13.53+/- AC of Prime Development Land
Offered in Two Tracts

#Bid2Buy

AUCTION

BID ONLINE ONLY Until

TUESDAY
SEPT. 15th
@ 1:00 PM

4057 Shelbyville Hwy MURFREESBORO, TN

- 13.53+/- acres offered in 2 tracts with frontage on Hwy 231 and Rucker Rd
- Tract 2: 8.51+/- acres with commercial or residential lot potential
- Tract 3: 5.02+/- acres at the corner of Rucker Rd and Hwy 231 with strong visibility
- 1,340+/- total feet of combined road frontage
- Three access points for efficient ingress and egress
- High traffic highway exposure and prominent corner presence
- Suited for retail, office, mixed use, residential development, or investment
- Strategic location in one of Murfreesboro's fastest growing corridors
- Excellent accessibility for customers, residents and service vehicles

PREVIEW: Feel free to walk the property
Referring Agent: Detrick Nelson - NextHome Music City Realty
See more at ComasMontgomery.com

AUCTIONEER:
Charlie Montgomery - Lic. 4916
(615) 308-4487 / (615) 895-0078

Directions to the Property: From I-24 towards Murfreesboro, take Exit 81 towards Shelbyville - Property on corner of Rucker Rd and Hwy 231 (Shelbyville Hwy) - LOOK FOR AUCTION SIGNS!

Real Estate Terms: Please Review All Online Terms Prior To Bidding. This sale has an auto-extend feature. 10% Buyers Premium added to the final bid price to determine final selling price. 10% down day of sale and balance due at closing. Must close on the property within 30 days after the auction or as it is stated on the contract for sale of real estate. Property information believed to be accurate but not guaranteed. Buyer should independently verify all information prior to bidding. Announcements made day of sale take precedence over any previous advertising. Any items remaining on the property at closing shall be the buyer's responsibility to remove. See our website for full online terms.

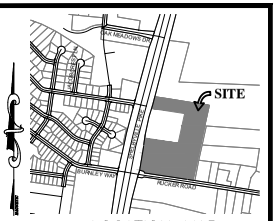
FIRM #1478 FIRM #286299
COMAS MONTGOMERY REALTY & AUCTION CO., INC.
817 S. Church St., Suite A., Murfreesboro, TN 37130
615-895-0078 • 800-825-5523
COMASMONTGOMERY.COM

NOTES

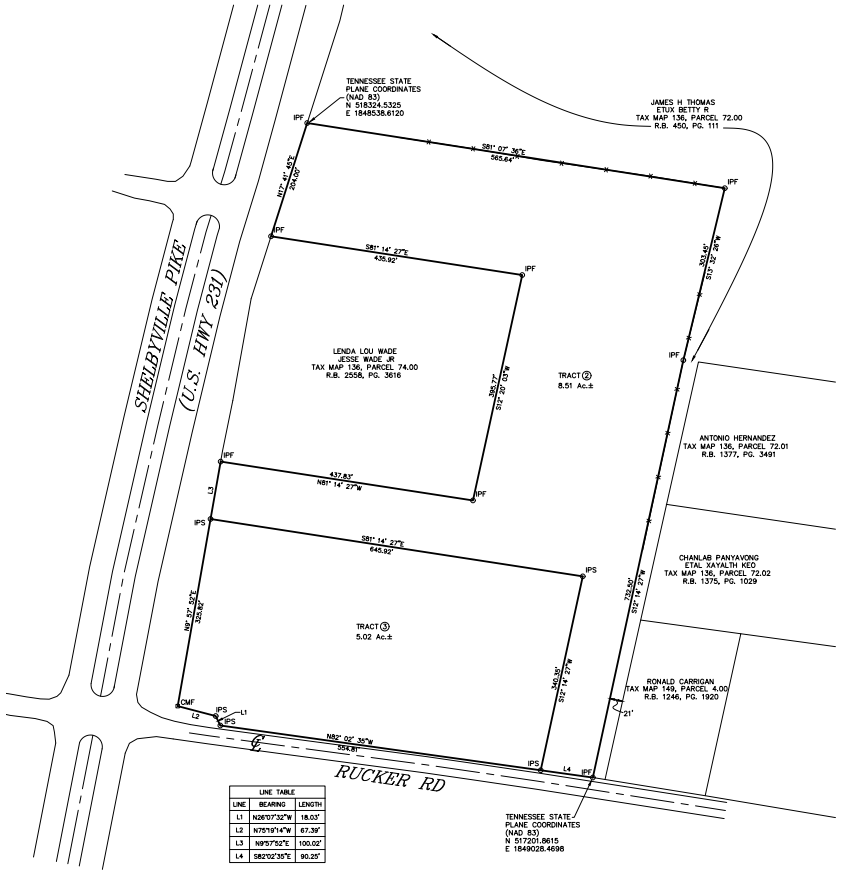
1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system.
4. Parcels may be subject to additional easements and/or restrictions, by record or prescription, that a complete title search may reveal.

GLOBAL POSITION SYSTEM SURVEY NOTES

1. The survey portion was performed using the following global positioning system (GPS) survey equipment: SOKKIA GRX2 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. TDOT CORS station TN38 for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. The date that fieldwork was performed for this survey were: July 16, 2026
4. The datum(s) for the TDOT CORS Station that was used: HORZ.: NAD83(2011) EPOCH 2010 VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:
   TDOT CORS STATION-TN38
   STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 569,154.86
   EASTING: 1,837,086.15
   ELEVATION: 558.34 FT.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN38:
   0.99992680 (STATE PLANE-TN 4100-US SURVEY FT.)

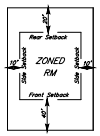


LOCATION MAP
N.T.S.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N26°07'32"W	18.03'
L2	N75°18'14"W	67.39'
L3	N9°57'52"E	100.02'
L4	S82°02'35"E	90.25'

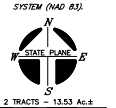
ZONED: RM
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



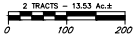
TYPICAL BUILDING SETBACK DETAIL
N.T.S.

LEGEND
IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
IPF ○ IRON PIN FND.
CMF □ CONCRETE MONUMENT
—X——X— EXISTING FENCE LINE

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).



2 TRACTS = 13.53 Ac.±



I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

OWNER: JO ELLA WADE & PHYLIS WADE
OWNER ADDRESS: 438 GOLFVIEW CT.
MURFREESBORO, TN 37127
PROPERTY ADDRESS: 4057 SHELBYVILLE PIKE
MURFREESBORO, TN 37127
TAX MAP: 136, PART OF PARCEL: 73.00
PART OF RECORD BOOK: 2558, PAGE: 3612
MAP NUMBER: 47149C0270J
DATED: MAY 9, 2023 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

PRELIMINARY FOR REVIEW ONLY

SHUDDLESTON-STEELE
2515 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE - (615)893 - 4084, FAX: (615)893 - 0080

PROPERTY SURVEY

JO ELLA WADE
AND
PHYLIS WADE

11th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

Date: August 2026 | Scale: 1"=100' | Sheet 1 of 1

S:\ACAD\Civil 3D Projects\4011 and 4077 SHELBYVILLE PIKE - PROPERTY SURVEY - 2 TRACTS - MONTGOMERY ALLYSON.dwg, 8/18/2026 10:39:41 AM, AutoCAD PDF (High Quality Print).pc3