

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

Hickory Withe 56

LOCATION: Donnelson drive east of Hwy 196 near Ivy (Palmetto Lake Subdivision Lot 3)

- Coordinates: 35.242659°N, 89.582244°W

COUNTY: Fayette County

ACREAGE: 56.32 surveyed acres

IMPROVEMENTS:

- Gravel drive off Donelson dr to gated entrance
- Cleared building site ideal for a single-family residence
- Mature hardwood timber with established internal trail system

TERRAIN: Secluded and gently rolling topography featuring mature timber and a meandering creek

PARCEL: 024082 06201

RIGHTS:

- All seller-owned gas, oil, and mineral rights convey
- Exclusive hunting rights included
- Deed restrictions apply — contact agent for details

PRICE: \$750,000 – includes all timber, mineral, and hunting rights

INSPECTION: Shown by Appointment

Contact: Shane Martin, 901-827-0224

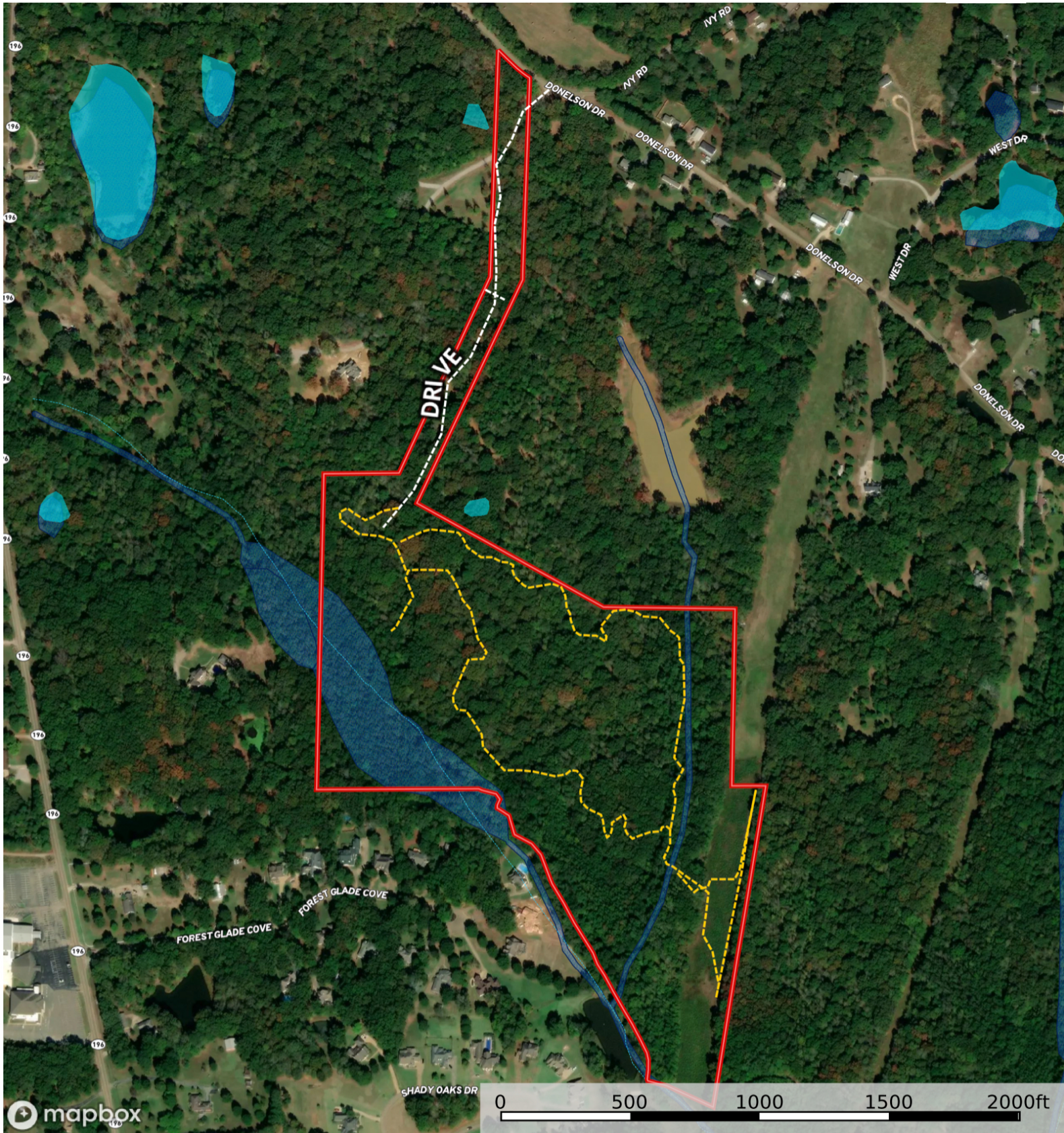
Remarks:

Welcome to Hickory Withe 56 — a remarkable 56.32 surveyed-acre single-family residential retreat nestled in the heart of West Tennessee. Located in the sought-after Hickory Withe area of Fayette County on Donelson Drive, this private property is part of the Palmetto Lake Subdivision and offers the perfect blend of seclusion, natural beauty, and convenience. The land features a gated entrance, mature hardwood timber, a well-established internal trail system, and a cleared homesite ready for your dream residence. Whether you're seeking a peaceful weekend escape or a forever home site, Hickory Withe 56 delivers.

Enjoy the best of both worlds — privacy and accessibility — just minutes from I-40 and a short drive to local dining, shopping, and other favorite destinations.

Hickory Withe 56

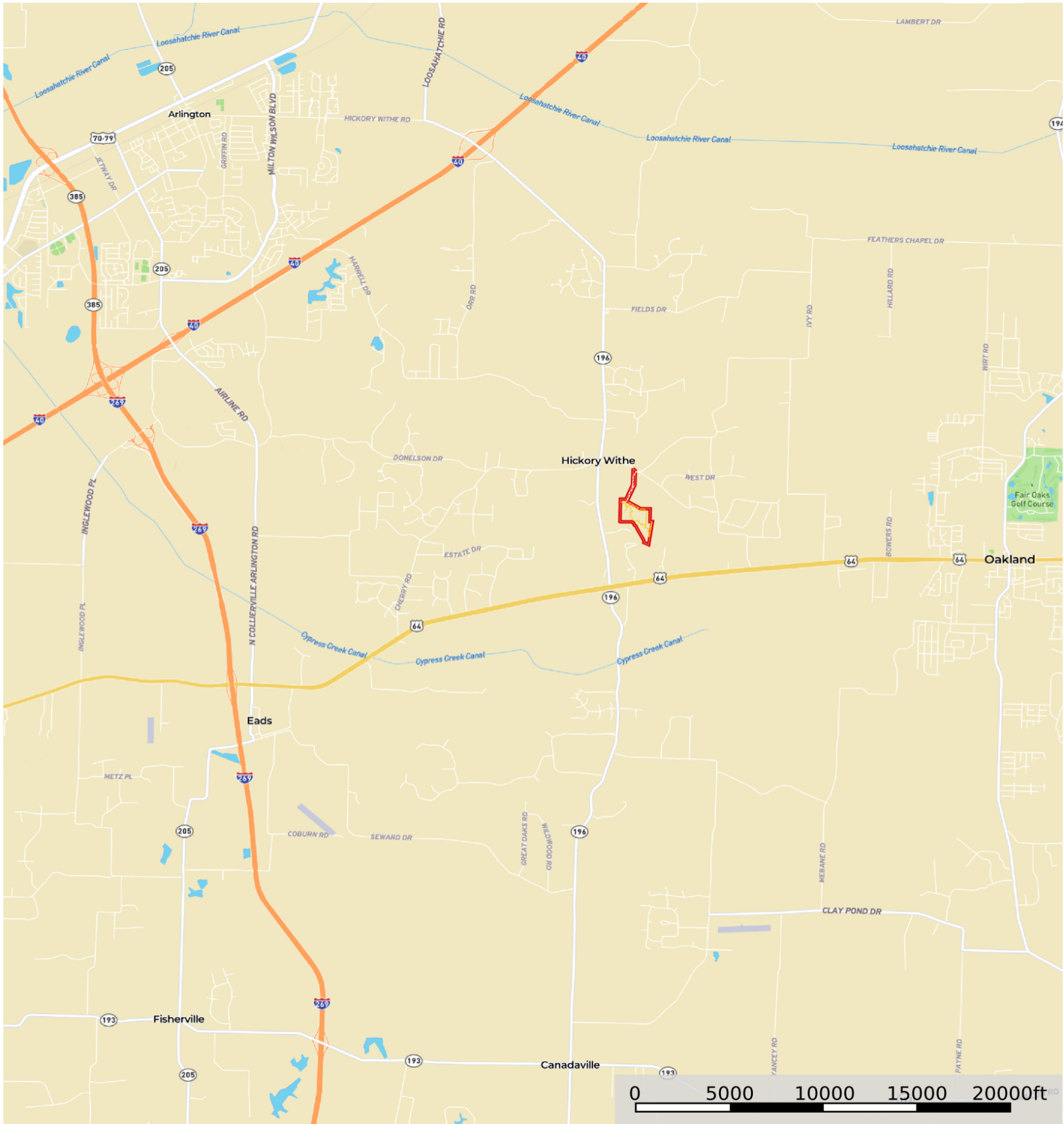
Fayette County, Tennessee, 56 AC +/-



- Fence
- Trail
- Drive
- Boundary 1
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

Hickory Withe 56

Fayette County, Tennessee, 56 AC +/-



- ○ ○ Fence
- — — Trail
- — — Drive
- ▭ Boundary 1



