

Southern Land Company TN, LLC

8590/1 Farmington Blvd. Germantown, TN 38139

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Principal Broker: Bill Gates (901)488-0368

360+/- acres - Timber Hunting along Hatchie River Duck, Deer & Turkey Hunting

Prime Hatchie River bottom hunting timberland, nestled along 1.5 miles of the meandering Hatchie River. Not too often does a large tract of riverfront hunting land become available that boasts a diverse investment with an array of merchantable hardwood timber, including white oak, red oak, ash, cypress, and other mixed hardwoods.

This expansive parcel is a paradise for outdoor enthusiasts, offering a naturally flooded duck hole with a floating blind surrounded by cypress trees, various other timber hunting possibilities, and endless deer and turkey hunting opportunities. Its proximity to thousands of acres of cultivated land and timber along the Hatchie River creates an excellent habitat for waterfowl and wildlife.

Property Summary

Acreage - 360+/-

County- Hardeman County

Current Use - Hunting, Timber

Terrain - Flat River Bottomland, primarily hardwood timber, flood zone

Access - Easement from PeaVine Rd.

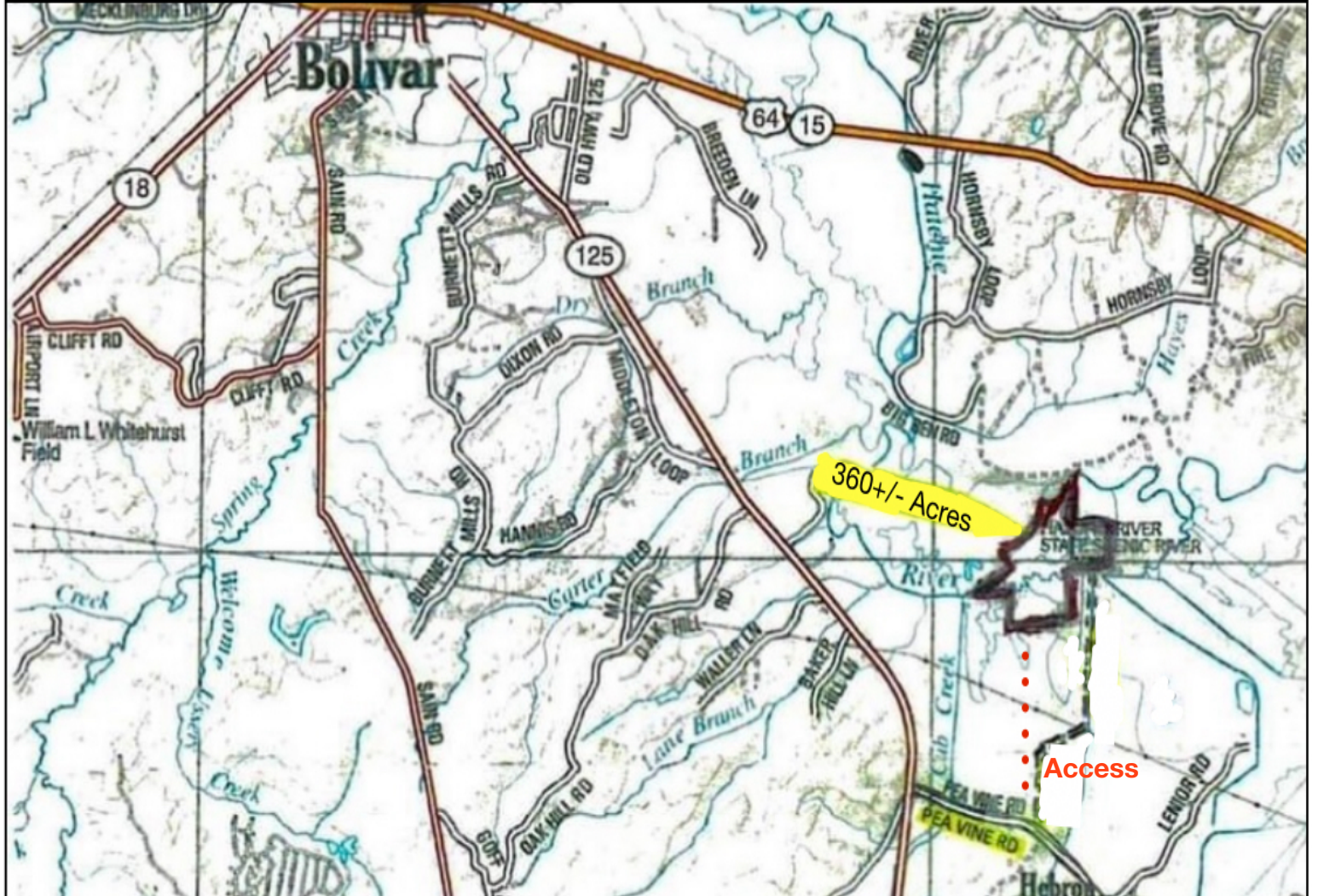
Location - south on Hwy 18 from Bolivar to Peavine Rd, head east for approximately 2 miles property located on North side
(Nashville- 165 miles, Memphis- 75 miles, Jackson, TN- 35 miles)

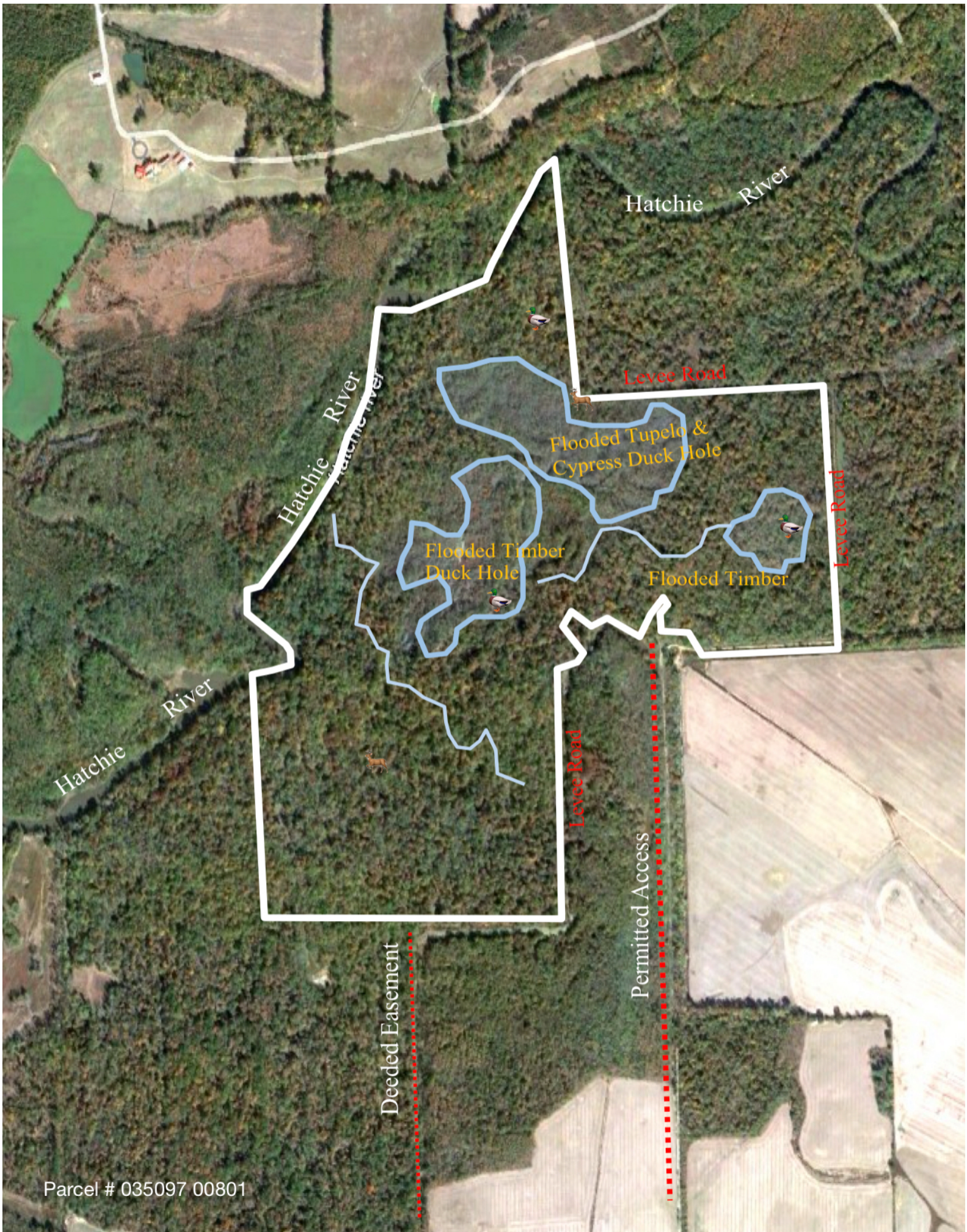
* Coordinate - 35.172905°N, 88.903386°W

Offering Price - \$892,000

**Shown BY APPOINTMENT:
Shane Martin (901) 827-0224**

Hardeman County - Parcel: 097 008.01





Hatchie River

Hatchie River

Levee Road

Flooded Tupelo & Cypress Duck Hole

Flooded Timber Duck Hole

Flooded Timber

Levee Road

Levee Road

Hatchie River

Deeded Easement

Permitted Access

Parcel # 035097 00801



View from floating Duck blind



Miles of Hatchie River frontage



Merchantable Hardwood Timber



Deer blind

Whitetail Deer & Turkey Hunting