

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

Bateman 49- Homesite with mixed timber and hunting

LOCATION: located in Fayette County on Bateman Rd in Moscow, TN near Wolf River & Ghost River SNA & WMA, close proximity to Collierville.

*Coordinate: 35.037935°N, 89.350637°W

ACREAGE: 49 +/- surveyed Acres

PARCEL: 17729.01 2300 7201

COUNTY: Fayette County

RIGHTS:

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

PRICE: \$490,000

Remarks:

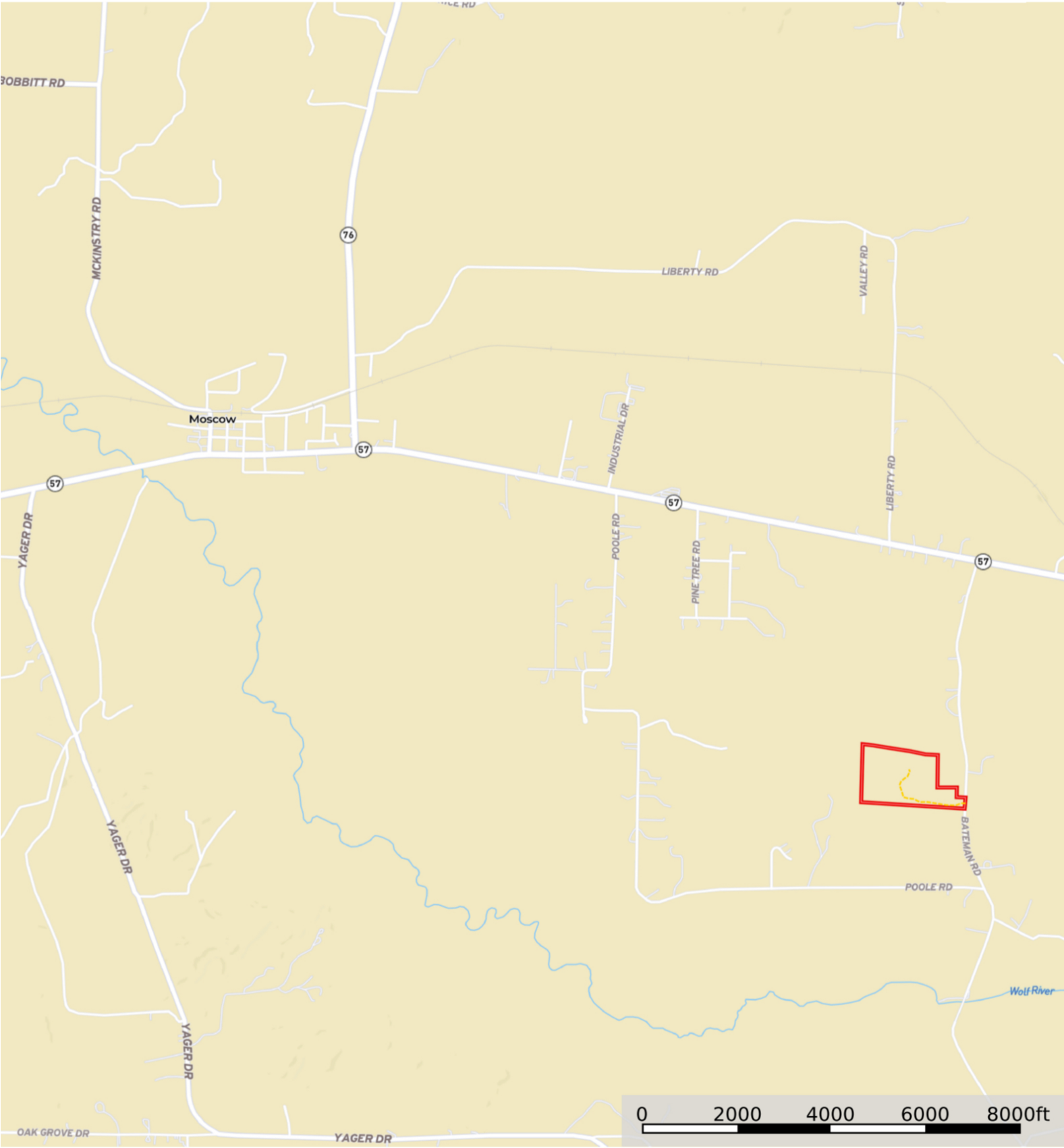
Bateman 49 offers the perfect blend of recreation, seclusion, and convenience. Spanning 49± acres, the property features rolling terrain with a mix of hardwood and pine timber, open fields, and a newly developed driveway leading to a beautiful secluded homesite.

Outdoor enthusiasts will appreciate the excellent deer and turkey habitat, while the open areas provide opportunities for ATV riding, outdoor recreation, or future food plots enhancing wildlife habitat.

Located just minutes from Collierville and Germantown, Bateman 49 strikes an ideal balance of accessibility and privacy. Whether you're looking to build your dream home or enjoy a private hunting retreat, this property delivers it all.

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

Bateman 49
Tennessee, AC +/-



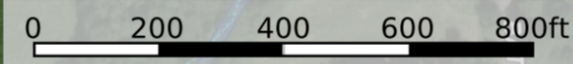
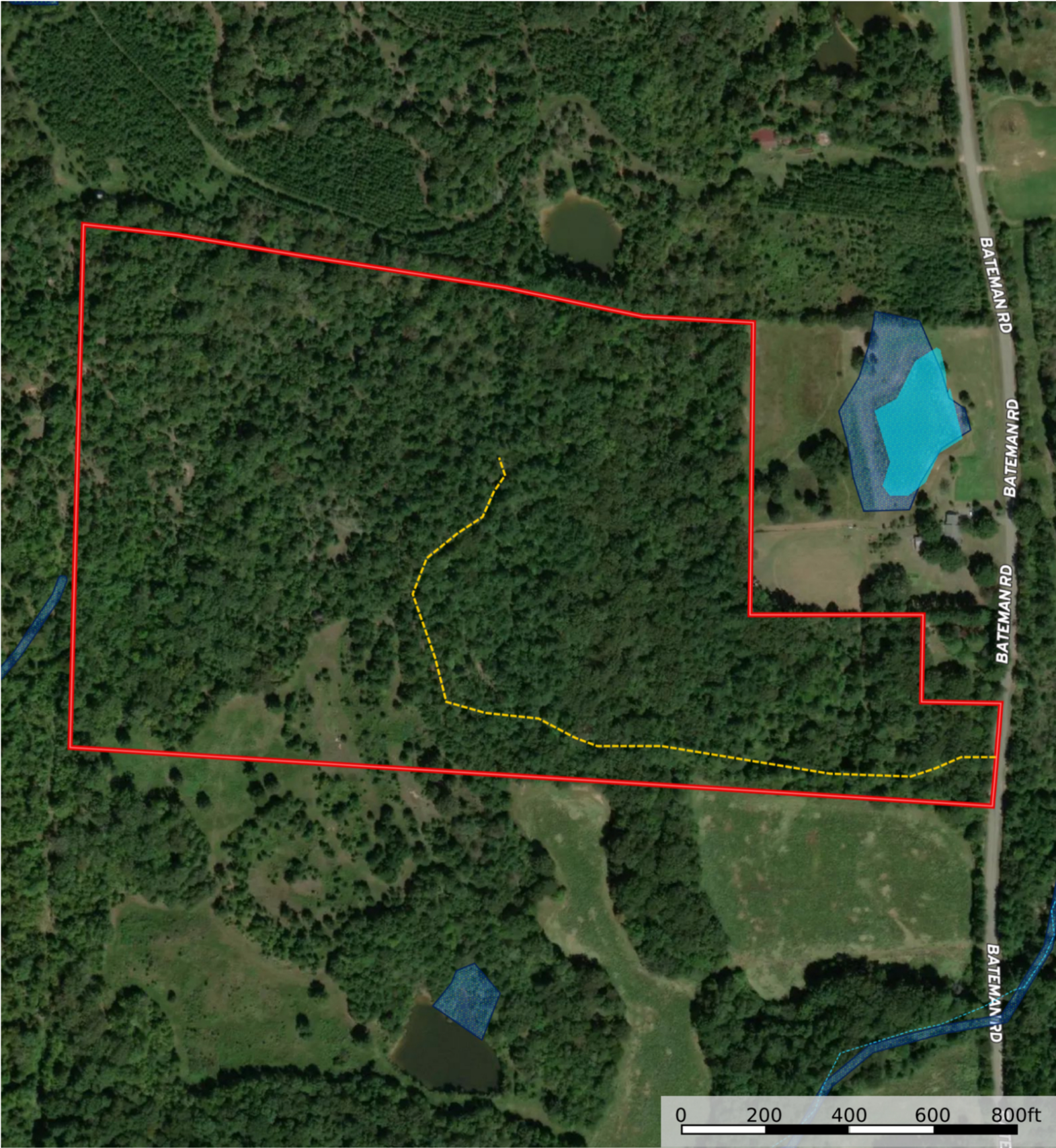
--- Road / Trail



Boundary



Bateman 49
Tennessee, AC +/-



- Road / Trail
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body



