

# Southern Land Company TN, LLC

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Principal Broker: Bill Gates (901)488-0368

## **155+/- acres ~ Versatile Timber Land** **outstanding Deer & Turkey Hunting**

**LOCATION:** located in Cedar Grove, TN at the end of Mt. Gilead Rd, conveniently located near Nashville, Tn to the east and Jackson, TN to the west.

\*Coordinate: 35.752120°N, 88.551546°W

**ACREAGE:** 155 +/- Total Acres

**IMPROVEMENTS:** 50x100 metal shop with large bay doors on each end  
Gated and Fenced, established interior roads

**DESCRIPTION:** Discover the exceptional versatility of Beecham Farm, located in Cedar Grove, TN. This property offers mostly flat land with excellent interior roads, making it ideal for easy navigation and development.

Features include a stocked pond and a fenced perimeter, perfect for livestock or recreation. A mixed stand of young hardwoods and planted pine timber adds to the natural beauty and timber value. For outdoor enthusiasts, the property boasts fantastic deer and turkey hunting opportunities, with established food plots and neighboring farmland that enhances wildlife activity. Cane Creek runs along the north boundary, further enriching the landscape.

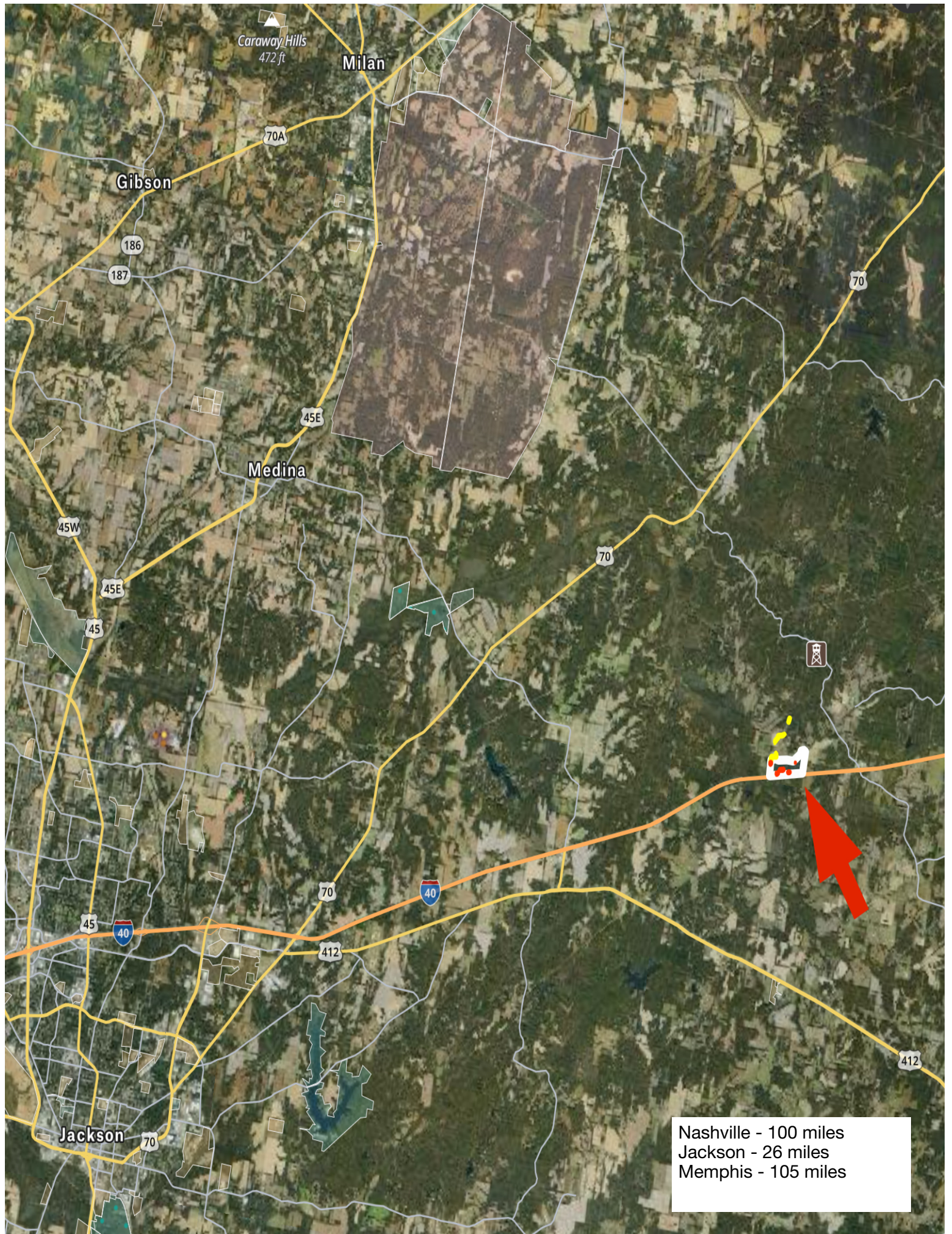
Adding to its appeal is a 50x100 metal building, perfect for storage or a business needing high visibility from I-40. Whether you're planning a farmhouse retreat, pursuing agricultural or recreational ventures, or seeking business exposure from daily interstate traffic, Beecham Farm offers endless possibilities.

Don't miss this opportunity to own a diverse and strategically located property that combines natural beauty, functionality, and investment potential!

**PRICE: \$640,000** includes all owned gas, oil and mineral rights

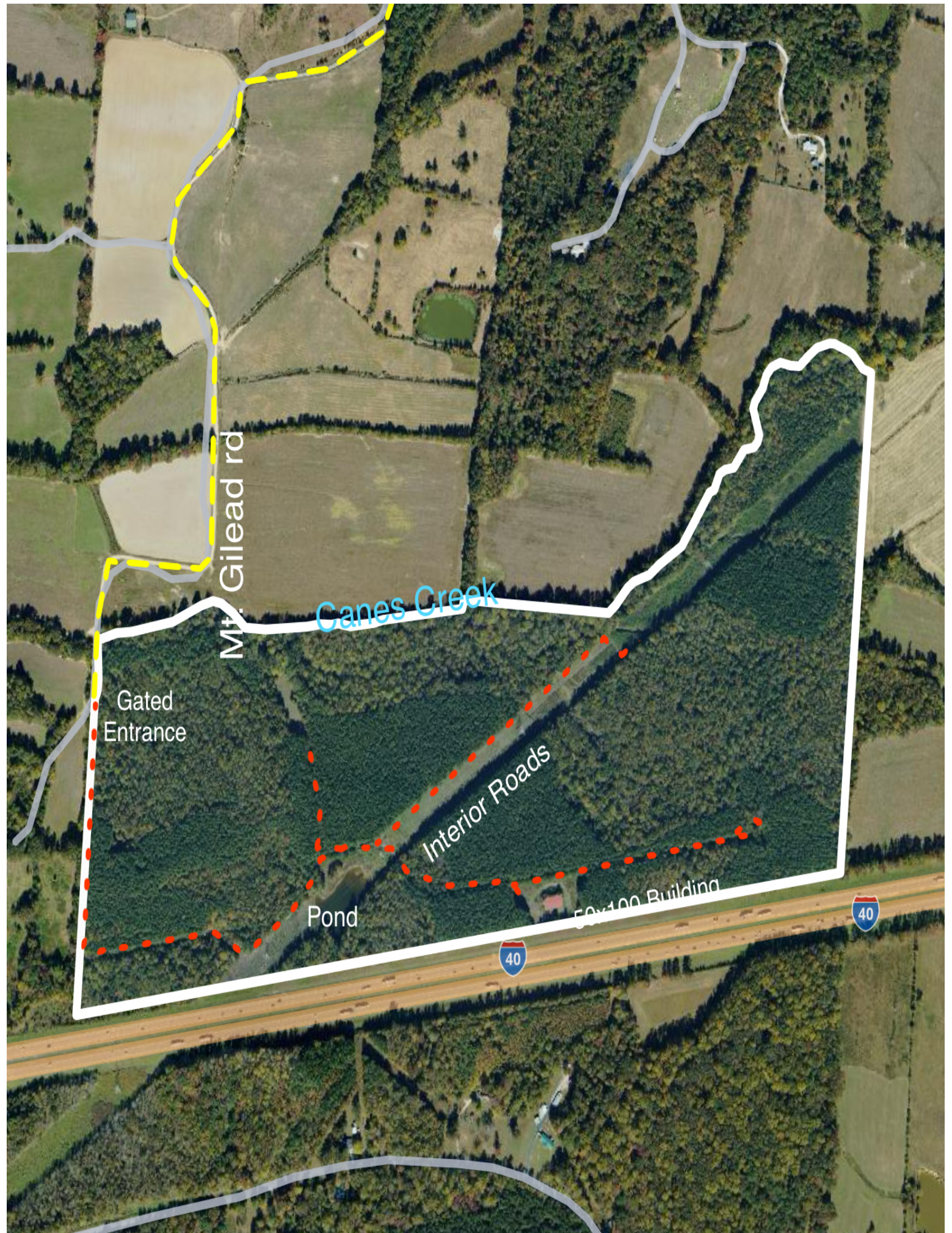
**INSPECTION:** Shown by Appointment: **Shane Martin, 901-827-0224**





Nashville - 100 miles  
Jackson - 26 miles  
Memphis - 105 miles





Mt. Gilead rd

Canes Creek

Gated Entrance

Interior Roads

Pond

50x100 Building

40

40







