



Saulsbury Plantation

673 +/- Acres - Hardeman County, TN



Diverse Recreational Property with Many Improvements!

Saulsbury Plantation has so much to offer. From quail hunting, to fishing in a 3 acre bass lake, to deer hunting in a huge bottomland corn field, the activities are endless. This plantation has been intensively managed for wildlife through annual food plot plantings and early succession habitat management with quail, deer, and turkey being the species of focus. On the east side of the property, there is a large creek bottom with over 60 acres of farm ground. Annually, the majority of these fields are planted in grain crops which help the property hold a tremendous amount of wildlife.

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Additionally, throughout the property, openings have been developed where food plots of corn, milo, sunflower, and millet are planted. Warm season grasses are also planted providing food and nesting habitat for quail and wild turkey. The majority of the plantation consists of hardwood timber; however, fast-growing loblolly pine stands are scattered throughout the property on ridgetops. The sheer size of the property provides plenty of room for multiple families to have a retreat property or a hunting club. Come tour this unique property today!

Property Statistics:

- 3+ acre fishing lake
- Cozy hunting cabin
- 2 horse barns with corrals
- Miles of riding trails
- 26+ dog kennels
- Highly improved wildlife habitat for quail, deer and turkey
- Intricate road system
- 90 +/- acres tillable
- 60 +/- in pastures, open land & food plots
- Less than 1 hour from east Memphis

The Area: Saulsbury Plantation is located along Hwy 57 in the heart of Saulsbury, TN. The property is only 5 miles east of Grand Junction which is home to the famous National Bird Dog Museum. This area is steeped in sporting tradition and many prominent families have large holdings in the immediate area. Having large neighboring tracts really benefits the property as many of the adjoining landowners are like-minded practicing intensive wildlife management.

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Improvements:

Hunting Cabin: The cabin consists of a cozy 18ft x 30ft building with a full bath and kitchen.

Main Barn: 140ft x 30ft barn with a 70ft x 30ft enclosed area and a 70ft x 30ft open air section. The enclosed area has a 12ft x 20ft raised tack room, 2 horse stalls, and other storage areas. The open air section has large storage areas where tractors, ATVs, and other equipment are kept. Portions of the main barn would make an excellent area to build out into a weekend cabin or bunkroom. In addition, there are two grain silos adjacent to the barn which could provide grain storage for livestock or for a deer feeding program.

New Barn: There is an attractive 8 stall barn which is 50ft x 24ft and is accented with aged barn wood. This barn has two adjacent paneled horse corrals and two small pastures conveniently located about 50 yards west. This structure could continue being used as a horse barn or potentially make a great shell for converting into another weekend cabin.

Equipment Shed & Main Dog Kennel Area: 100ft x 50ft open air metal building with concrete slab and 20 dog kennels. This covered area is huge and makes a great heavy equipment storage area or a nice pavilion for a large gathering/picnic.

Horse Barn: There is another horse barn with 2 stalls located west of the hunting cabin. This barn has two fenced pasture areas and another dog kennel system with 6 kennels on a concrete slab.

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Photo Tour



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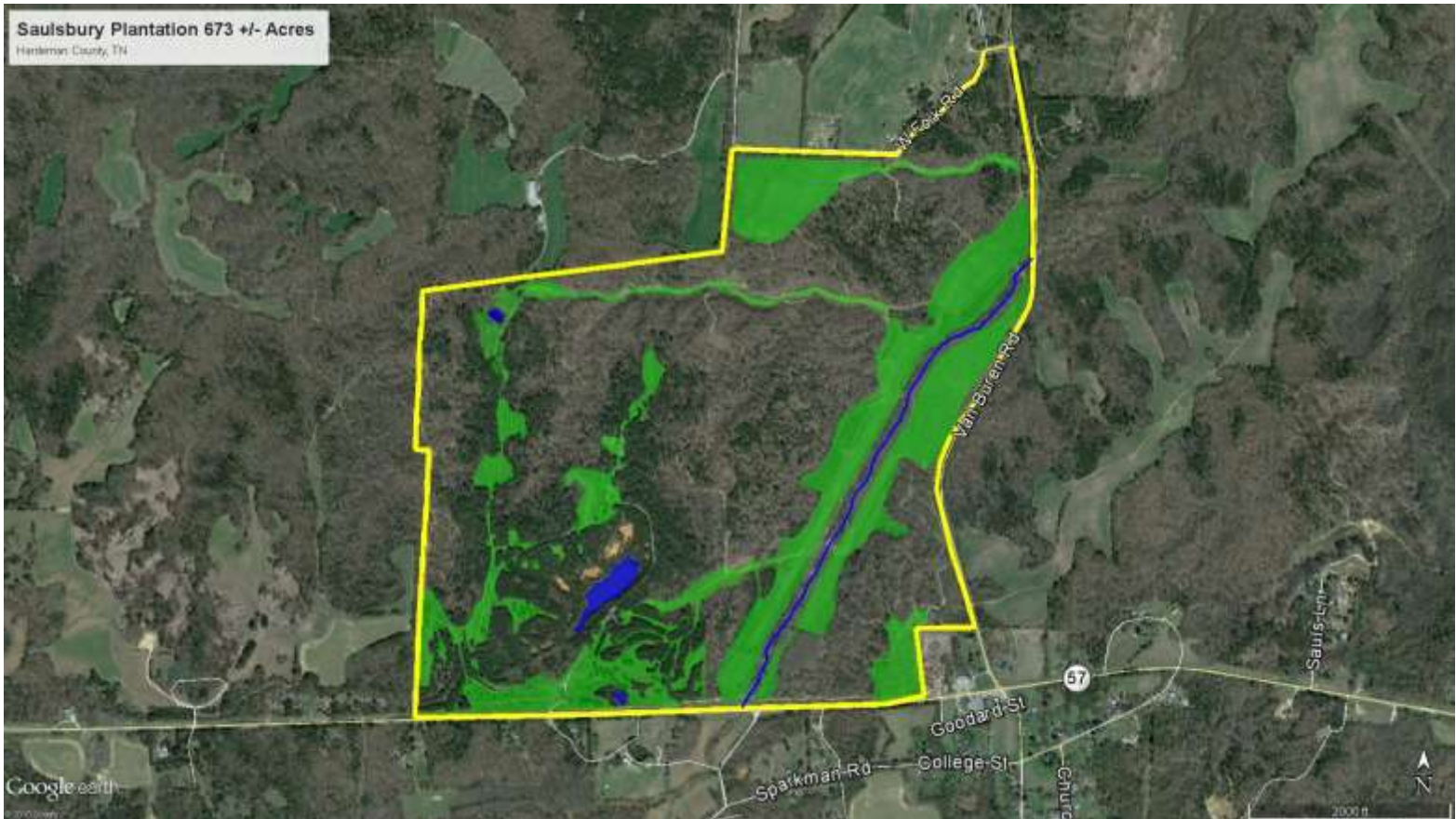


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Satellite Photo

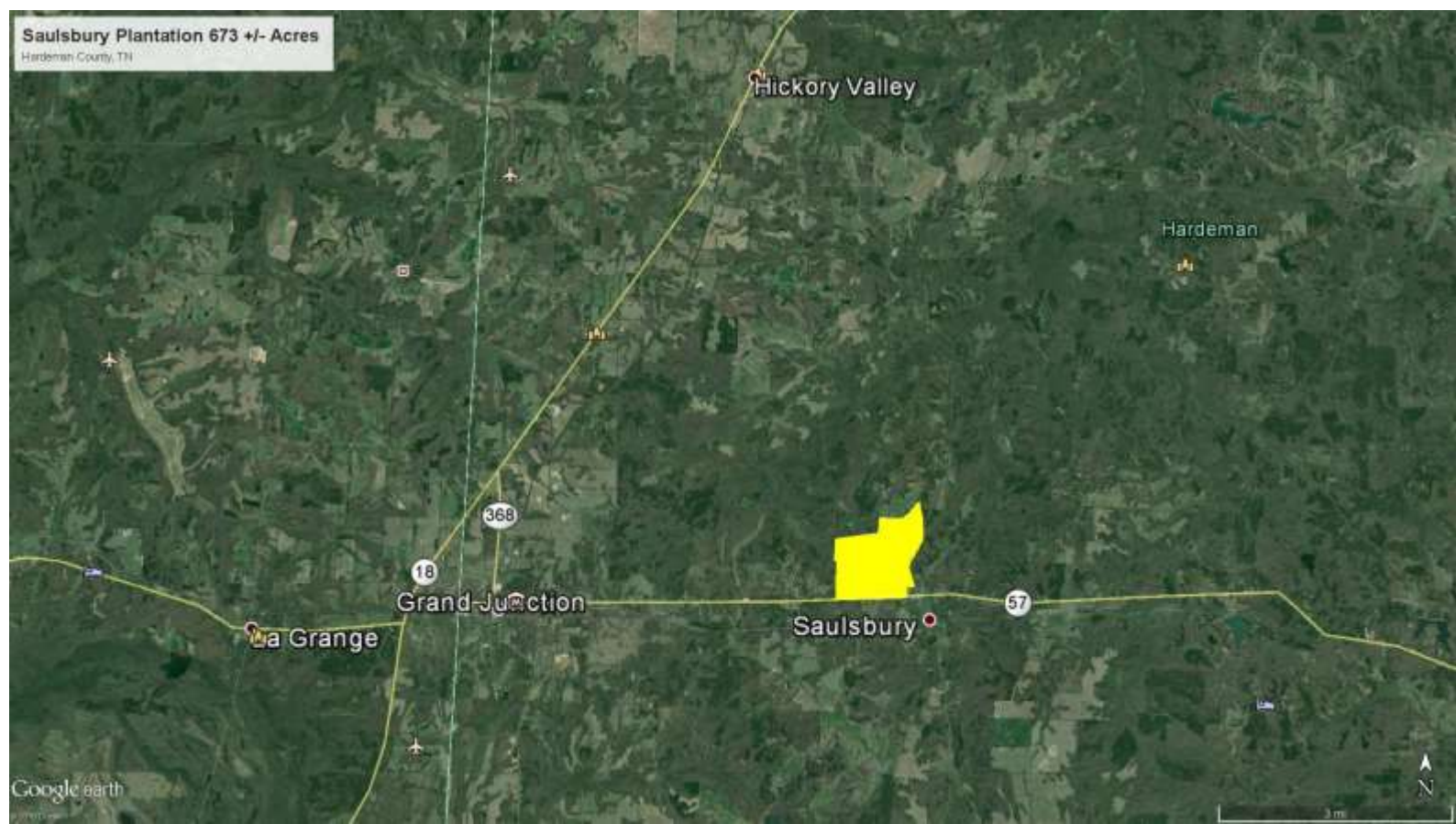


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Location Map



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