

100+/- Acres in Chester County, TN

\$230,000



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

# Property Profile

## The Chester 100

### Location:

- Chester County, TN
- 10± Miles SW of Henderson
- 58± Miles South of Jackson

### Coordinates:

- 35.344202, -88.784123

### Property Information:

- 100± Acres
- Bordered by Chickasaw State Forest
- Spring Fed Creek Running Throughout Tract
- Select Cut Timber Harvest in 2021
- 10± Acre Field
- Great Wildlife Habitat/Improvement Opportunity
- Tons Of Trails For ATV Riding
- Established Spot For Camp

### Property Use:

- Hunting
- Recreation
- Weekend Getaway
- ATV/Horse Riding

### Tax Information:

- Parcel ID- 083 011.07 000: \$280.07 for 2022



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**JASON HEATHCOE**

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Information is believed to be accurate but not guaranteed.



After initial inspection of this 100± acre Chester County, TN tract, the phrase “clean slate” came to mind. The Chester 100, located just out of Silerton, is just that when it comes to developing an incredible whitetail deer and turkey destination. With the Chickasaw State Park bordering the property to the north, a select cut timber harvest completed in 2021, a 10± acre field for wildlife, and a spring fed creek running throughout the property, this tract offers unbelievable potential. Paired with a campsite and miles of trails for ATV riding, this could be one of the best tracts to come to market in this area in a while.



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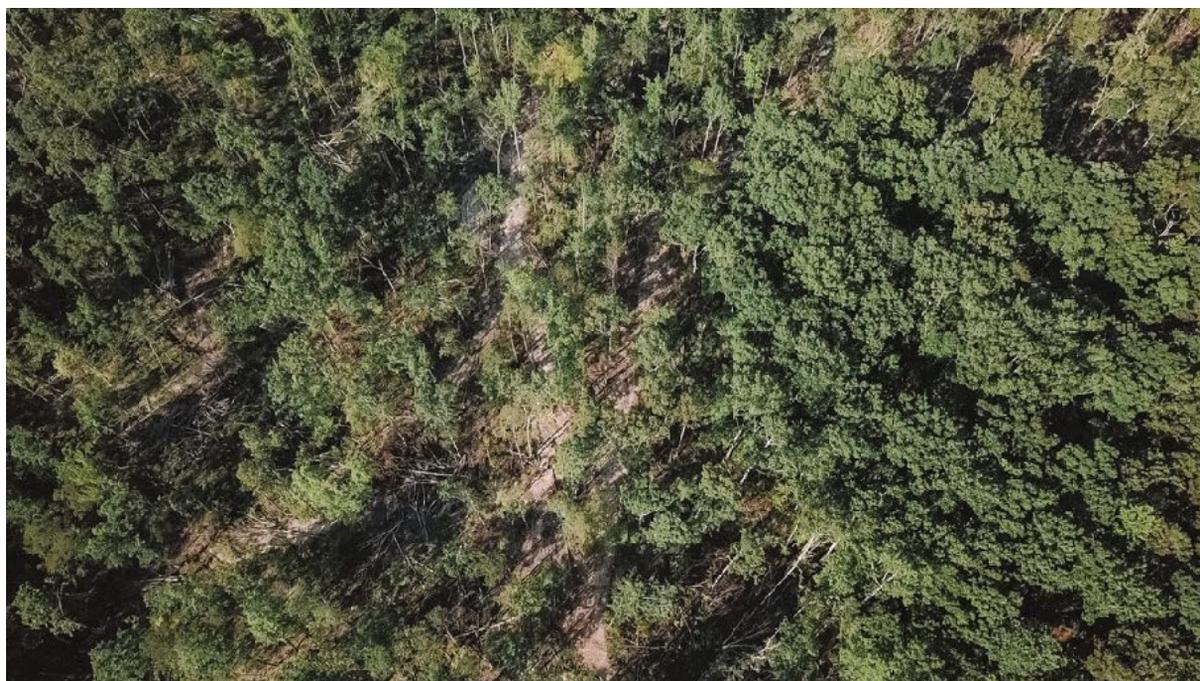
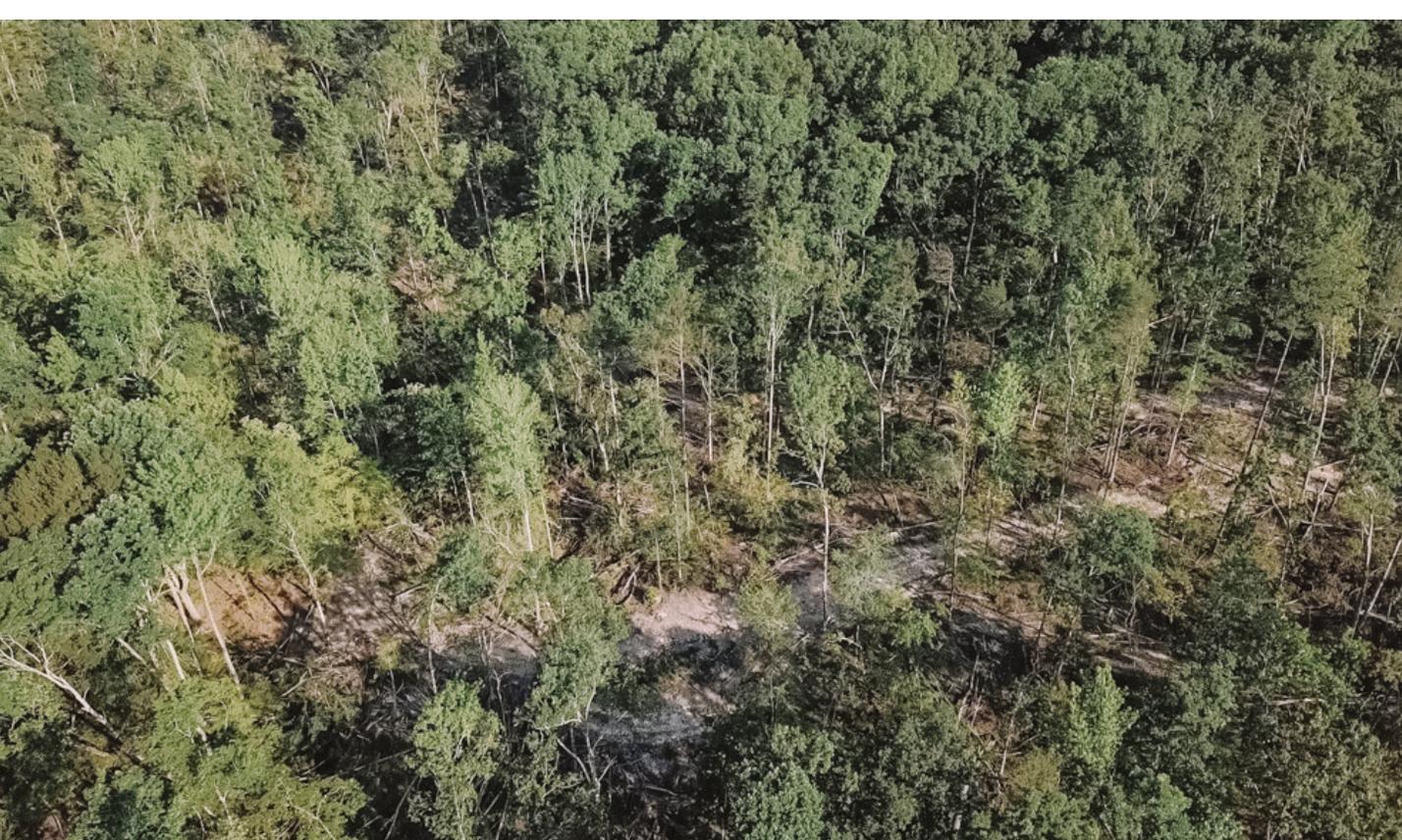
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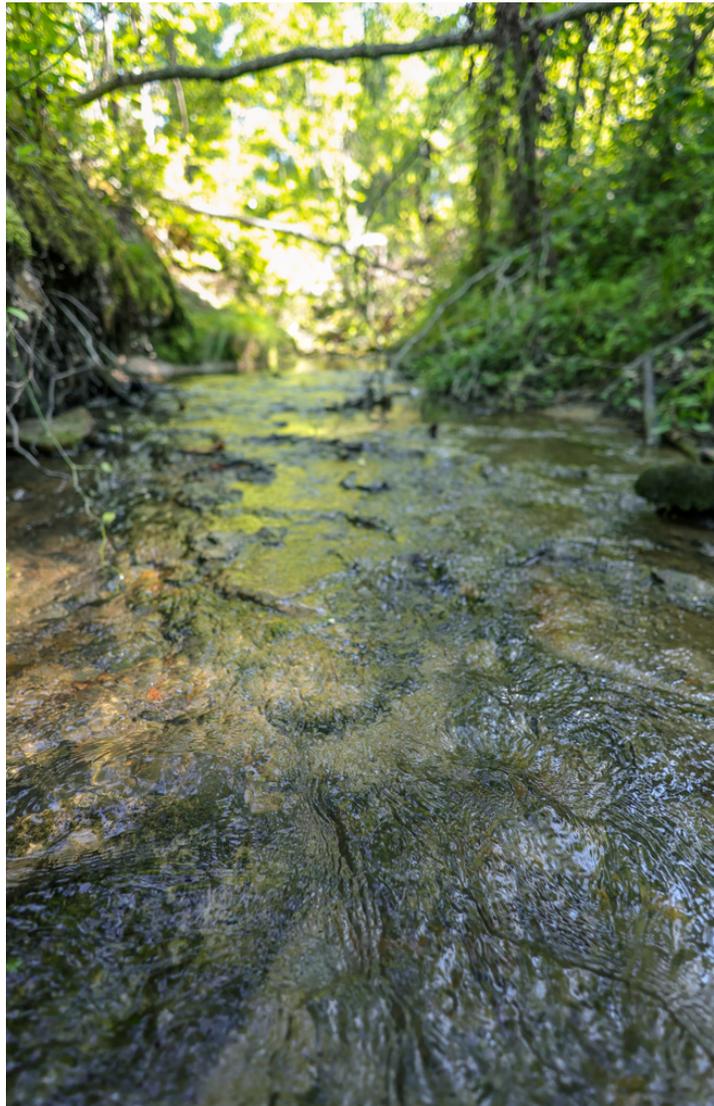
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The timber harvest created an incredible place for deer to live and thrive; several deer and fawns were spotted while viewing the tract. There were also TONS of younger white and red oaks that are producing acorns as evident by last years crop. The hunting seems as if it would be very productive, and could even be increased through a burning plan and strategic changes in the tract. To schedule a private showing of the Chester 100, call Jason Heathcoe today!



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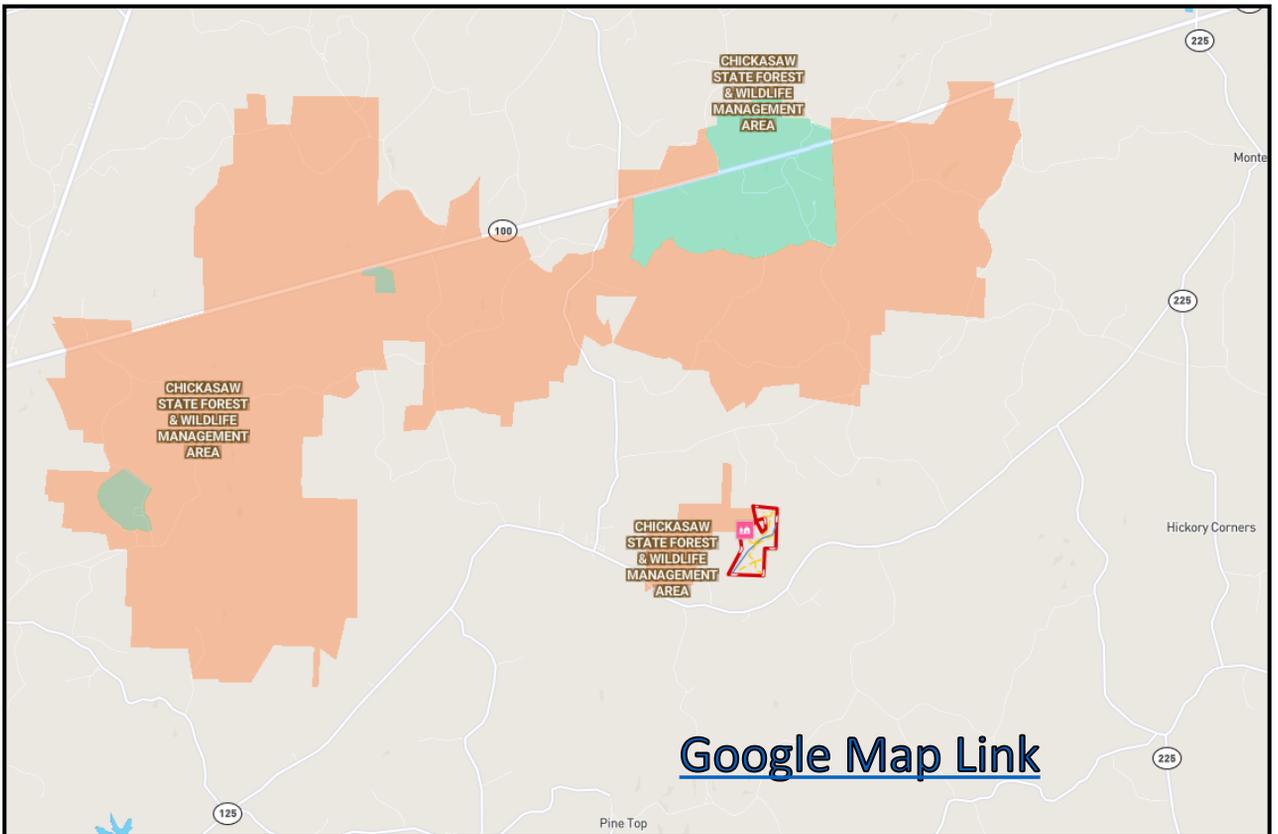
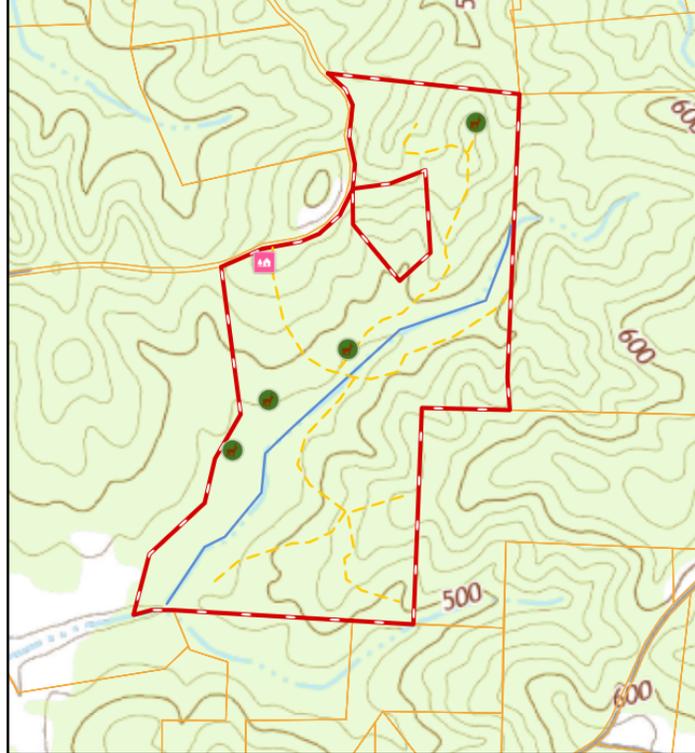
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