

# Southern Land Company TN, LLC

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Principal Broker: Bill Gates (901)488-0368

## **Hill Top 170**

**Location:** Convenient access from Hilltop Lane or Craig Drive in Millington, TN — just 32 miles from Memphis International Airport.  
**Coordinates:** 35.402666°N, 89.964482°W

**County:** Tipton County  
**Acreage:** 170.34± acres

**Features:** Productive cropland offers income potential, while multiple build site opportunities with water and power at the street provide flexibility for a home or retreat. Strategically placed food plots, combined with Bear Creek meandering through the property, create exceptional habitat for deer and turkey hunting.

**Terrain:** Rolling hills with approximately 70± acres of open fields in planted crops and food plots. The remainder consists of cutover hardwood timber, offering excellent food source for wildlife & a diverse habitat. Soils consisting primarily of Memphis Silt Loam

**Parcels:**

- 124-007.01 — 64.76± acres
- 124-007.06 — 4.19± acres
- 124-012.00 — 101± acres
- 124L-A-011.00 — 0.39± acres

**Rights:**

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

**PRICE: \$597,350.00– includes all owned timber, mineral, and hunting rights**

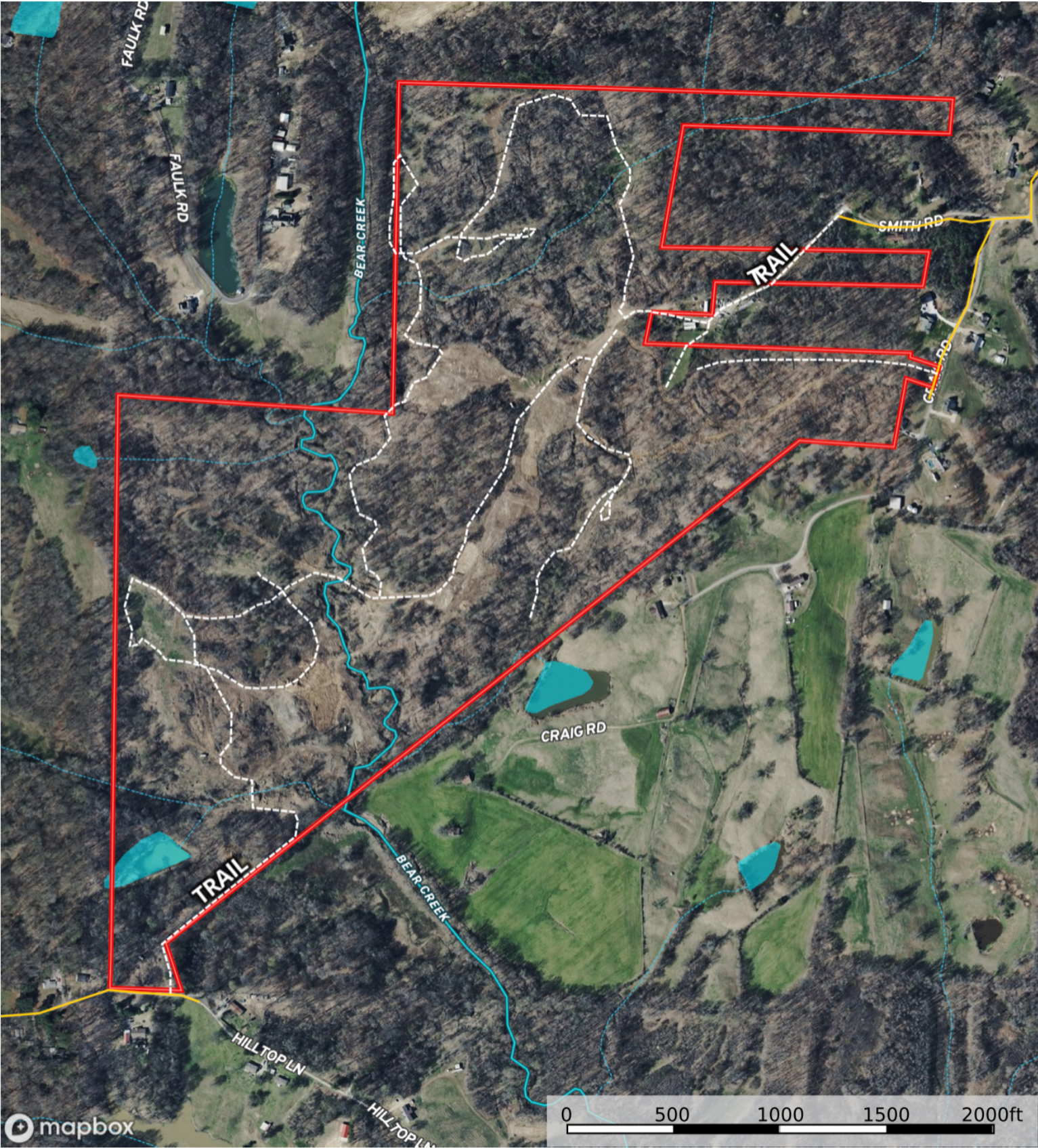
**Remarks:**

Hill Top 170 offers an exceptional blend of recreation, investment, and lifestyle potential. With rolling hills, meandering Bear Creek, strategic food plots, and a mix of open cropland and cutover hardwood timber, the property provides prime habitat for whitetail deer and wild turkey. Multiple build sites with water and power at the street make it ideal for a private residence or hunting retreat, while the productive cropland offers steady income potential. Whether you're looking to hunt game, build your dream home, or generate returns from the land, this 170.34± acre Tipton County tract delivers it all.

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



Hilltop 170  
Tipton County, Tennessee, 170 AC +/-



- Ray Bluff Road

Crigger Road

Craig Road

Smith Road

W Union Rd

Bass Rd .

New Bethel Rd .

Ray Bluff RD

Hilltop Ln

trail
- trail

Boundary

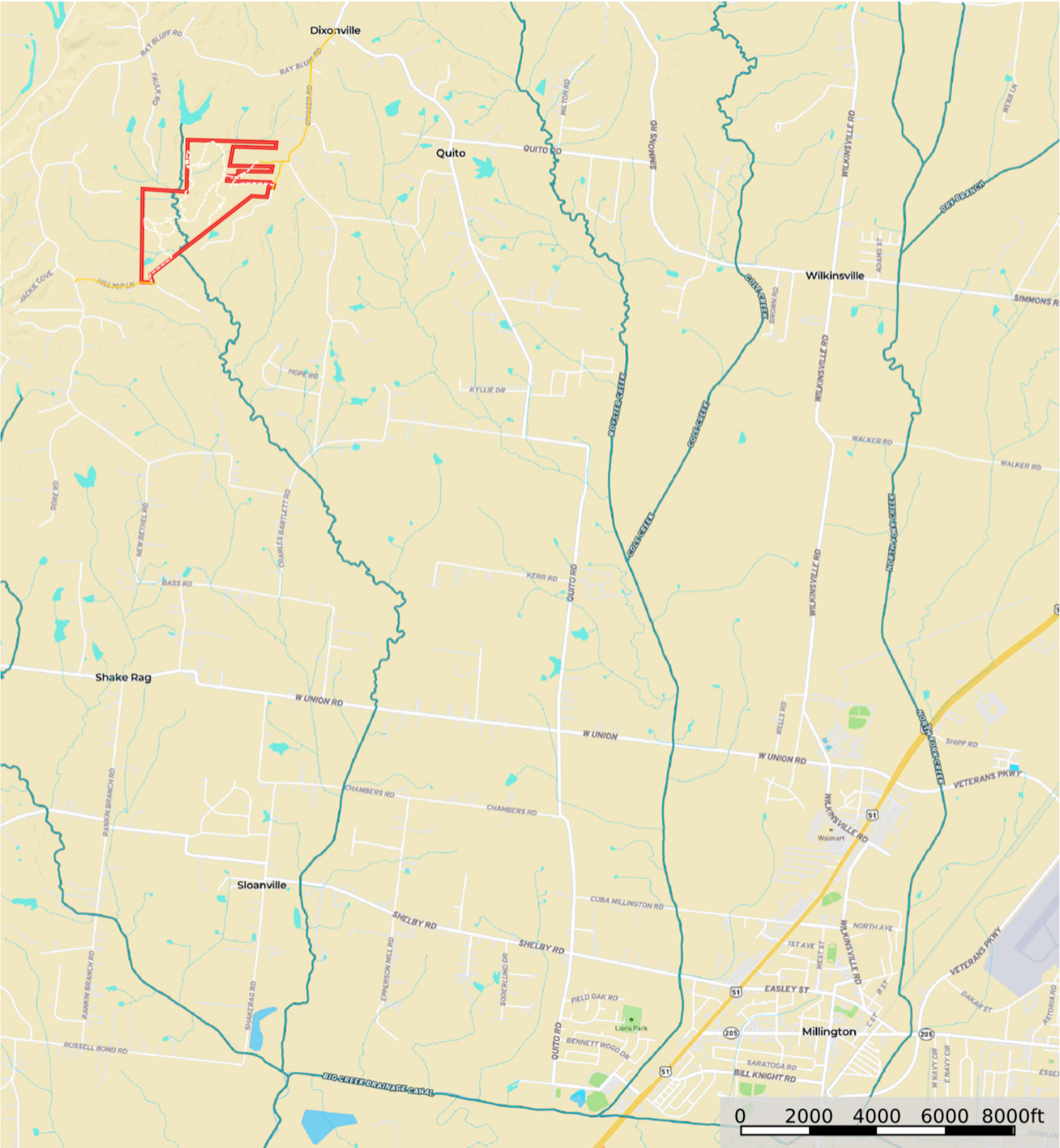
Stream, Intermittent

River/Creek

Water Body



Hilltop 170  
Tipton County, Tennessee, 170 AC +/-



- Ray Bluff Road
- Crigger Road
- Craig Road
- Smith Road
- Hilltop Ln
- trail
- trail
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body





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