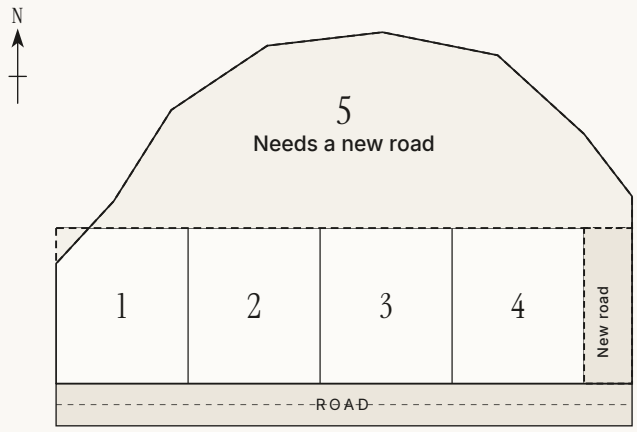
agr.practice@outlook.com

About how many lots can this tract be split into?

I write a letter that answers that for a rural tract: about how many lots, what limits it, and what it would take. Every answer is cited to official county rules and GIS. This is an answer the MLS doesn't give.



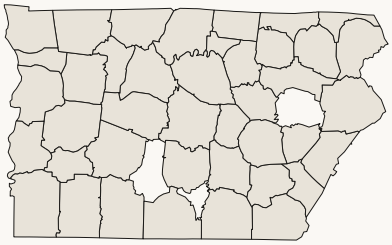
Example only, not to scale. Lots 1–4 touch the road. The dashed lot (5) and the dashed strip need a new road.

$650

One tract

$450

A second tract in the same county



The letter is for unincorporated land in 41 Tennessee counties. In Davidson, Metro.

AROUND NASHVILLE
6 counties

EAST / UPPER CUMBERLAND
12 counties

SOUTHEAST / SEQUATCHIE VALLEY
3 counties

NORTH
3 counties

SOUTH
8 counties

NORTHWEST
3 counties

SOUTHWEST
6 counties

The full list is at agrpractice.com.

WHAT LIMITS IT

Road frontage	Lot width	Minimum area
Floodway	Private-drive or easement rules	Septic review

1
Send the address or parcel ID

2
I read the county rules and GIS

3
You get a letter

Standard turnaround is within 5 business days once I have what I need. A rush order, within two business days, adds 50% to the listed price.

WHAT IT ISN'T

It is a planning-level desktop reading of published rules and official GIS. It isn't a survey, a plat, engineering, a soils or septic determination, or a guarantee of approval. GIS acreage and frontage are estimates. The county decides.

SAMPLE
agrpractice.com/sample-lot-split

ORDER
agrpractice.com/order?addon=lotsplit

EMAIL
agr.practice@outlook.com