

Southern Land Company TN, LLC

8590/1 Farmington Blvd. Germantown, TN 38139

Office: 901-755-8877 ~ Web: southernlandco.com

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Principal Broker: Bill Gates (901)488-0368

98+/- acres ~ Sold as a Whole or divided in 2 tracts **Fayette County, Tennessee**

LOCATION: located in Fayette County on Bateman Rd in Moscow, TN near Wolf River & Ghost River SNA & WMA, close proximity to Collierville.

*Coordinate: 35.037935°N, 89.350637°W

ACREAGE: 98.66 +/- Total Deeded Acres survey has been done on complete property.

Tract 1 - 49+/- acres (stocked pond)

Tract 2 - 49+/- Acres

Description: Beautiful rolling hills with multiple build sites provide the perfect opportunity for a family retreat and outdoor recreational activities, such as hunting, ATV riding, or horseback riding. The property features a diverse mix of hardwood and pine timber, meandering fields, and a well-maintained road system throughout. Partially enclosed with barbed wire fencing on three sides, it also offers a gated entrance from Bateman Road for added privacy and security. Outdoor enthusiasts will appreciate the excellent deer and turkey habitat, making it a haven for hunters and nature lovers alike.

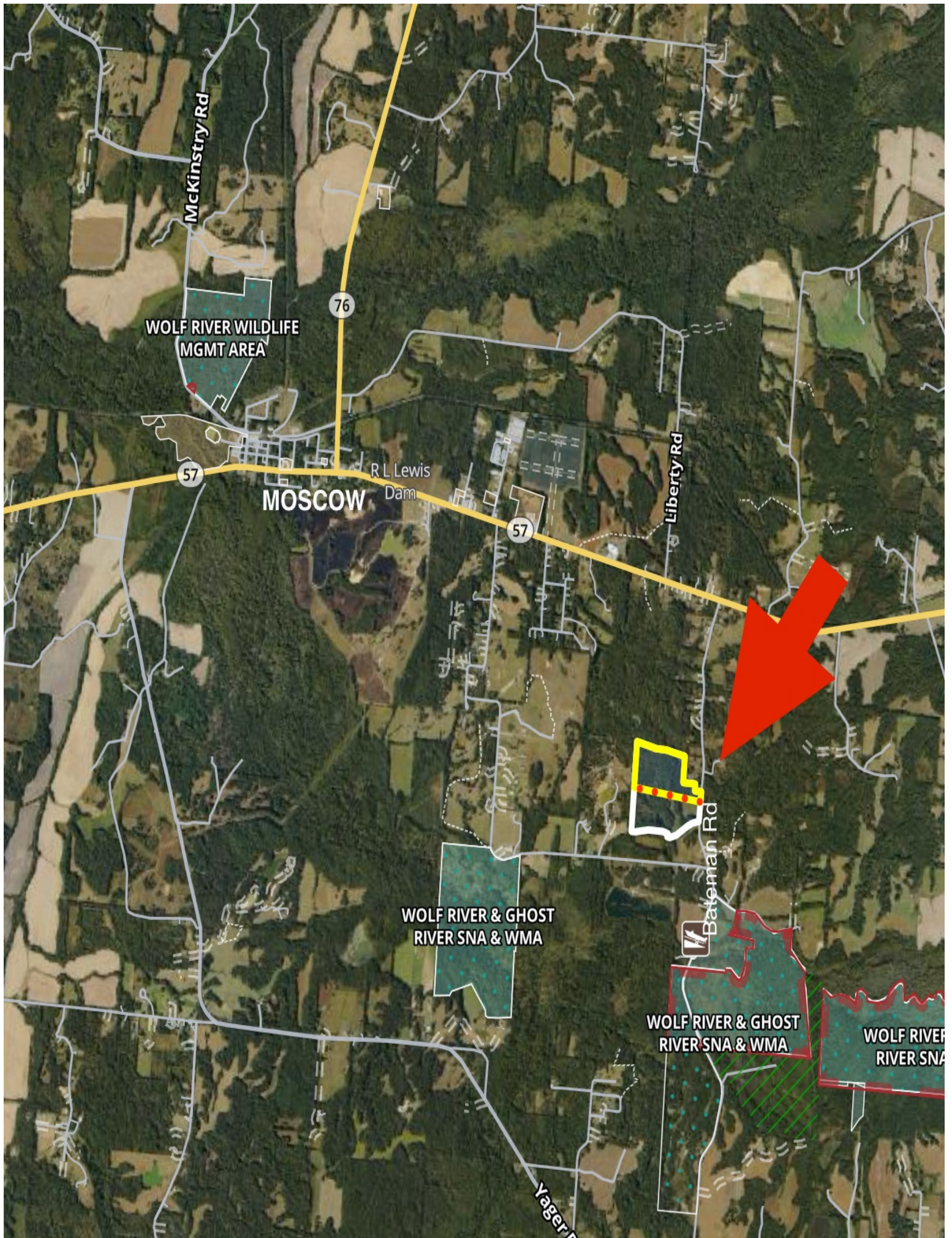
Conveniently located near Collierville and Germantown, this property strikes the perfect balance of seclusion and accessibility. Whether you're looking to build your dream home or simply enjoy the great outdoors, this land has it all. Don't miss this rare opportunity!

PRICE: (\$10,000 per acre) includes all owned gas, oil and mineral rights,

Tract 1 - \$490,000

Tract 2 - \$490,000

INSPECTION: Shown by Appointment: **Shane Martin, 901-827-0224**



McKinstry Rd

WOLF RIVER WILDLIFE MGMT AREA

76

57

MOSCOW

R L Lewis Dam

57

Liberty Rd



Bateman Rd

WOLF RIVER & GHOST RIVER SNA & WMA

WOLF RIVER & GHOST RIVER SNA & WMA

WOLF RIVER RIVER SNA

Yager Rd

Tract 2
49+/- Acres

Tract 1
49+/- Acres

Bateman Rd







SPARCO CAMERA GL-A6EB M 03/01/24 08:21:47 42°F AA5 LI3



GC-A4Gb2 M 03/07/2024 14:59:04 081°F P5



SPARCO CAMERA GL-A6EB M 03/27/24 09:40:08 55°F PB5 AA0 LI5



SPARCO CAMERA GL-A6EB M 03/01/24 09:06:37 44°F AA5 LI3

