

Southern Land Company TN, LLC

8590/1 Farmington Blvd. Germantown, TN 38139

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Principal Broker: Bill Gates (901)488-0368

The Honey Hole **50+/- Acres Development Potential near Blue Oval** **Excellent Deer and Turkey Hunting**

Farm Summary

Acreage - 50+/- Acres

Consisting of 14+/- acres of cultivated land and remaining acreage in Timber

Improvements - gravel drive with parking area at front, 1 Hunting Blind, developed interior roads and food plots

Mineral Rights - All Seller owned convey

Terrain - Flat

County - Haywood

Location - Located on Shaws Chapel rd, Brownsville, TN.

Blue Oval - 10 miles.

Jackson, TN - 33 miles

Memphis- 55 miles

Nashville - 158 miles

Coordinate - 35.530507°N, 89.318224°W

Offering Price - \$640,000

Contact Agent - Shane Martin 901-827-0224

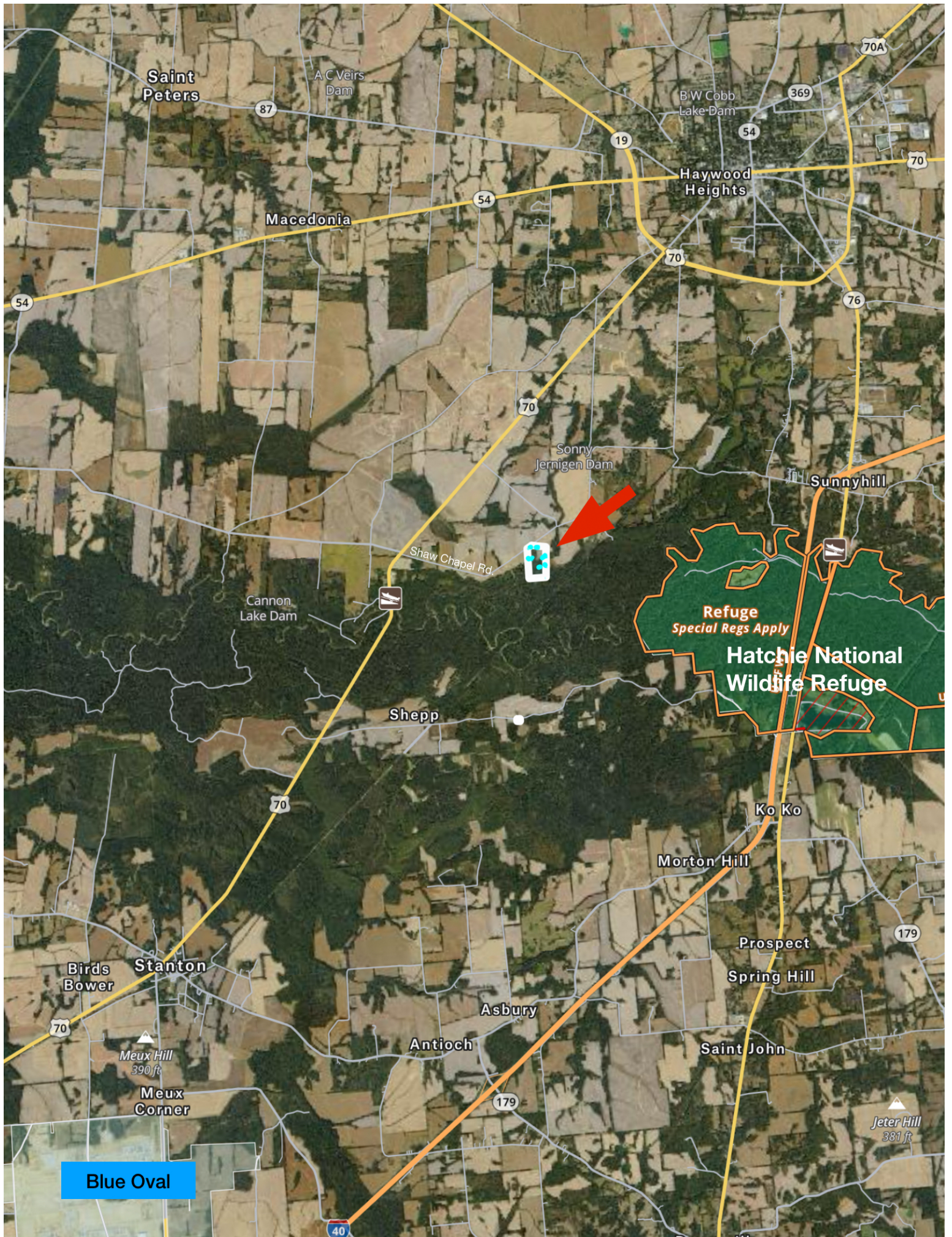
**** Shown by Appointment***

Remarks:

Nestled in a prime location near the highly sought-after Fords Electric Manufacturing plant Blue Oval City, this West Tennessee farm presents an exceptional investment opportunity. Currently utilized as farmland, it offers incredible potential for development or building in a highly desirable area. The property also boasts a rich history of diverse hunting opportunities, including excellent deer and turkey hunting, along with timber duck hunting influenced by the surrounding cropland and the nearby Hatchie National Wildlife Refuge.

*Elevated Steel Frame Hunting Blinds are not being sold with property

* Owner is willing to negotiate to continue the hunting rights upon sale





Shaw Chapel Rd

Interior Roads

