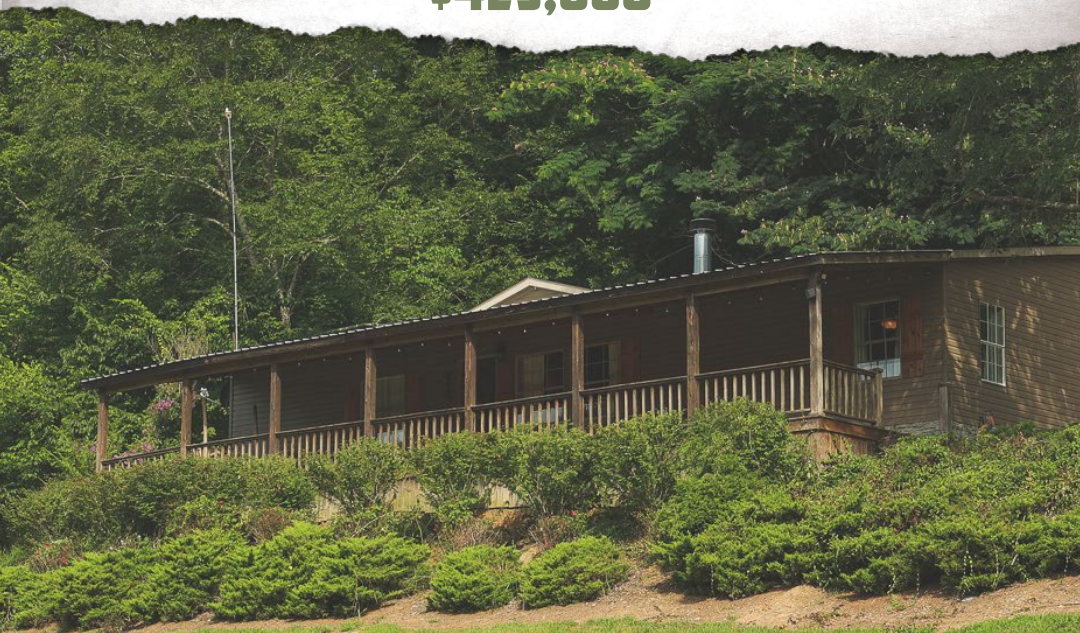


# 48± ACRES WITH A HOME WAYNE COUNTY, TN

\$425,000



## SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

PROPERTY  
FEATURED ON

REALTREE'S  
**MONSTER  
BUCKS**

OFFICE (769) 888-2522



# THE WAYNE 48

## PROPERTY PROFILE

### LOCATION:

- 555 Lay Hollow Road  
Waynesboro, TN 38485
- Wayne County
- 20± Minutes SW of Waynesboro
- 60± Minutes N of Florence, AL
- 90± Minutes SW of Columbia, TN

### COORDINATES:

- 35.22893, -87.8205

### TAX INFORMATION:

- 2023 - \$413

### PROPERTY USE:

- Residential
- Recreational
- Whitetail Deer/Turkey  
Hunting
- Homesteading
- Timber Investment

### PROPERTY INFORMATION:

- 48± Acres
- 2008 Model Mobile Home
- 1750± SqFt, Fully-Furnished,  
4 Bed/2 Bath
- Established Food Plots/Crops
- Turn Key Hunting Property



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**JASON HEATHCOE**

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE WAYNE 48

**TURN-KEY PROPERTIES WITH WORLD CLASS HUNTING AND HOMESTEADING OPPORTUNITIES CAN BE A RARE FIND, ESPECIALLY WHERE VIRTUALLY NO WORK IS REQUIRED.** Immediate enjoyment is available right here on the Wayne 48, just outside of Waynesboro, Tennessee.

As you wind down the dirt on Lay Hollow Road, a feeling of ultimate seclusion, privacy, and “at home” hits you. Located at the end of that dirt road is where you will find this 48± acre Wayne County tract, complete with a four bedroom, two bath fully-furnished mobile home that was redesigned to feel like a log cabin. And, what a job well done! The 1,750± square home offers a woodburning fireplace, wood interior, and warm lighting giving off all kinds of “homey” feelings as you enter. Even though you are at the end of this very secluded road, high speed internet is available so you and your guests can stream the game after a great day of hunting, or access your child's online homeschooling material.



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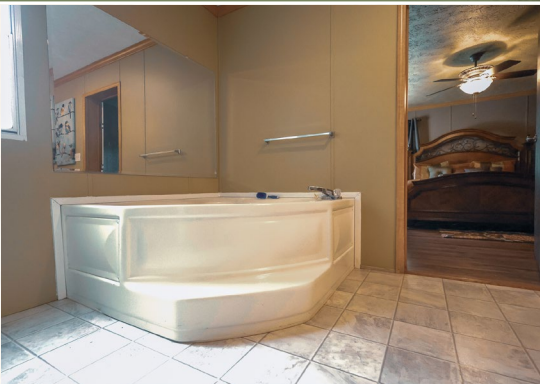
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# MORE ABOUT THE WAYNE 48

**ABOUT THE LAND...** Not only does the home sit beautifully against the ridge, but you're also in close proximity to hunting BIG bucks, actually big enough to be featured on Realtree's Monster Bucks DVD series. About a quarter of a mile from the home sits your 3.5± acre food plot, currently planted in corn, soybeans and a clover/brassica blend. The corn has been planted in two stages, one early and one later to provide food for the early season and also late season when it gets colder. The beans have been sprayed and will be ready to produce during bow season. Two persimmon trees at the end of the field are absolutely loaded with fruit, and the water hole in the field is a favorite amongst the deer, as evident by trail cam photos. A shooting house at the southwestern edge of the field has provided countless memories and trophy bucks for the owners' family. Not to be out shadowed by this incredible plot is the hardwood stand on top of the ridge. Each year these bucks are showing out on these ridges on trail camera, but the owners decided not to hunt up there unless conditions were perfect, and these deer were left virtually unpressured. An incredible whitetail buck nicknamed Clyde has been hunted for several years, and to date, he is still out there! The sellers have been extremely selective on deer as well, often times targeting a single deer, which has left a pretty impressive class of mature bucks on the property. The next owners of this property will immediately walk in to an opportunity to hunt deer that most people only dream of.

If you have been looking for that place to call home, or a very secluded "home away from home" offering a lot of value both for your home and opportunities on the land, consider taking a look at the Wayne 48.

**Call Jason Heathcoe today to schedule a private tour.**



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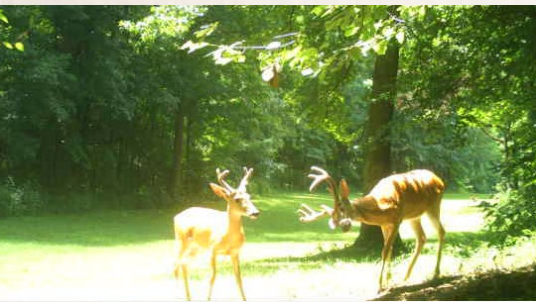
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## THE WILDLIFE



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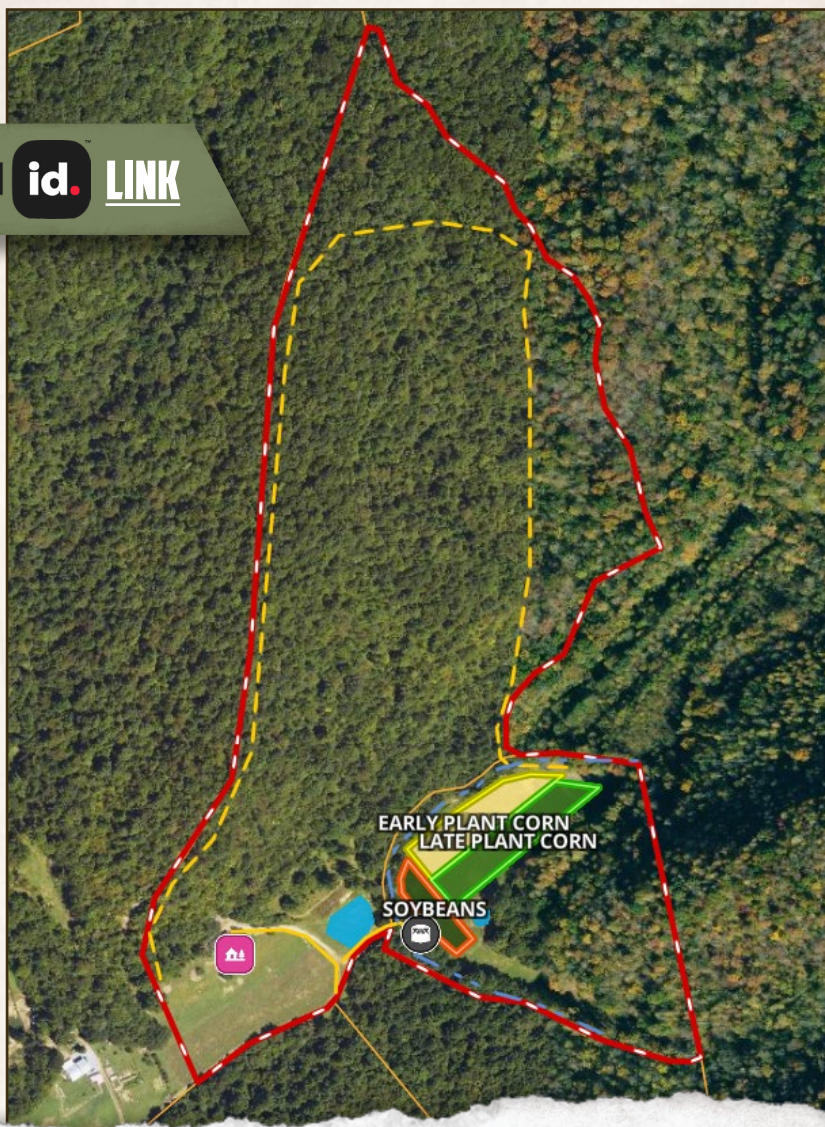
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land id. LINK



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**48 ± ACRES WITH A HOME** **WAYNE COUNTY, TENNESSEE**

**3D MAP**

**THERMAL MAP**

**TOPO MAP**



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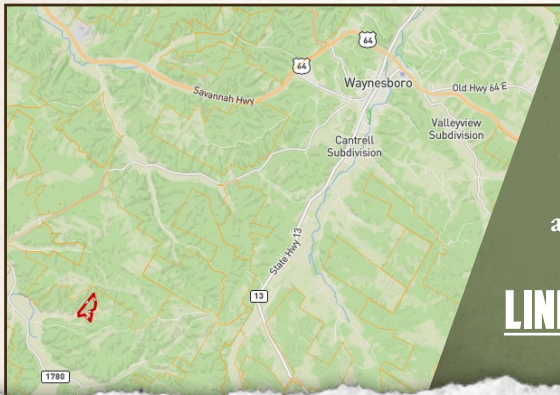
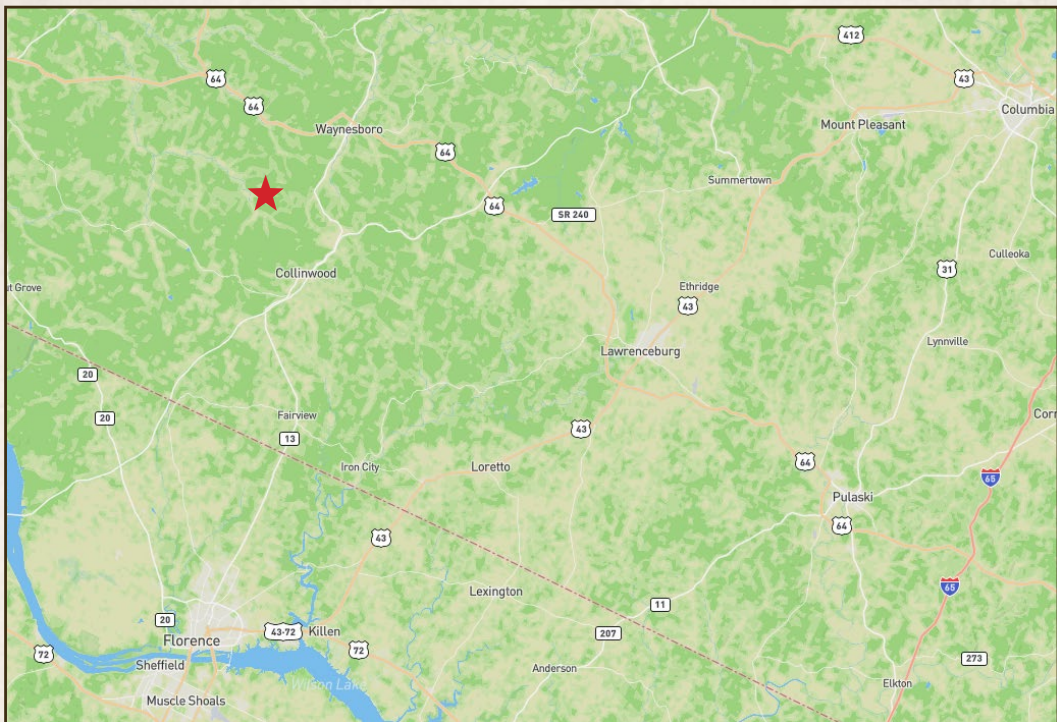
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**Directions from Waynesboro, TN:**  
Take Hwy 64W to Hog Creek Road  
and continue for 8.1 miles. Turn left  
onto Indian Creek Road and travel 1.9  
miles. Turn left on Lay Hollow Road  
and travel one mile to the destination.

**555 Lay Hollow Road**

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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