

Southern Land Company TN, LLC

8590/1 Farmington Blvd. Germantown, TN 38139

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Principal Broker: Bill Gates (901)488-0368

Mifflin 153- Mature Timber, Prime Hunting, and Scenic Homesites

LOCATION: 2451 Mifflin Rd, Beech Bluff, TN 38313

- 100 miles to Memphis International Airport
- 20 miles to Jackson, TN
- 130 miles to Nashville, TN
- Coordinates: 35.564662°N, 88.620442°W

COUNTY: Madison County

ACREAGE: 153±

IMPROVEMENTS:

- Gravel Drive from Mifflin Rd (approx 1200 ft)
- Interior road system
- 1/2 +/- acre pond
- Established food plots planted in clover, along with a variety of other browse and cover

TERRAIN: Gently rolling field with a pond, surrounded by mature hardwood timber and offering excellent deer and turkey hunting opportunities, enhanced by the nearby North Fork Forked Deer River

PARCEL: 057104 00100

RIGHTS:

- All seller-owned gas, oil, and mineral rights convey
- Exclusive hunting rights included

PRICE: \$698,650 – includes all timber, mineral, and hunting rights

INSPECTION: Shown by Appointment

Contact: Shane Martin, 901-827-0224

Remarks:

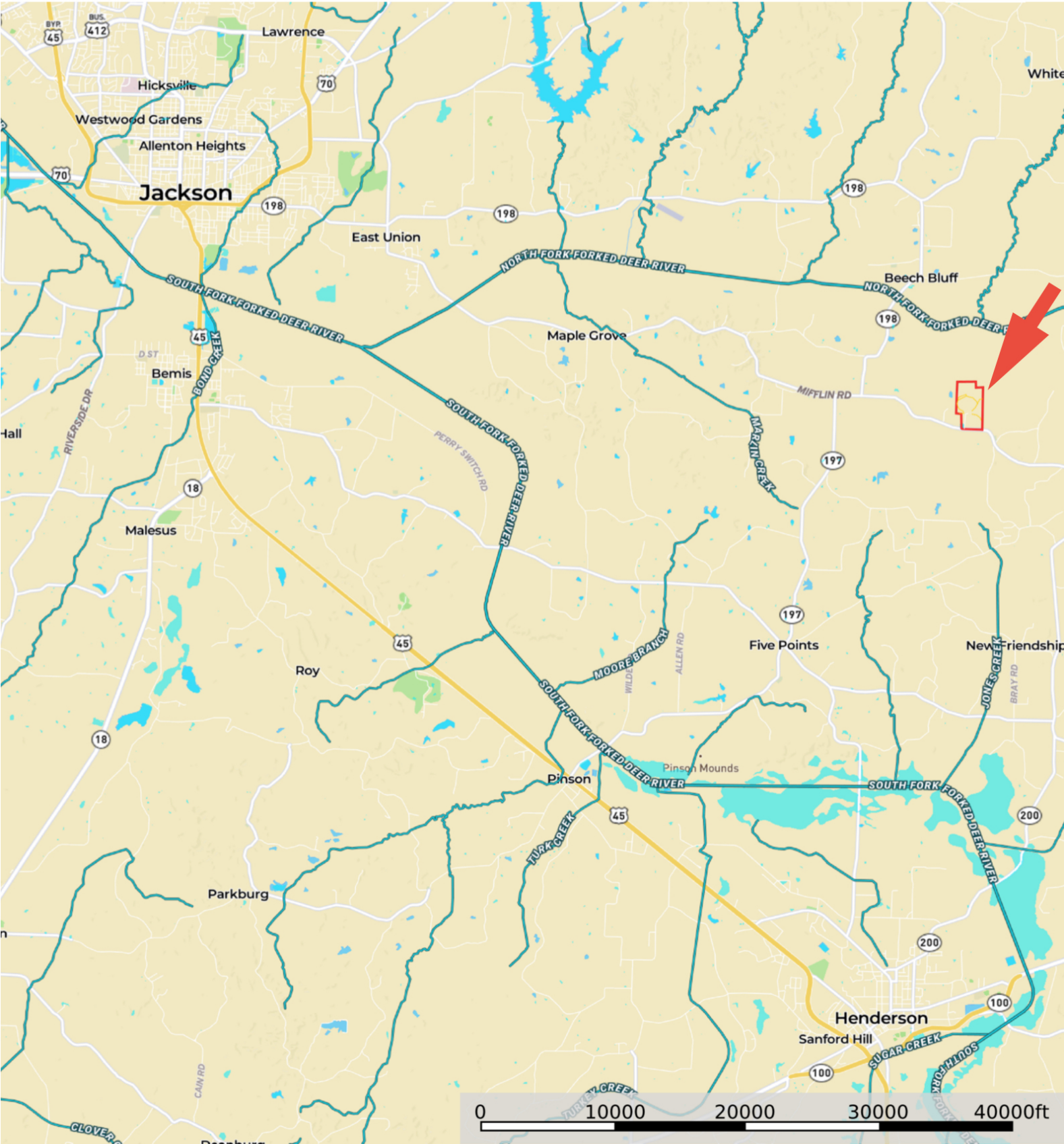
This 153± acre tract in Madison County features a scenic blend of mature timber, open fields, and rolling views—ideal for a country estate, hunting retreat, or recreational escape. With over 1,500 feet of road frontage, a 1,200-foot gravel drive, a half-acre pond, and an extensive internal trail system, access and usability are excellent. The property offers a diverse mix of mature upland and bottomland hardwoods—white oak, red oak, poplar, and hickory—along with scattered pines, creating prime habitat for trophy deer and turkey, enhanced by the nearby North Fork Forked Deer River. Utilities are available, with multiple elevated homesites offering sweeping views of the landscape. * *Hunting Blinds not included in sale.*

Mifflin 153
Madison County, Tennessee, 153 AC +/-



- Established Trails
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- Gravel Drive
- Pond
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

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