



Farmland and Timberland

SOUTHERN LAND COMPANY TN, LLC

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54+/- ACRES SOUTH FORK OBION RIVER DUCK HUNTING LAND FOR SALE CARROLL COUNTY, TENNESSEE

Lake Gates (901) 493-5925

LOCATION:

Approximately 45 miles Northeast of Jackson & 5 miles South of McKenzie, on Hwy 79, 1/4 Mile North of the South Fork Obion River.

IMPROVEMENTS:

2500 sq ft Building converted to Camp house:
2 bath, kitchen, washer/dryer, & mudroom, 13 beds
Garage fits 2 boats and equipment

SPECIAL FEATURES:

Outstanding Duck Hunting in Scattered Cypress & Flooded Green Timber in the Obion River bottoms. Field & Food Plots that can also be flooded for waterfowl. Close proximity to Jarrel Switch National Wildlife Refuge.

PURCHASE PRICE:

\$209,000.00



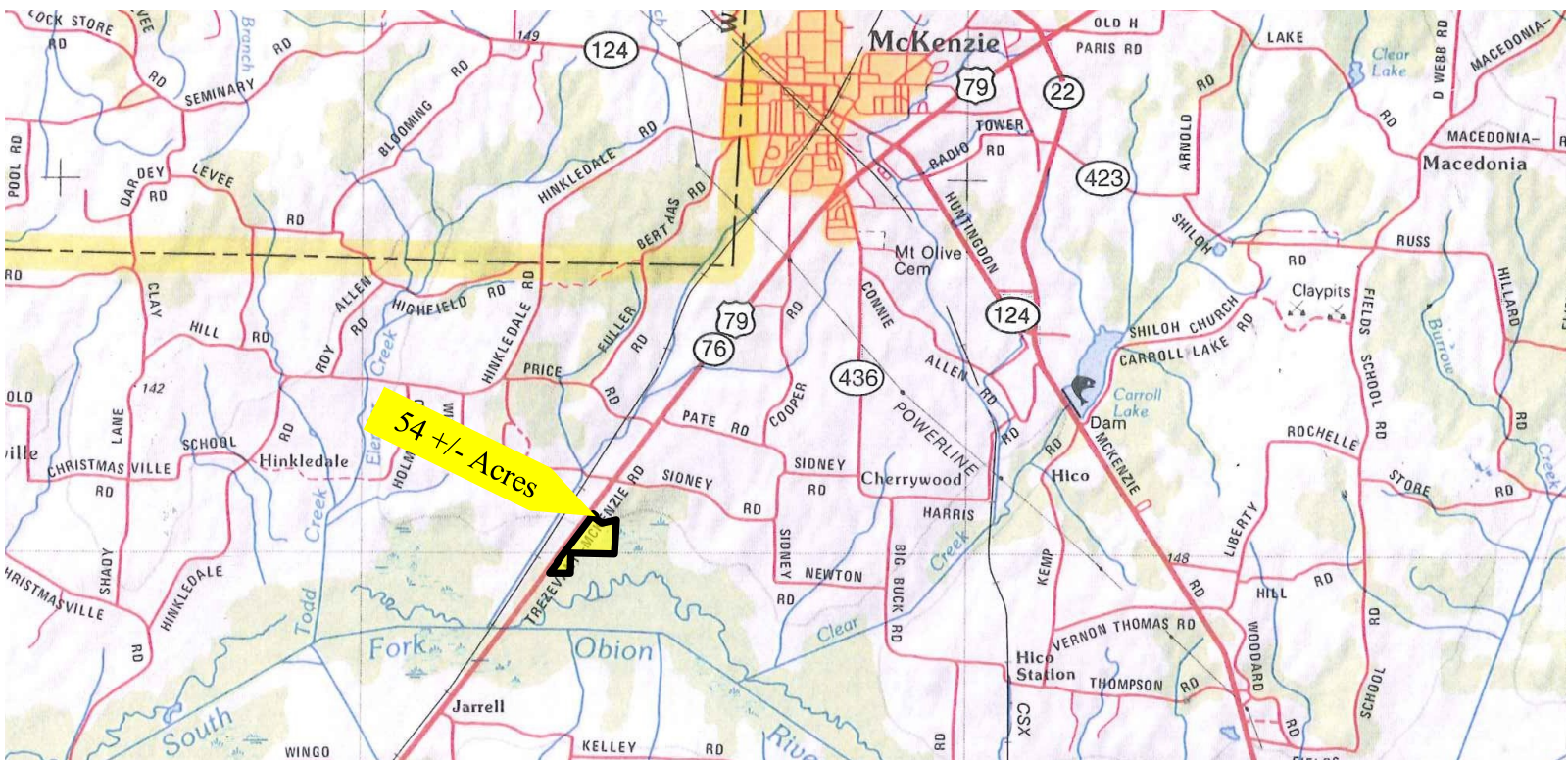
Ducks flying over cypress



Blind over South hole



Jan 18, 2009





McKenzie >

< Camp Building

< Jarrell Switch WMA

Field Food plot

levee

< ramp

Flooded Timber

boat trail

< BLIND

< Drain

#2

chute

Canoe timber hole

Flooded Cypress

BLIND >

Hwy. 79

(Leased property)

Old River Run of Obion



Jan 30, 2015

South Fork Obion River

South Fork Obion River

South Fork Obion River