak forest to the peak of the property at what is known by most of Dickson County as “The Cloverfield”. The expansive property is home to a healthy herd of whitetail deer and multiple flocks of turkey.

The Mountain Esque Custom Home paints the perfect picture of rural Tennessee living at its best with large open windows in the common area for 180-degree view of the great outdoors. The current owners have planted over 30 varieties of apple, pear, plum and fuyu persimmon trees three years ago and expect a yield of fruit in the summer of 2026! There are multiple green fields on the property with existing deer stands strategically placed. The extensive trail network provides access to all corners of the property. There are three active springs that would provide a great source for a future lake in the front or the rear of the house. The bottom field by the road is roughly 5 acres of historic planting field, currently covered in fescue and other native wild grasses that would make a great field to house horses and cattle.

The Bell Farm dates back to the early 1800s as Dr. Bell was one of the last doctors that made house calls to neighboring communities by horseback. Dr. Bell later created the Cloverdale School to provide continuing education for children in the community. Remnants of the school and other resource building can be found on the property along with a cistern from the late 1700s that watered the horses on the wagon trail that connected much of the area.

Location

- 15 minutes to Dickson, TN
- 60 minutes to Nashville, TN

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

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