

# Southern Land Company TN, LLC

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Principal Broker: Bill Gates (901)488-0368

## **68+/- Acres Dyer County, TN**

### **Flooded Timber Duck Hunting influenced by cultivated farmland**

#### **Farm Summary**

Acreage - 68+/- total acres  
20+/- cultivated acres  
48+/- flooded timber

Property Improvements - Electricity, city water, sewer, internet, concrete slab with covered parking for RV or to build lodge, gravel drive with deeded easement.

Hunting Improvements - 8 man hunting blind (2 years old) with covered boat slip with dredged boat run, 2 duck hunting pit, 1 pontoon floating blind, 2 RedNeck Hunting Blinds

Water Resources - 3 wells to flood field with controlled levee and flooded timber

Mineral Rights - All Seller owned convey

Terrain - upland cropland rolling to bottom with flooded timber, pond Creek runs along the western boundary

County - Dyer

Location - Located at 860 Ashley Rd. Dyersburg, TN 38024  
Jackson - 40 miles. Nashville - 165miles  
Memphis- 77 miles

Coordinate - 35.954860°N, 89.342376°W

Offering Price - \$549,000.00

***Contact Agent - Shane Martin 901-827-0224***

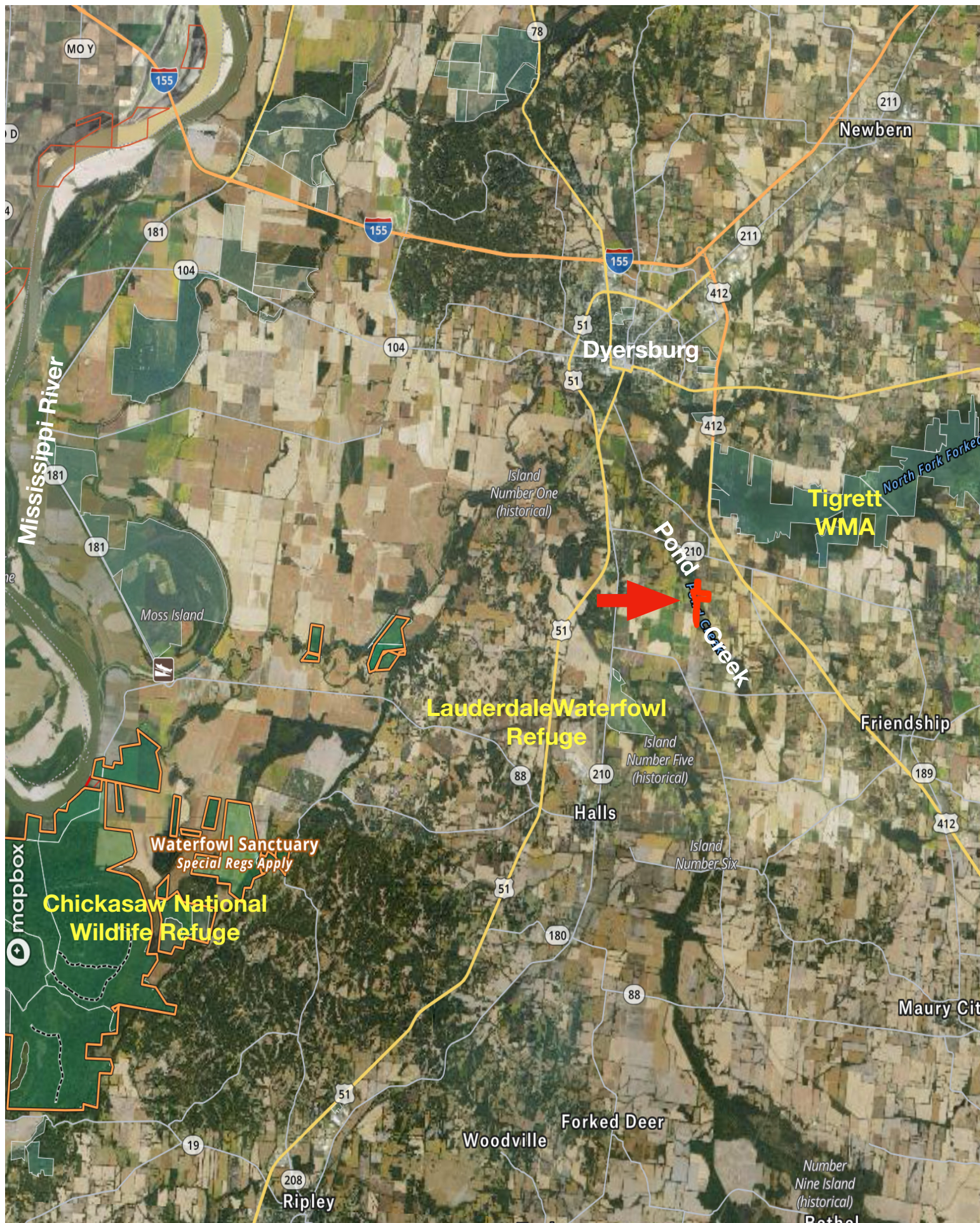
***\* Shown by Appointment***

#### **Remarks:**

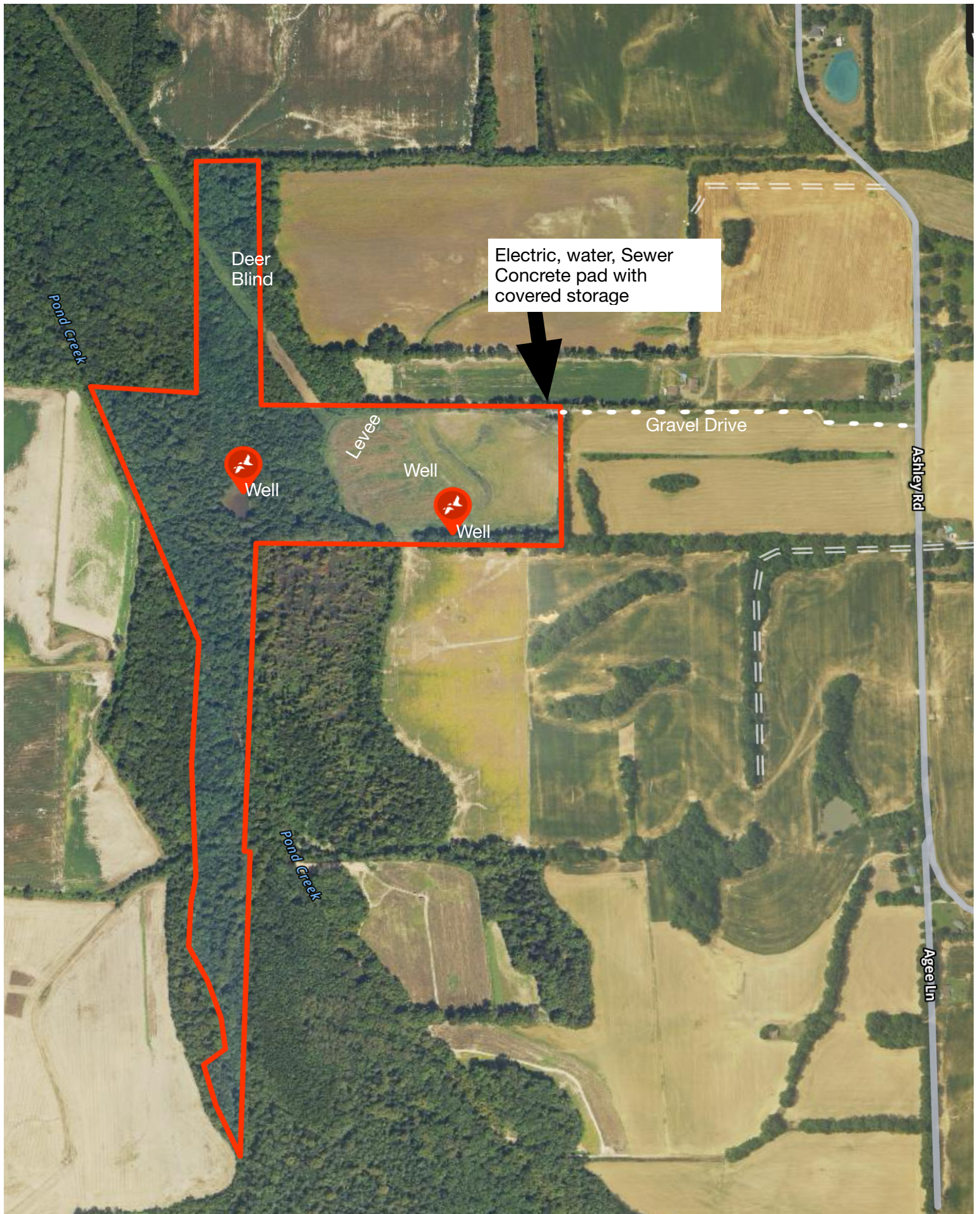
Conveniently located between Tigrett Wildlife Management Area and the Chickasaw National Wildlife Refuge, this diverse farm is a haven for outdoor enthusiasts. Offering duck, deer, and turkey hunting, the property boasts an established duck hunting setup with an 8-man blind, drive-in boat slip, separate cooking area and a redneck deer stand.

Designed with convenience in mind, the farm features all utility hookups, a covered concrete slab ideal for RV or camper parking, or even building a lodge. It's the perfect for a small group or family looking to enjoy the great outdoors with excellent hunting opportunities.









Deer  
Blind

Electric, water, Sewer  
Concrete pad with  
covered storage

Pond Creek

Levee

Well

Well

Well

Gravel Drive

Ashley Rd

Pond Creek

Agee Ln











