

# Southern Land Company TN, LLC

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## 480+/- Acres Hardeman County Offering Price~ \$696,000

Welcome to the 480+/- acre outdoorsman paradise! This remarkable property offers a diverse range of opportunities for nature enthusiasts and hunting enthusiasts alike. With well-built roads traversing the entire expanse, exploring the property is a breeze. The boundaries are defined by the Muddy Creek to the north and the scenic Hatchie River to the east, adding to the allure of this remarkable sanctuary.

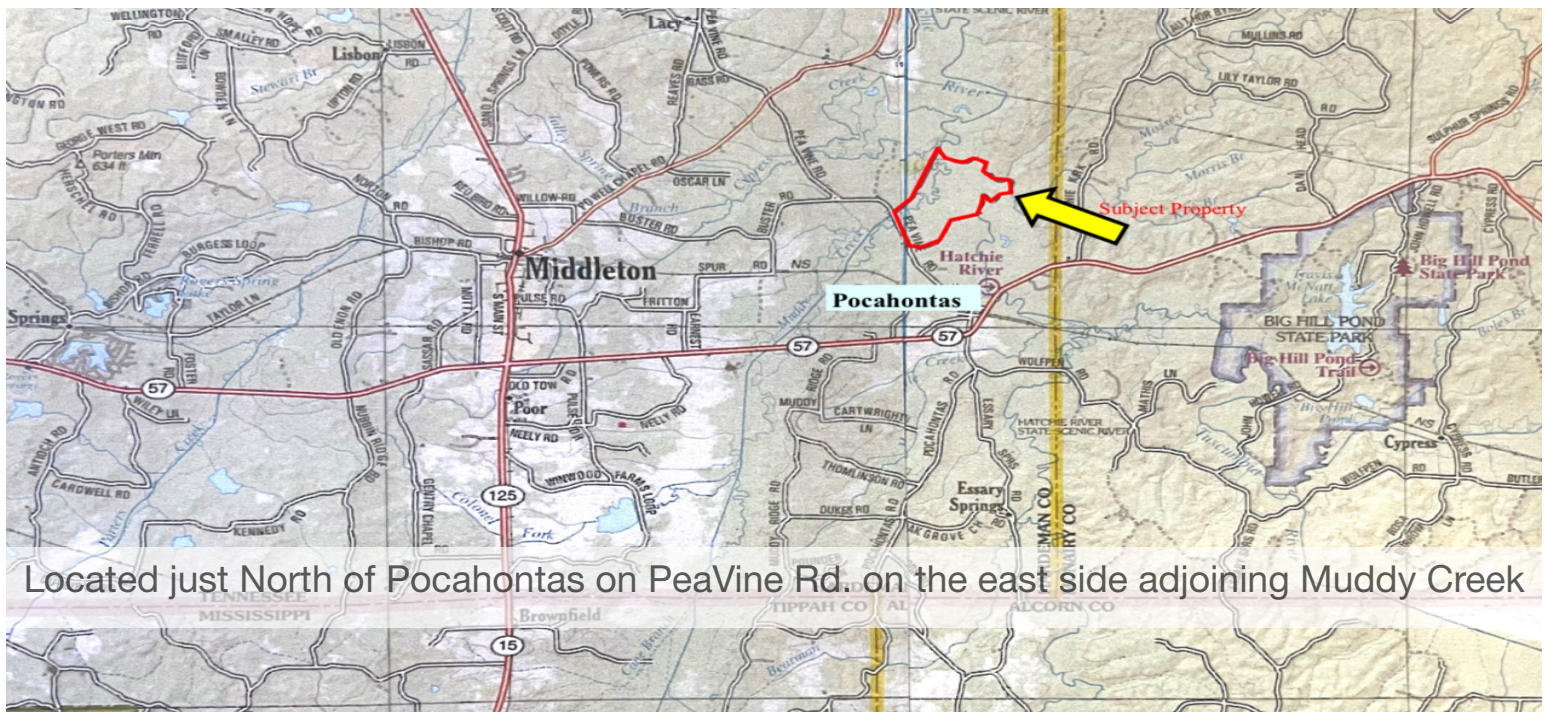
One of the standout features of this property is the recently select-cut hardwood timber, which has allowed for natural regeneration. This not only ensures the sustainability of the forest but also creates an environment teeming with wildlife. Hunting enthusiasts will find themselves immersed in a haven of excellent hunting opportunities, with deer and turkey freely roaming the vast expanse.

For those with a passion for waterfowl hunting, the cypress sloughs influenced by the Hatchie River provide the perfect setting. With a variety of waterfowl species frequenting these serene wetlands, duck hunting becomes an unforgettable experience. Additionally, the property offers endless opportunities for deer and turkey hunting, making it a true paradise for hunters of all kinds.

Access to the property is gated, ensuring privacy and security. The entrance off PeaVine road leads to a world of outdoor adventure. As you explore the property, you'll find potential areas on the hillside that are perfect for setting up hunting cabins, allowing you to immerse yourself in the beauty of nature while having a comfortable retreat.

What makes this property even more enticing is the excellent investment opportunity it presents for a Hunting Club. Whether you're an individual looking for a personal sanctuary or a group seeking a shared hunting experience, this property offers immense potential.

To learn more about this outstanding outdoorsman paradise and to arrange a showing, please contact **Shane Martin at 901-827-0224**.



Located just North of Pocahontas on PeaVine Rd. on the east side adjoining Muddy Creek



480+/- Acres  
Hardeman County, TN

Gated Access



Peavine Rd

Muddy Creek

Hatchie River

Hatchie River

Hatchie River

3484 ft





Gated access off PeaVine Rd.



Developed interior Roads throughout





Approximately 10000ft of meandering  
Hatchie River banks



Flooded Cypress Sloughs  
for Duck Hunting





Areas for Developing Food Plots



Tree Stands in place for Deer Hunting



