

Southern Land Company TN, LLC

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Principal Broker: Bill Gates (901)488-0368



43+/- Acre Rural Paradise ~ Marshall County, MS

Nestled on approximately 43 acres, this picturesque hobby farm offers a blend of tillable land, woodlands, and a serene pond. Ideal for outdoor enthusiasts, the property showcases abundant Deer and Turkey thriving from planted beans and cover along treelines. An old barn structure and multiple building sites provide versatility and storage options. Existing amenities include electricity, a well, and a septic system for convenience. Additionally, the property has the potential for subdivide for housing with approximately 880' of frontage on HWY 72.

Excitingly, the area is set to experience significant economic growth with the new development of advanced battery cell production operations by Accelera, Cummins, Daimler Trucks & Buses, and PACCAR in nearby Marshall County. This \$1.9 billion corporate investment promises the creation of 2,000 jobs with competitive salaries. Located in close proximity to Collierville, TN, this property not only offers a tranquil retreat but also promising opportunities for future economic prosperity.

Offering Price~ \$349,000

Shown by Appointment ~ Shane Martin 901-827-0224

Location - East HWY 72 from Collierville, property located on North side of Hwy just before Rice Chapel Rd.

Coordinates ~ 34.946600°N, 89.358558°W

20 miles to Collierville, TN, 25 miles to Olive Branch, MS

Parcel # 067-36-00600

Deer Stand
1
13.09
HEL

Deer Blind

Deer Blind

Deer Blind

Deer Blind

Marshall County

S36-T1S-R2W

2
11.82
HEL

S1-T2S-R2W

72

72





