

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

159+/- acres ~ Crockett County, Tennessee

Premium West Tn Duck Hunting with Lodge on established flyway next to Tigrett WMA

LOCATION: located on Hwy188 in Crockett County near Friendship and Tigrett Wildlife Management. Back side joins Middle Fork Forked Deer River

*Coordinate: 35.939307°N, 89.145838°W

ACREAGE: 159 +/- Total Deeded Acres

129+/- acres wooded wetland

20+/- acres row crop

10+/- Timber and Lodge area

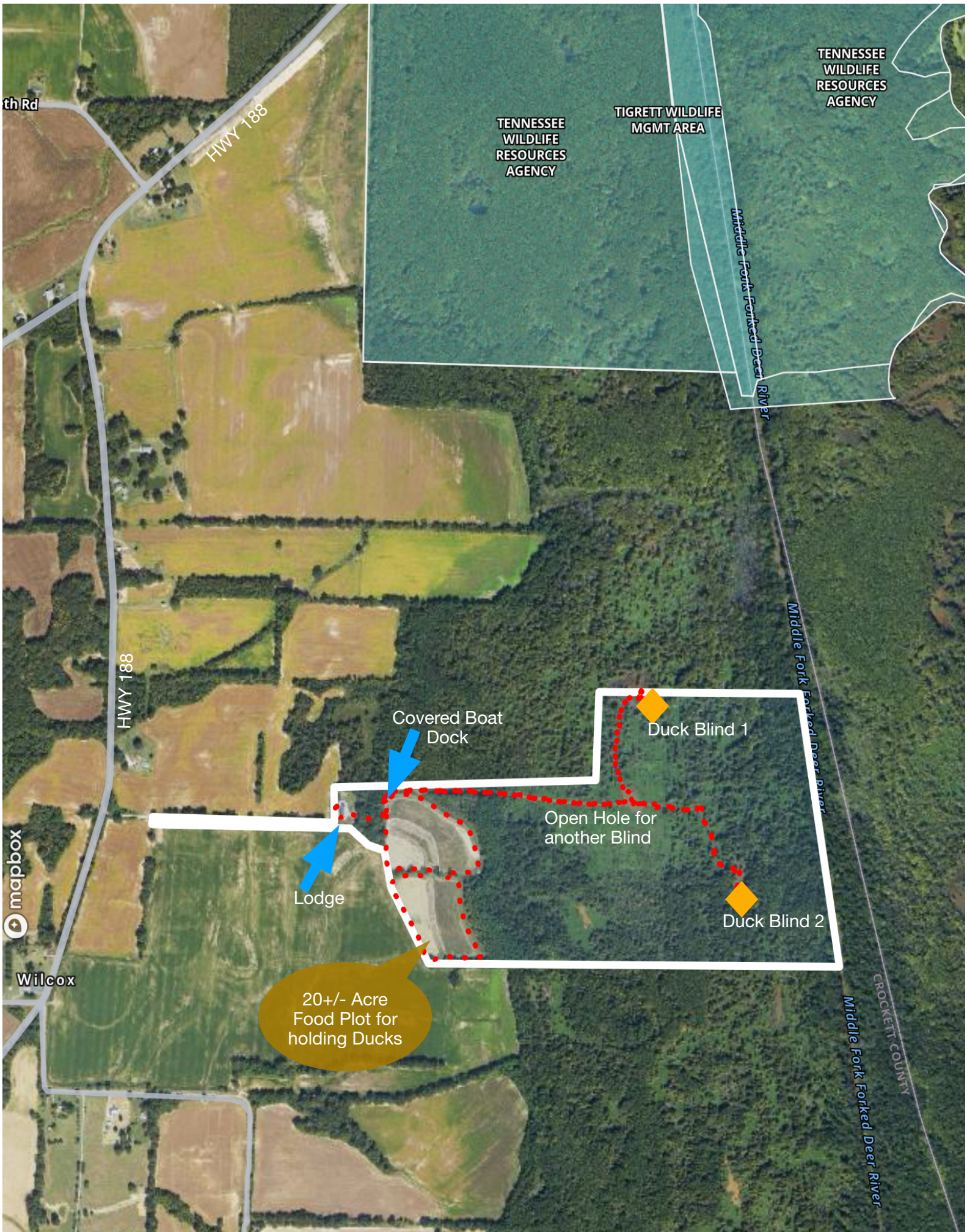
IMPROVEMENTS: 2- 8 man floating ducks blinds with covered pull-in boat slip, cooking and power capabilities, Covered Boat dock for boat storage, dredged boat run directly to each blind. Leveed food plots with water control structures currently not being hunted and used as food source for holding ducks.

Lodge: Built in 2021 - Approximately 3000sq ft metal Barndo lodge including approximately 1500sq ft 3 bedroom 2 bath living quarters with 1300sq ft of garage space for storage. real wood fireplace, full kitchen, tankless water heater, central heating and air. Solar powered with propane backup generator

INCOME: \$40,000 1yr hunting lease. \$20,000 each floating blind (Blind 1 & Blind 2)
The owner reserves rights to the lodge along with the flooded food plots and other flooded timber areas.

PRICE: \$1,510,500 CASH (\$9500 per acre) includes all owned gas, oil and mineral rights, all timber rights and all hunting rights in accordance with hunting lease. (2024 hunting season leased)

INSPECTION: Shown by Appointment: **Shane Martin, 901-827-0224**



TENNESSEE
WILDLIFE
RESOURCES
AGENCY

TENNESSEE
WILDLIFE
RESOURCES
AGENCY

TIGRETT WILDLIFE
MGMT AREA

Middle Fork Forked Deer River

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CROCKETT COUNTY

HWY 188

HWY 188

th Rd

mapbox

Wilcox

Covered Boat
Dock

Duck Blind 1

Open Hole for
another Blind

Lodge

Duck Blind 2

20+/- Acre
Food Plot for
holding Ducks

