

# Southern Land Company TN, LLC

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Principal Broker: Bill Gates (901)488-0368

## **276+/- acres ~ Gibson County, Tennessee**

### **First-Class West Tn Duck Hunting on established flyway Along the old Middle Fork Forked Deer River near Horns Bluff Refuge & Tigrett WMA**

**LOCATION:** located on Eaton Brazil rd. Trenton, TN 38382

\*Coordinate: 35.943219°N, 89.118488°W

**ACREAGE:** 276 +/- Acres

**IMPROVEMENTS:** 5 - 12-18 man luxury duck blinds (heated) with covered pull-in boat slips, furnished kitchens, lounge area with power capabilities. Covered 72' Boat dock with 4 boat slips, electric, fuel filling station for boats, cleared boat runs directly to each blind. Gated entrance with Gravel drive and parking area with garage storage

**Lodge: not included in sale**

**INCOME:** \$180,000-\$200,000 potential combined lease income , *\*currently not leased due to sale*

**OFFERING PRICE: \$2,900,000** includes all owned gas, oil and mineral rights, timber rights, hunting rights and improvements

#### **Remarks:**

Experience some of West Tennessee's finest duck hunting along the Middle Fork Forked Deer River with this exceptional turnkey hunting property. Designed for ultimate convenience and built with no expense spared, this property offers seamless access, simply pull up, step into your boat under covered storage, and head straight to the one of five hunting blinds with opportunities to add more. Hunting doesn't get any easier than this.

Situated in the heart of the flyway near Horns Bluff Refuge and adjacent to Tigrett WMA, this property is primarily composed of mature timber & wooded wetlands with strategically planted food plots, creating an ideal wildlife habitat. The old river channel meanders through the property guaranteeing water year round , providing first-class waterfowl hunting conditions, while the surrounding woodlands and established food plots offer prime opportunities for deer and turkey hunting.

Whether you're an avid outdoorsman or seeking a premier hunting retreat, this property provides excellent income potential and unmatched access to first-class hunting in a pristine natural setting. Only reason for selling is owner purchasing larger farm.

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



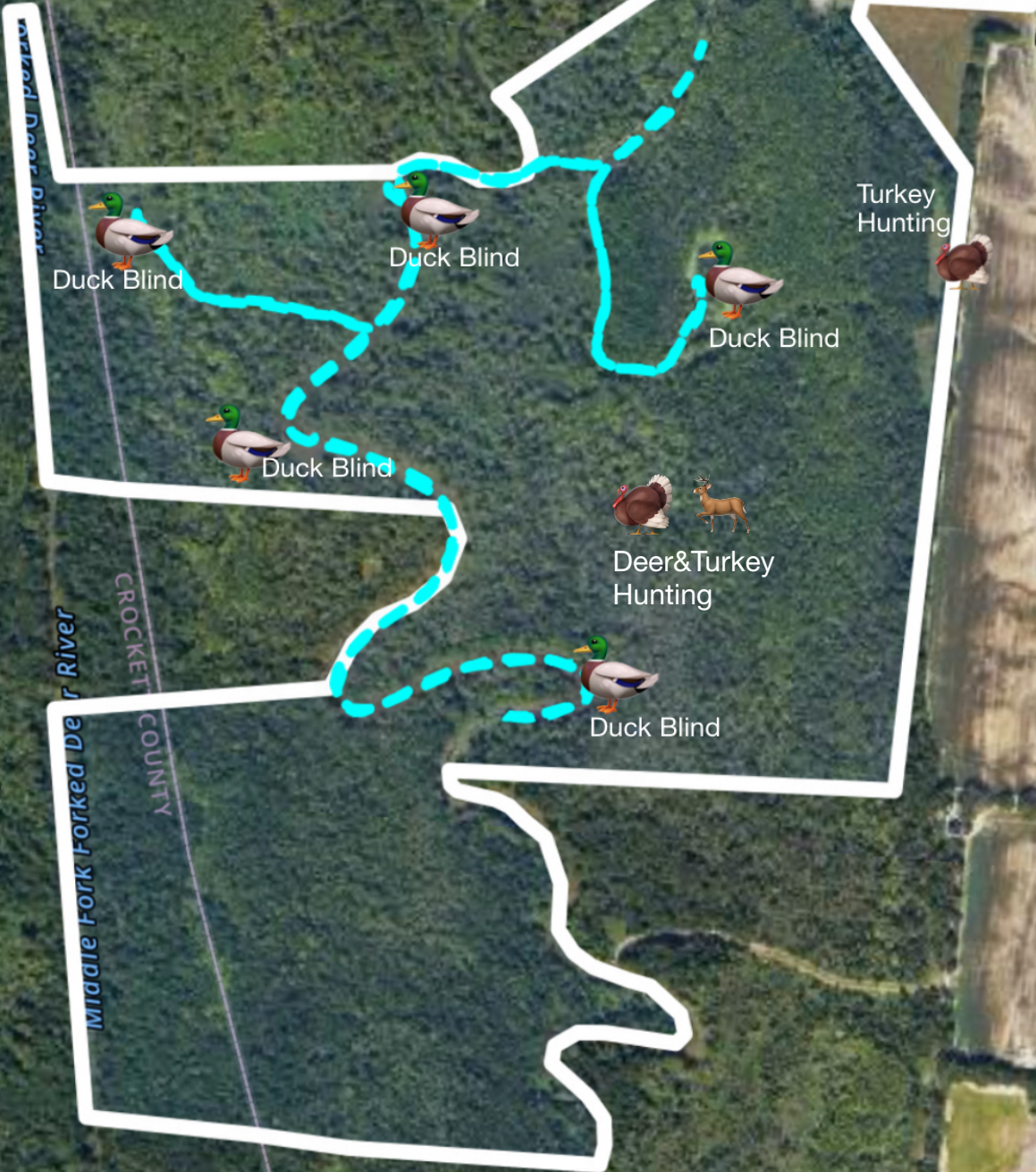


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Middle Fork  
Forked Deer River

Eaton Brazil Rd



Middle Fork Forked Deer River

CROCKET COUNTY















