

Southern Land Company TN, LLC

8590/1 Farmington Blvd. Germantown, TN 38139

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Principal Broker: Bill Gates (901)488-0368

The Cypress Creek 40

This is a perfect opportunity to own approximately 40 acres of prime hunting land located between Middleton and Pocahtontas, TN near the Hatchie River. The property has undergone a select cut timber harvest, creating cleared areas ideal for food plots while leaving select mature hardwood timber and a younger generation timber stand for future harvesting. The land boasts a thriving deer and turkey population, making it a hunter's paradise. Food Plots along the meandering Cypress Creek, enhancing its potential for duck hunting and other recreational activities.

Don't miss out on this exceptional tract of hunting land that combines mature timber, abundant wildlife, and versatile recreational opportunities.

Total Acreage - 40+/-

Current Use - Hunting, Timber

Mineral Rights - All owned mineral right convey

Coordinates - 35.083304°N, 88.837479°W

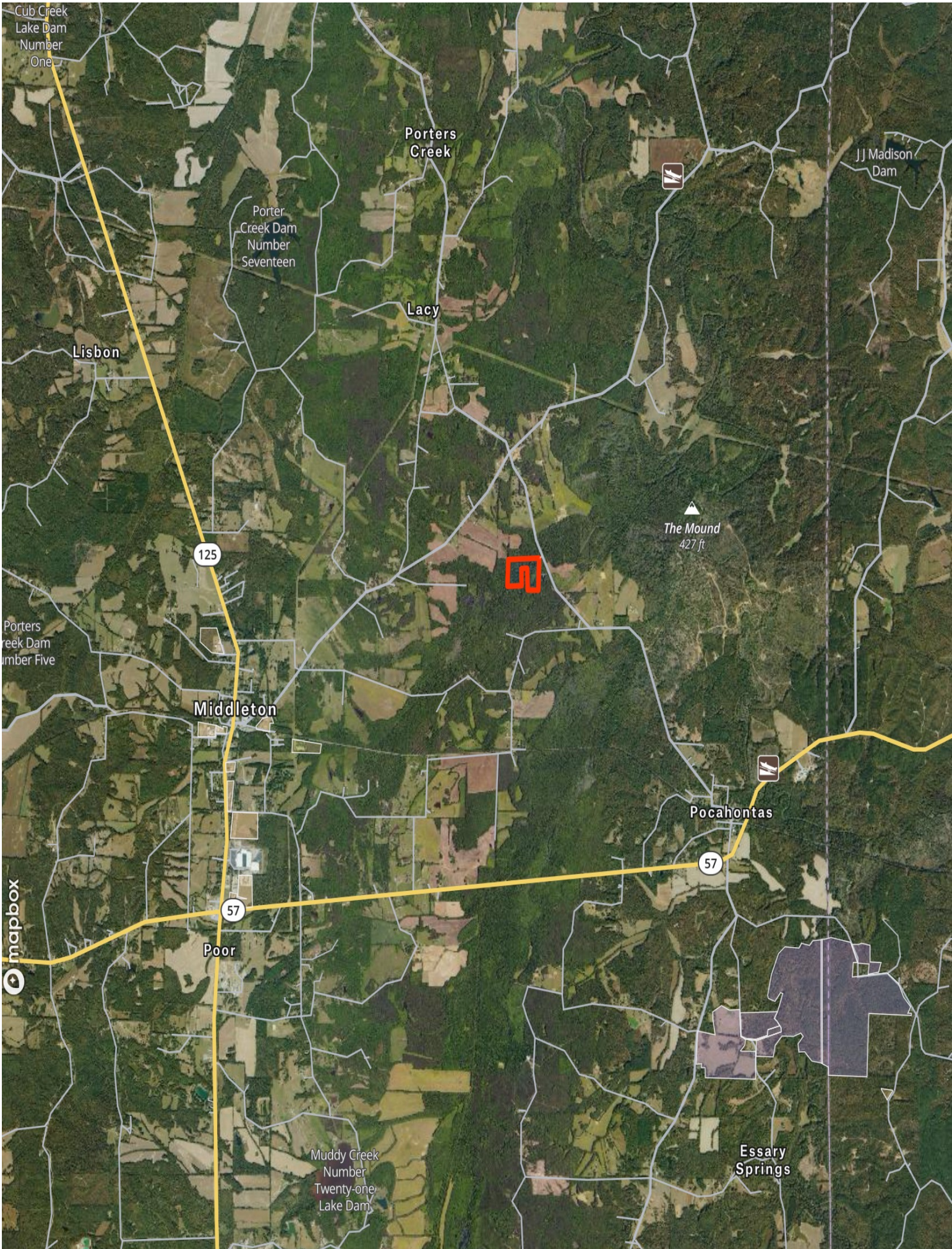
Parcel id - 035156 00501

City/County - Hardeman County

Offering Price - \$115,000

Shown by Appointment

Contact Agent ~ Shane Martin - 901-827-0224



Cub Creek
Lake Dam
Number
One

Porters
Creek

JJ Madison
Dam

Porter
Creek Dam
Number
Seventeen

Lacy

Lisbon

125

The Mound
427 ft.



Porters
Creek Dam
Number Five

Middleton

Pocahontas

57

Poor

57

mapbox

Muddy Creek
Number
Twenty-one
Lake Dam

Essary
Springs



Peavine Rd

Access

Cypress Creek



