

Southern Land Company TN, LLC

8590/1 Farmington Blvd. Germantown, TN 38139

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Email: land@southernlandco.com

Principal Broker: Bill Gates (901)488-0368

Perry Chapel 163

LOCATION: 6415 Perry Chapel rd, Ashland, MS 38603

- 35 miles to Collierville, TN
- 7.2 miles to Ashland, MS
- Coordinates: 34.895463°N, 89.185630°W

COUNTY: Benton County

ACREAGE: 163 surveyed acres

IMPROVEMENTS:

- 1-bedroom / 1-bath hunting cabin with electric, septic, and well
- Developed interior trail system with meandering drive
- Fenced and cross-fenced open pasture

TERRAIN: Rolling pastures surrounded by mature hardwood and pine timber, providing excellent deer and turkey hunting opportunities.

PARCEL: 1-0670-22-000-027.00, 1-0670-22-00-026.02, 1-0670-22-000-042.00, and portion of 1-0670-22-000-025.00

RIGHTS:

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

PRICE: \$652,000.00 – includes all timber, mineral, and hunting rights

Remarks: Welcome to The Perry Chapel 163, a private and diverse 163 surveyed acre farm in Benton County, TN, offering a well-balanced blend of hardwood timber, rolling pasture, and prime wildlife habitat. The property is predominantly wooded with mature white oak, red oak, and other mixed hardwoods, along with sections of pine timber. Open fields—fenced and cross-fenced—provide functional pasture or food plot potential.

Strategically developed food plots and the property's proximity to Holly Springs National Forest and the Wolf River create an exceptional environment for deer and turkey hunting. A

1-bedroom, 1-bath hunting cabin is already in place—complete with power, septic, and a well—offering the foundation for a comfortable weekend retreat with a bit of TLC.

Whether you're seeking to have a recreational getaway, a hunting retreat, homesites for your family or a versatile multi-use farm, Perry Chapel 163 delivers It all.

Shown by Appointment

Contact agent: Shane Martin 901-827-0224

Perry Chapel 163

Benton County, Mississippi, 163 AC +/-







