

Southern Land Company TN, LLC

8590/1 Farmington Blvd. Germantown, TN 38139

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Principal Broker: Bill Gates (901)488-0368

Doe Creek 122

Henderson County, TN

Location - located on Hwy 104 Sardis, TN

120 miles to Nashville, 55 miles to Jackson

*Coordinate: 35.43350° N, 88.27580° W

Acreage - 122 +/-

Parcel - 159-012.01

Terrain - Cultivated farmland with cutover hardwood and pine timber,

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

Hunting Rights - all hunting rights included

PRICE: \$366,000 (\$3000/acre)

Remarks:

Welcome to Doe Creek 122, a diverse and highly desirable 122+/- acre farm located on Highway 104 in Sardis, Henderson County, Tennessee. This exceptional property offers a blend of cultivated farmland and cutover hardwood and pine timber.

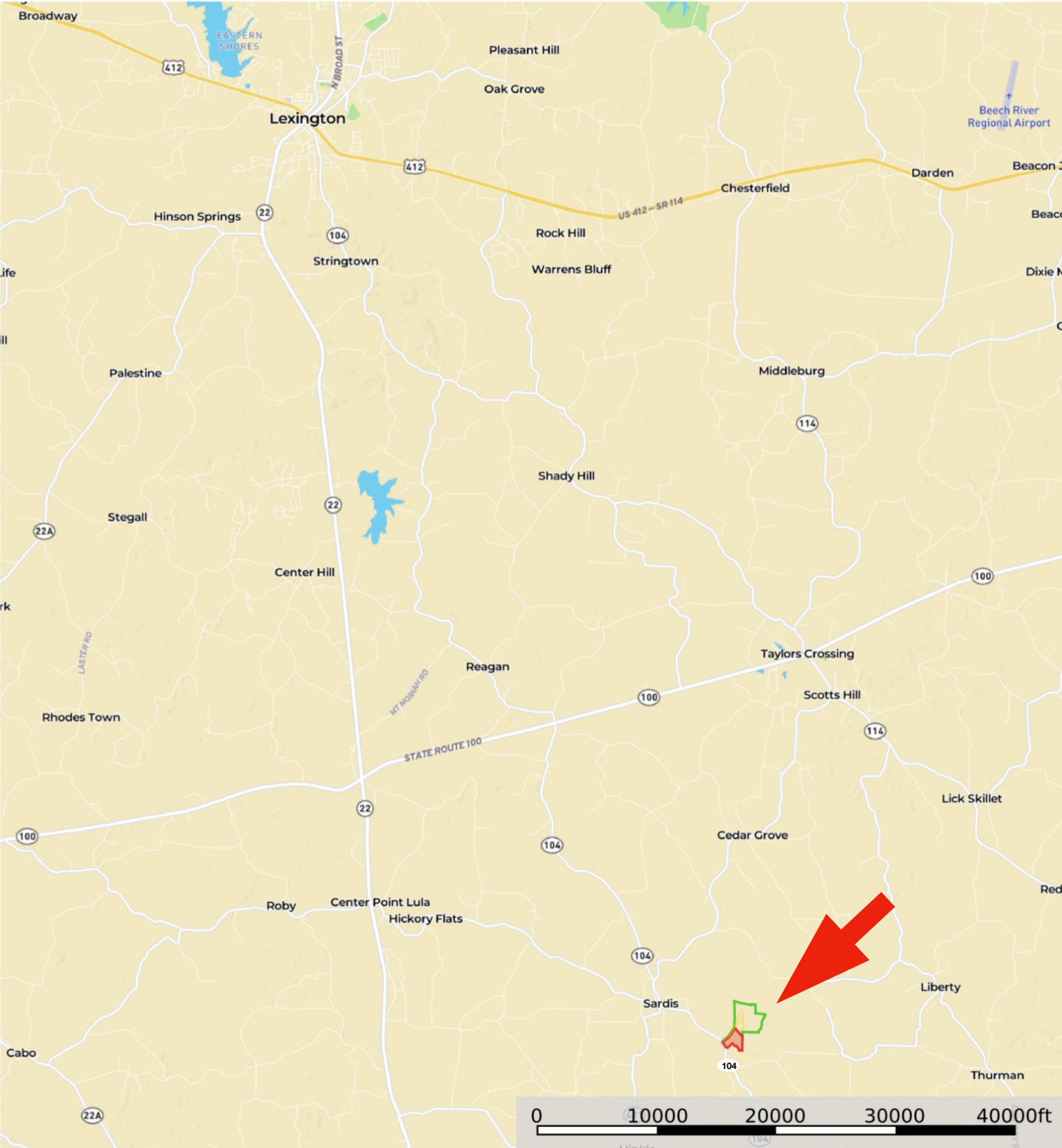
The farm is influenced by West Prong Doe Creek, creating ideal conditions for outstanding deer and turkey hunting. Newly developed interior roads provide excellent access throughout the property, enhancing its usability for farming, recreation, or future development.

Key Features:

- 122± acres in Henderson County, TN
- Combination of cultivated farmland and cutover timber
- Excellent deer and turkey hunting
- Influenced by West Prong Doe Creek
- Newly developed interior road system
- Income-producing and recreational potential

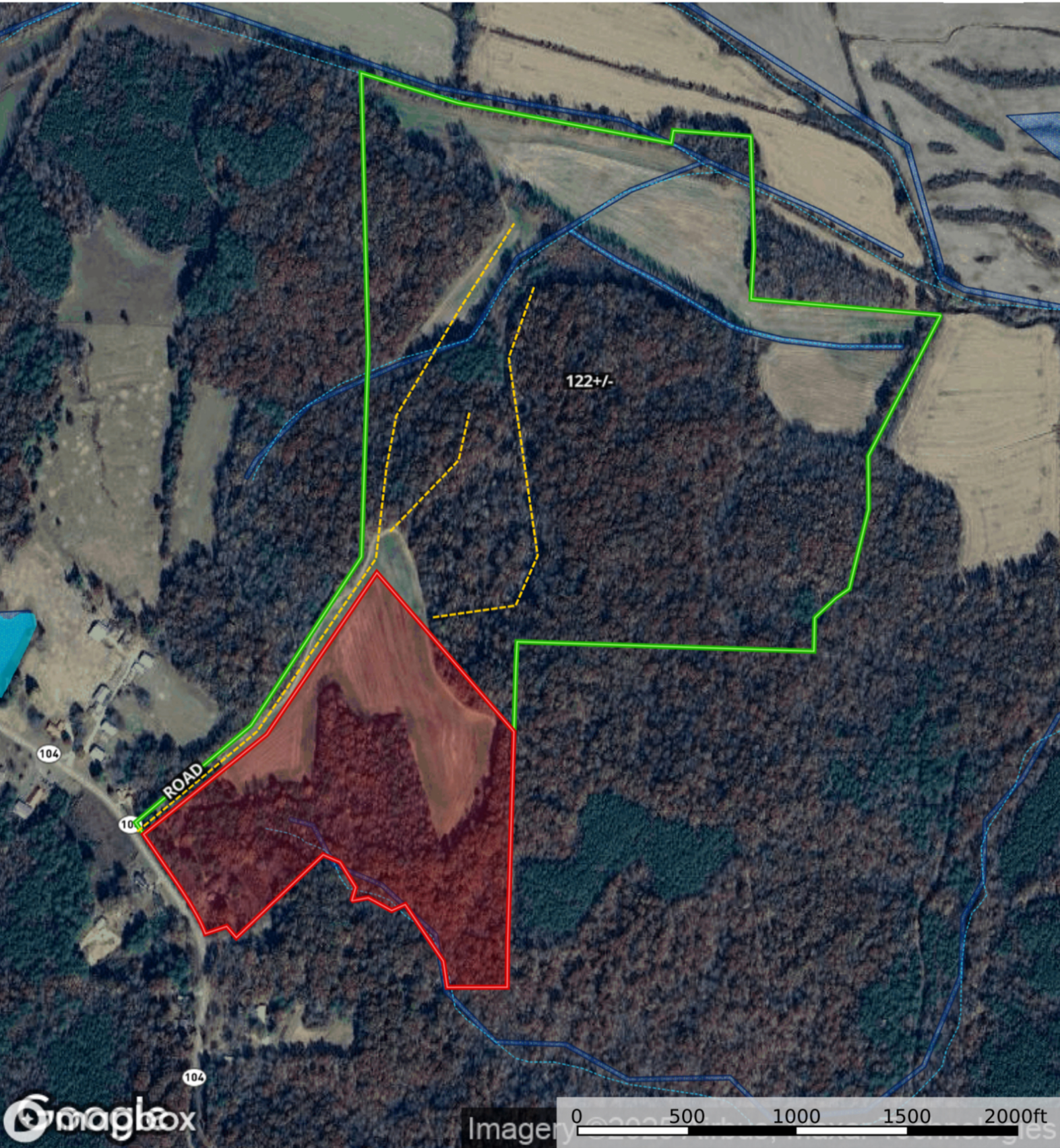
INSPECTION: Shown by Appointment: Shane Martin, 901-827-0224

Doe Creek 122
Tennessee, 122 AC +/-



--- Road Out 122 +/-

Doe Creek 122
Tennessee, 122 AC +/-



- Road
- Out
- 122 +/-
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body



