

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

Big Sandy 59

Timber, Hunting, and Homesite Potential

LOCATION:• access from Hill Chapel rd and Herndon Cemetery Rd in Big Sandy, TN

- 85 miles to Jackson, TN
- 120 miles to Nashville, TN
- Coordinates: 36.306078°N, 88.004731°W

COUNTY: Benton County

ACREAGE: 59±

FEATURES: beautiful mature hardwoods with high concentration of White Oak with beautiful home site on the top ridge.

TERRAIN: primarily steep hills surrounded by mature hardwoods

PARCEL: 00301105502

RIGHTS:

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

PRICE: \$405,000.00– includes all timber, mineral, and hunting rights

Remarks:

Timber, Hunting, and Homesite Potential

This 59± acre tract in Big Sandy, TN offers a strong mix of hardwood timber, excellent hunting potential, and a scenic ridgetop ideal for a home. Located near the Tennessee National Wildlife Refuge and the Tennessee River, the property sits in an area known for quality deer and turkey hunting, with natural habitat throughout.

Most of the land is covered in mature timber, including a high concentration of valuable white oak, which offers immediate harvest potential and enhances both the recreational appeal and long-term investment value

Whether you're looking for a hunting property, timber investment, or a quiet place to build, this tract checks all the boxes.

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

Tennessee, AC +/-



Big Sandy 59
Tennessee, AC +/-



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| ★ 59 +/- ACRES | — LICK CREEK RD | — DOHERTY STORE RD | — HERNDON CEMETERY RD | — HILL CHAPEL RD | □ Boundary | ■ Forest Service | ■ State Land | ■ Fish and Wildlife | ■ National Park |
| ■ Other | ■ BLM | ■ Local Government | — Stream, Intermittent | — River/Creek | ■ Water Body | ● Aerodrome | ● Heliport | ● Seaport | ● Glider Port |
| ● Ultra Light | ● Ballon Port | | | | | | | | |





