

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

Beech Bluff 226

Madison County, TN

LOCATION: located on Fowler rd. Beech Bluff, TN in Madison County
miles to Nashville, miles to Jackson

*Coordinate: 35.622477°N, 88.636203°W

ACREAGE: 226 +/- Acres

IMPROVEMENTS: interior trails for access through the property, Gravel
entrance from Fowler Rd.

Parcel - 081-012.00

Terrain - Rolling Hills, Primarily wooded mixed stand of select-cut hardwood
and Pine Timber, Bear Creek runs along western boundary

Mineral Rights- All seller-owned gas, oil, and mineral rights convey.

Hunting Rights- Exclusive hunting rights included

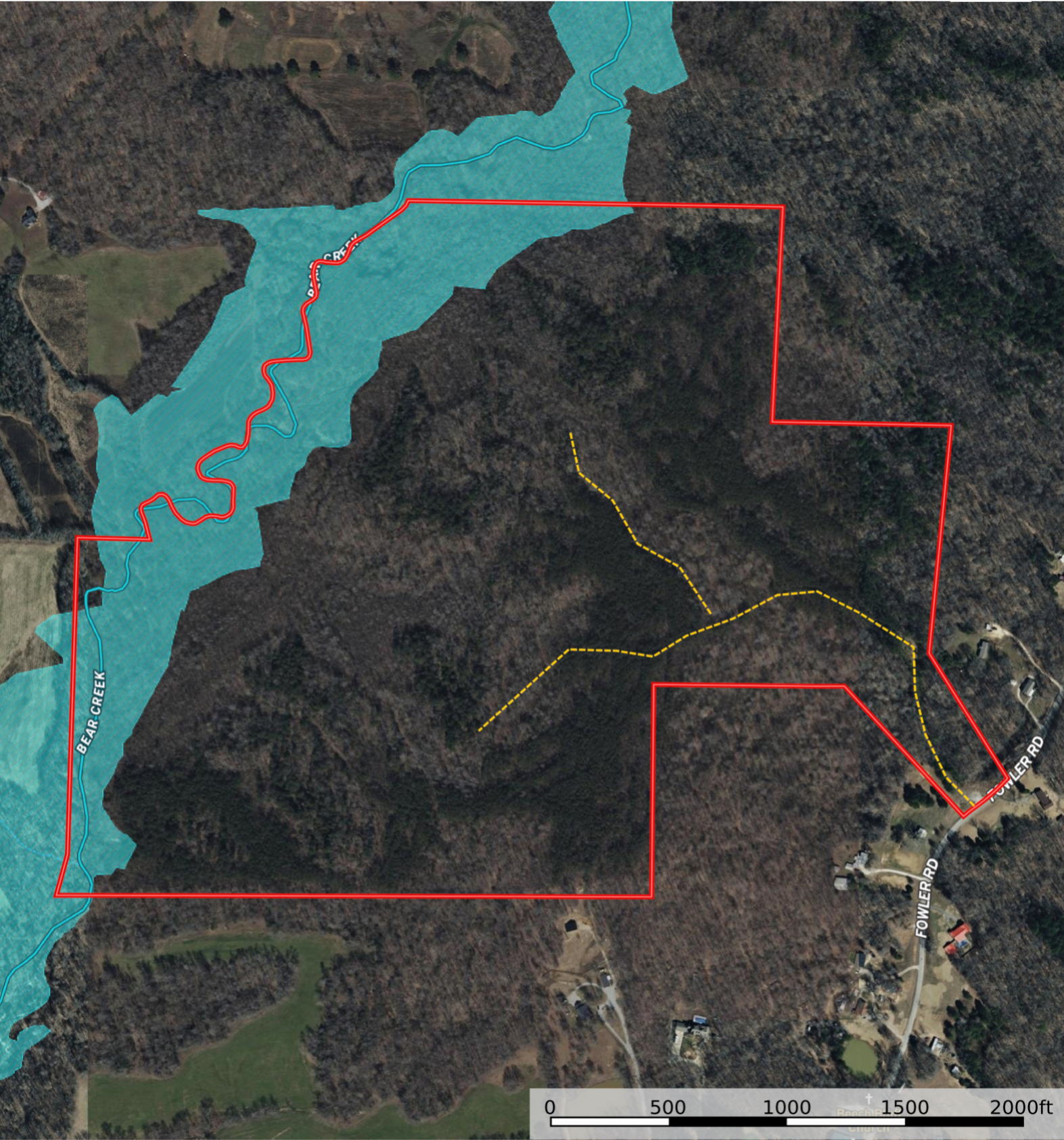
PRICE: \$865,000

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

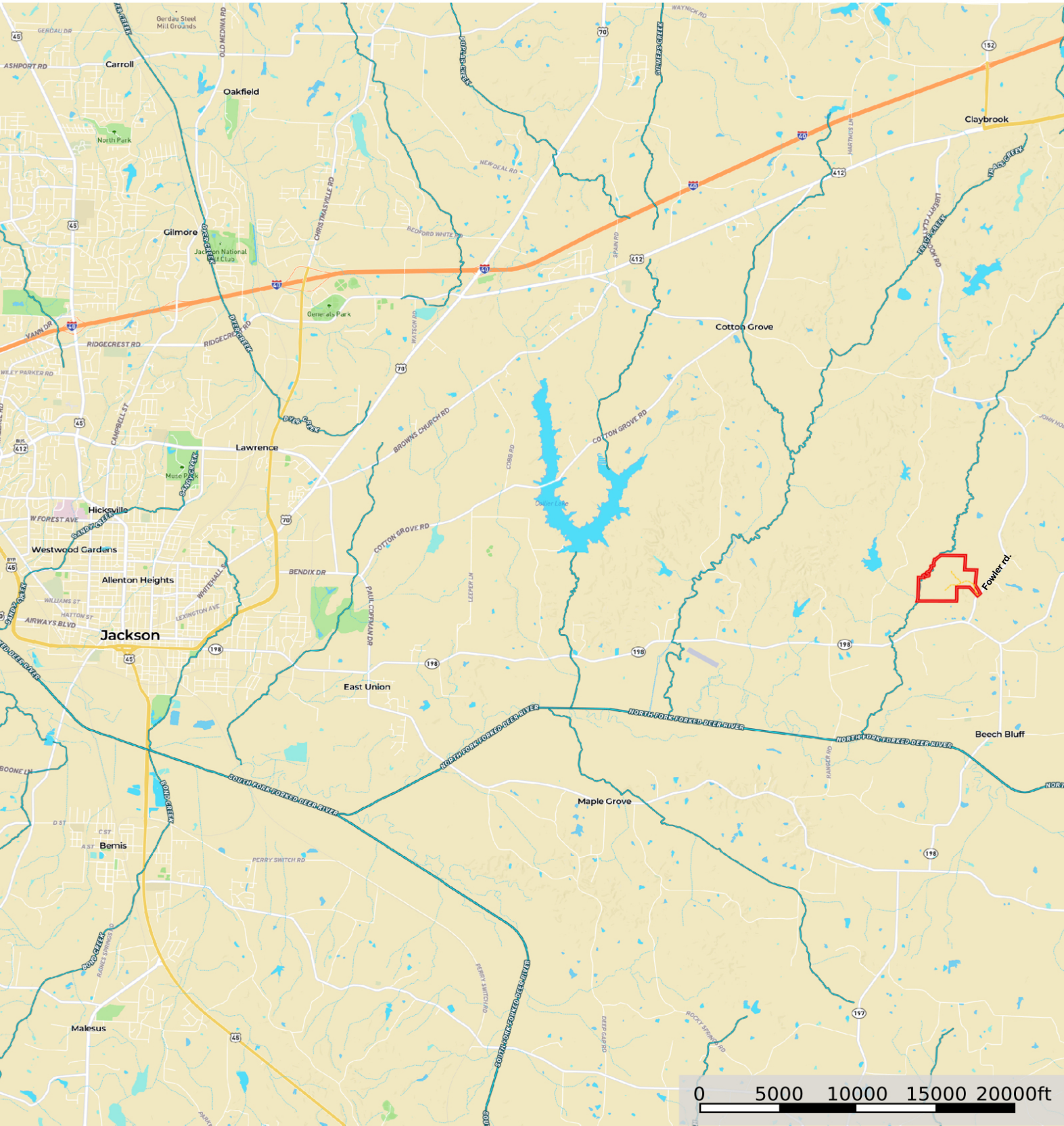
Remarks:

This 226± acre timber tract on Fowler Rd in Beech Bluff, TN (35.622477°N, 88.636203°W) is a hunter's paradise and a perfect private retreat. Featuring a mix of select-cut hardwoods and planted pine, it offers outstanding deer and turkey hunting, enhanced by Bear Creek along the western boundary. Ideal for a dream home, the property boasts scenic, rolling terrain with utilities and fiber available at the road.

Beech Bluff 226
Madison County, Tennessee, 226 AC +/-



Beech Bluff 226
Madison County, Tennessee, 226 AC +/-



- Road / Trail
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Stream, Intermittent
- River/Creek
- Water Body





Excellent Hunting Habitat influenced by Bear Creek