



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

**A HOME ON  $34.97 \pm$  ACRES**  
**SHELBY COUNTY, TN**  
**\$3,375,000**

OFFICE (423) 568-8339 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE SHELBY 34.97

## PROPERTY PROFILE

### LOCATION:

- 1275 & 1411 Quinn Road  
Collierville, TN 38017
- Shelby County
- Two Parcels Combined
- 4± Miles SE of Collierville
- 32± Miles SE of Memphis

### COORDINATES:

- 35.009425, -89.661867

### PROPERTY USE:

- Residential
- Livestock Operation
- Mini-Farm
- Investment

### PROPERTY INFORMATION:

- 34.97± Fully Fenced Acres
- 4,477± SqFt Home
- 4 Bedrooms/3.5 Baths
- Swimming Pool
- Gazebo
- Shop & Barn
- Pond
- Paved Driveway
- Gated Entrances

### TAX INFORMATION:

- 2024
- D0-258-0-0370C: \$4,573.11
- D0-258-0-0281C: \$4,195.97



#### SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

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7115 Hwy 64 - Oakland, TN 38060

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE SHELBY 34.97

**WELCOME TO THE SHELBY 34.97, A RARE OPPORTUNITY IN COLLIERVILLE, TENNESSEE.** Two parcels have been combined at 1275 and 1411 Quinn Road, offering 34.97± acres of versatile land with an impressive estate-style residence and extensive improvements. This Shelby County property blends residential comfort with mini-farm functionality and long-term investment or development potential.

The 4,477± square foot home features four bedrooms and three and a half bathrooms, providing ample space for family living and entertaining. Outdoor amenities include a swimming pool with a gazebo, creating a private retreat ideal for gatherings and relaxation.



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# MORE ABOUT THE SHELBY 34.97

Designed for both lifestyle and utility, the Shelby 34.97 is well-improved with a 50' x 100' shop, barn, pond, and fully fenced acreage, making it suitable for livestock or hobby farming. Gated entrances and a paved driveway provide privacy, security, and convenience.

With its combination of acreage, improvements, and prime Collierville location, just 2± miles from access to I-269, this property is well-suited for a private estate, mini-farm, investment holding, or future development.

**Contact Shane Martin today to schedule a private showing and experience #TheSmallTownWay.**

[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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land **id.** **LINK**



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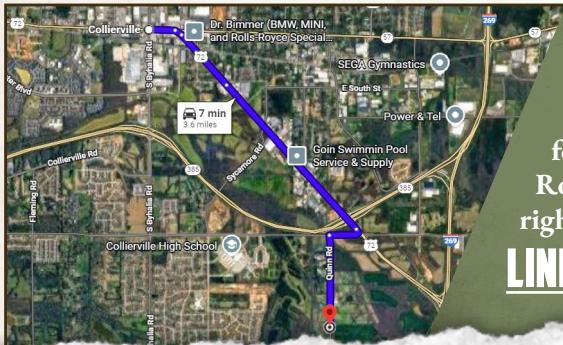
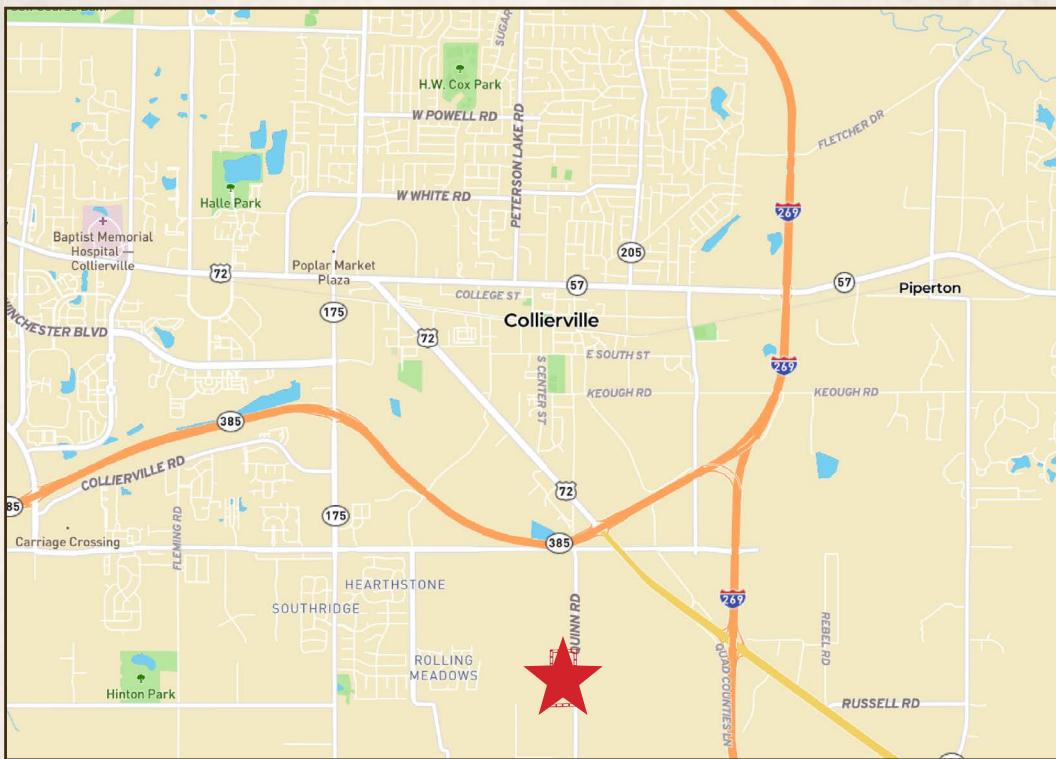
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**Directions From Collierville, TN:**  
 Travel on US-72 E for 1.7 miles. Turn right onto E Shelby Drive and proceed for 0.3 miles. Turn left onto Quinn Road and the destination will be on the right after 0.8 miles.

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



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