



# SOUTHERN LAND COMPANY TN, LLC

8590/1 FARMINGTON BLVD.  
GERMANTOWN, TN 38139

**265 +/- ACRES**  
**HENDERSON CO, TN**  
**TIMBER + RANCHING + HUNTING**

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Farmland and Timberland

**BILL GATES : Broker (901) 488-0368 cell**

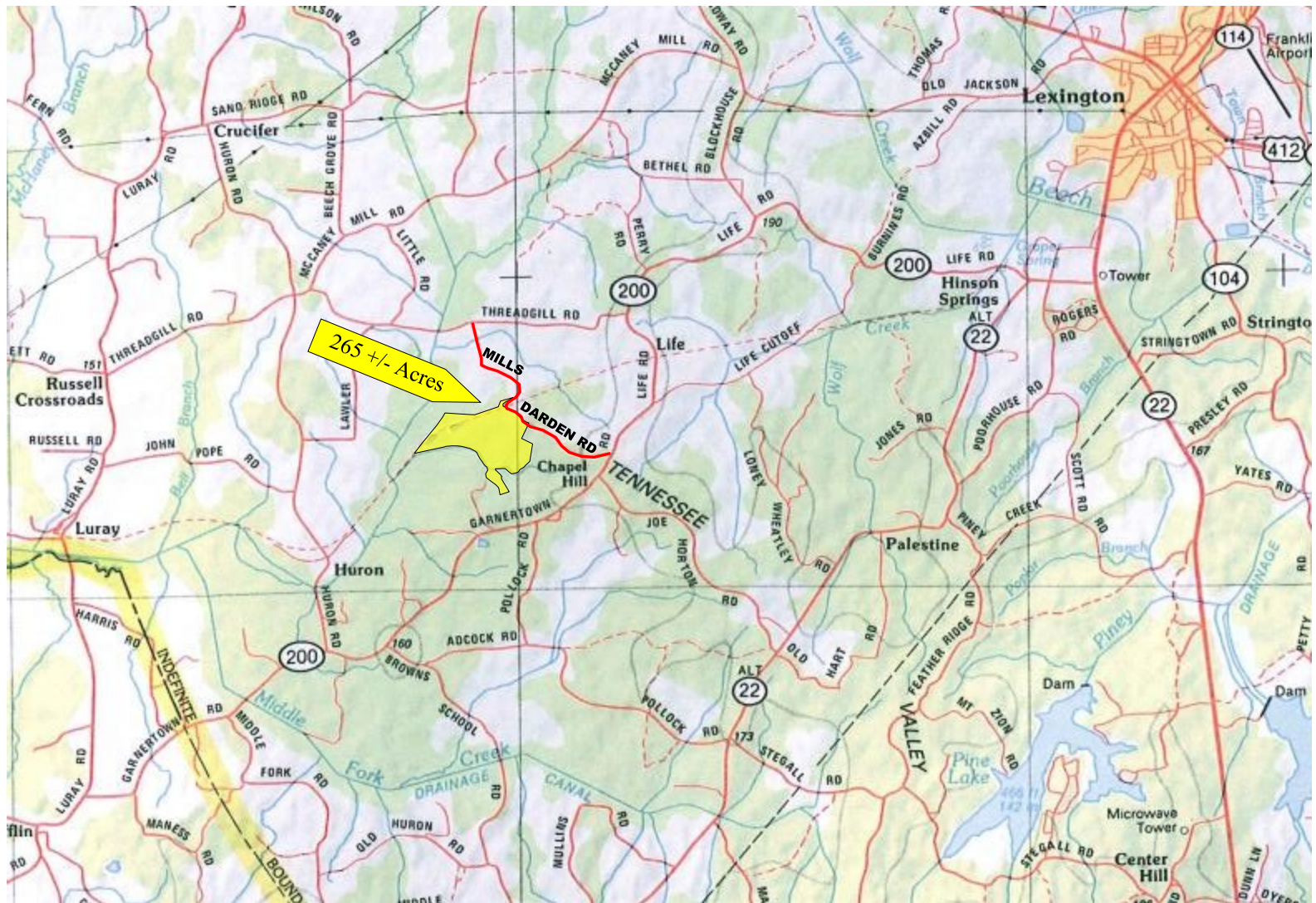
**LOCATION:** 8 miles SW of Lexington on Mills Darden Rd, West of Chapel Hill.

**ACREAGE:** 265 acres by Survey with 100 +/- acres fenced Pasture in Fescue & Clover.  
140 +/- acres heavy Hardwood Timber with value. 25 +/- acres marsh, ponds, & house site.

**IMPROVEMENTS:** 3168 sqft, 3bed, 3bath, rustic Cypress Siding House with a warm mix of Hardwood Interior paneling, Metal Roof, & attached 3 Horse Stable & Tack room. Energy Efficient with 6" insulated walls, Thermopane Glass, modern Gas & Electric Central HVAC, Stainless modern Kitchen, Gas Stove top, & cozy wood burning stove.  
Large Hay Barn & Equipment Storage. 2 automatic Pasture Waterers.

**FEATURES:** Equestrian, Ranching, Deer, Turkey, Duck, Small Game Hunting, & Fishing!

**PURCHASE PRICE:** **\$850,000.00** or **(\$3201.55 per acre)**





Aerial Photography

Street Map

Show FEMA DFIRM Flood Map

Hide Property Lines

Hide Property Labels





3168sqft, 3bed, 3bath with attached 3 horse stable



Stainless Kitchen with gas island stove top



View of Spring Fed Ponds & Duck Marsh from West line