

Southern Land Company TN, LLC

8590/1 Farmington Blvd. Germantown, TN 38139

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

Email: land@southernlandco.com

Principal Broker: Bill Gates (901)488-0368

Legacy Woods 224

Premier West TN Duck Hunting joining White Lake Refuge in Dyer County, TN

1/8 Equity Ownership share - Legacy Woods, LLC

LOCATION: lodge located at 5147 Hwy 103 Dyersburg, TN 38024

*Coordinate: 36.132142°N, 89.532120°W

ACREAGE: 224 +/- Acres - hunting land

1.2+/- acres- lodge and clubhouse

Club leases ground - 1193+/- acres- cultivated farmland with Duck pits (6yr lease)

IMPROVEMENTS: multiple Duck Blinds, covered boat storages all with power, dredged boat runs to each blind, established levee's with control structures and established interior roads

Lodge: Newly built Eight bedroom & three bathroom bunkhouse with large Clubhouse for gathering and cooking and old farmhouse.

Terms: 1/8 equity ownership of Legacy Woods, LLC including 224+/- acres, clubhouse, lodge and improvements at 5147 Hwy 103 Dyersburg, TN 38024

Club must approve new member, membership allows for 1 guest, additional seat can be purchased annually at club price.

OFFERING PRICE: \$485,000.00 cash includes all owned gas, oil, and mineral rights, timber rights, hunting rights and improvements

Remarks:

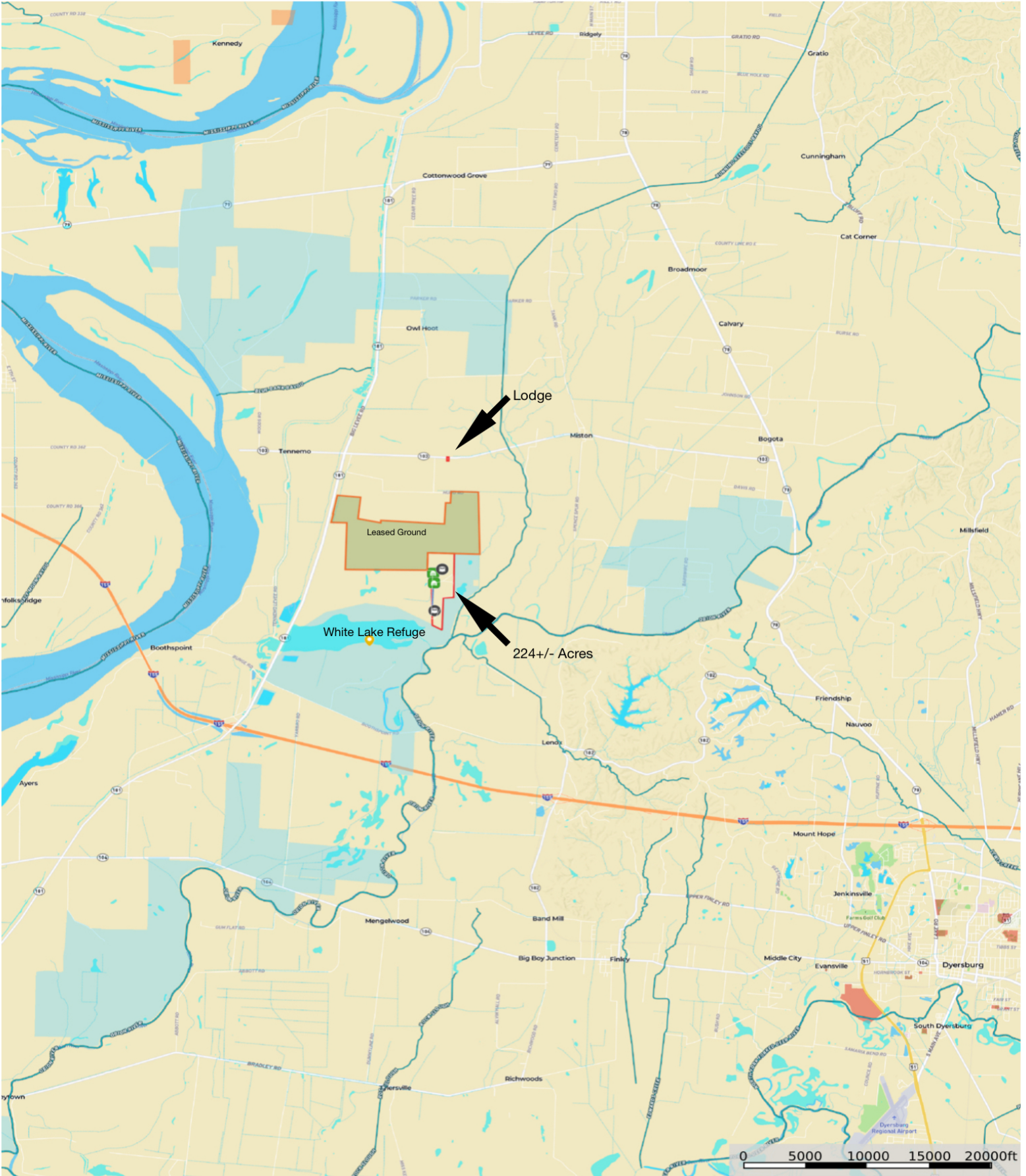
Welcome to Legacy Woods Hunting Club—the premier destination for world-class duck hunting in West Tennessee. Situated alongside the renowned White Lake Refuge—home to the highest duck population in West Tennessee—this exceptional hunting club offers prime waterfowl habitat and an unrivaled experience for seasoned hunters with lodging.

Legacy Woods boasts well-maintained levee roads, multiple covered boat storages, and dredged boat runs, ensuring seamless access to prime hunting locations. Spacious hunting blinds, each equipped with power, provide both comfort and convenience in the field.

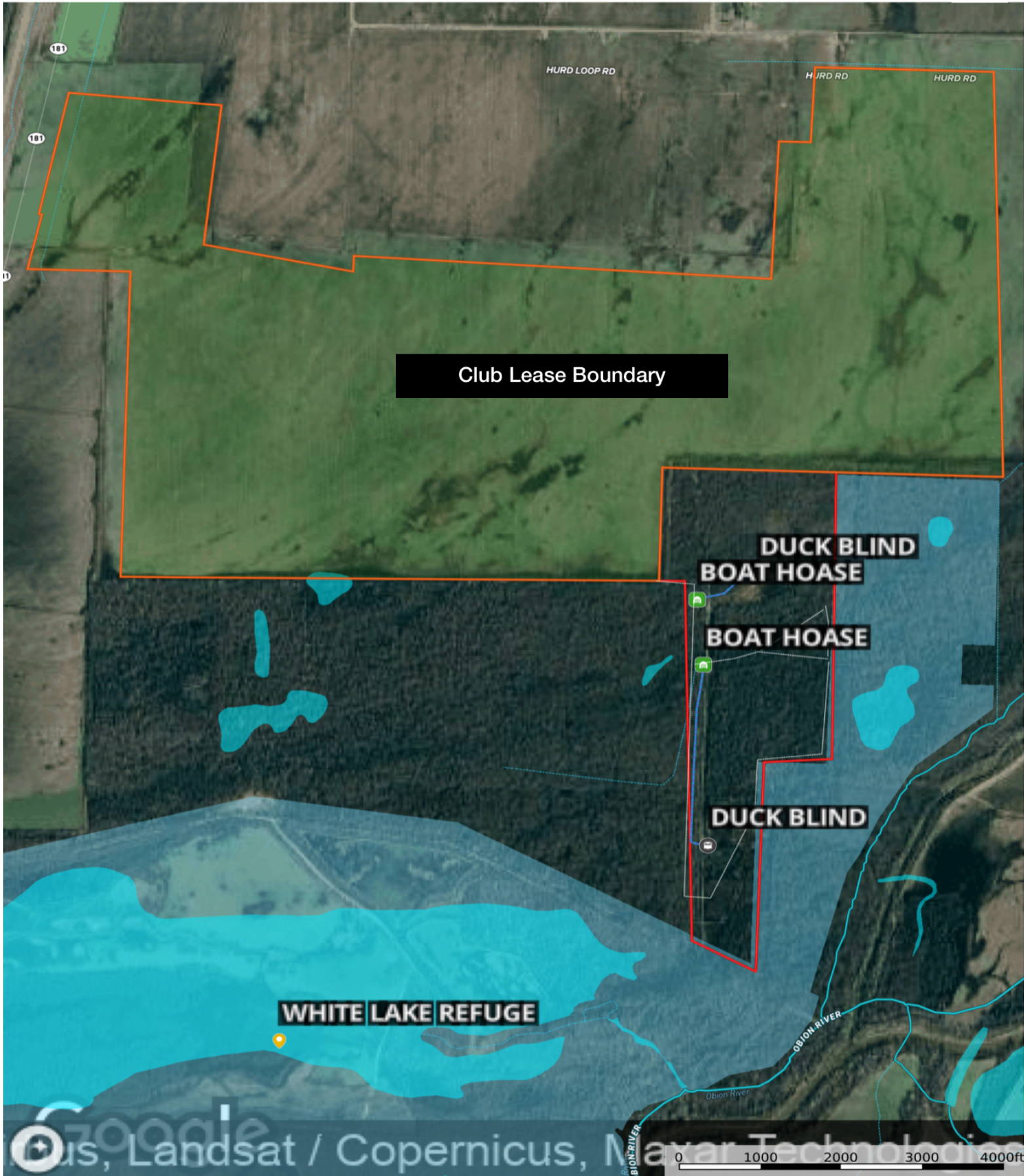
Surrounded by mature timber and featuring incredible green timber hunting holes, the club is further enhanced by its proximity to thousands of acres of cultivated farmland. With some of West Tennessee's most prestigious hunting clubs as neighbors, Legacy Woods offers an elite waterfowl experience for those who demand the best.

Shown by Appointment - Shane Martin 901-827-0224

1/8 equity ownership
Tennessee, 231.36 AC +/-



1/8 equity ownership
 Tennessee, 231.36 AC +/-



- White Lake Refuge
- Duck Blind
- Boat Hoase
- boat channel
- Levee Road
- Club House Boundary
- Club Leased Boundary
- 1 / 8 Equity Ownership
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- BLM
- Local Government
- Stream, Intermittent
- River/Creek
- Water Body
- Other





