

# Southern Land Company TN, LLC

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Principal Broker: Bill Gates (901)488-0368

## **Hatchie River 361**

### **Duck, Deer & Turkey Hunting along Hatchie River**

**LOCATION:** easement access from Peavine Rd. Middleton, TN 38052

\*Coordinate: 35.194005°N, 88.902383°W

**COUNTY:** Hardeman County

**ACREAGE:** 361 +/- Acres

**IMPROVEMENTS:** Newly developed interior trails provide easy access throughout the property, which also includes a floating 5-man duck blind, multiple slough bridges and crossings.

**Parcel -** 035097 00801

**Terrain-** Flat bottomland hardwoods with open areas for food plots, influenced by the Hatchie River and surrounded by expansive farmland and flooded fields that provide exceptional duck hunting opportunities.

**Mineral Rights-** All seller-owned gas, oil, and mineral rights convey.

**Hunting Rights-** Exclusive hunting rights included.

**PRICE: \$985,000** includes all owned gas, oil and mineral rights, all timber rights and all hunting rights

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

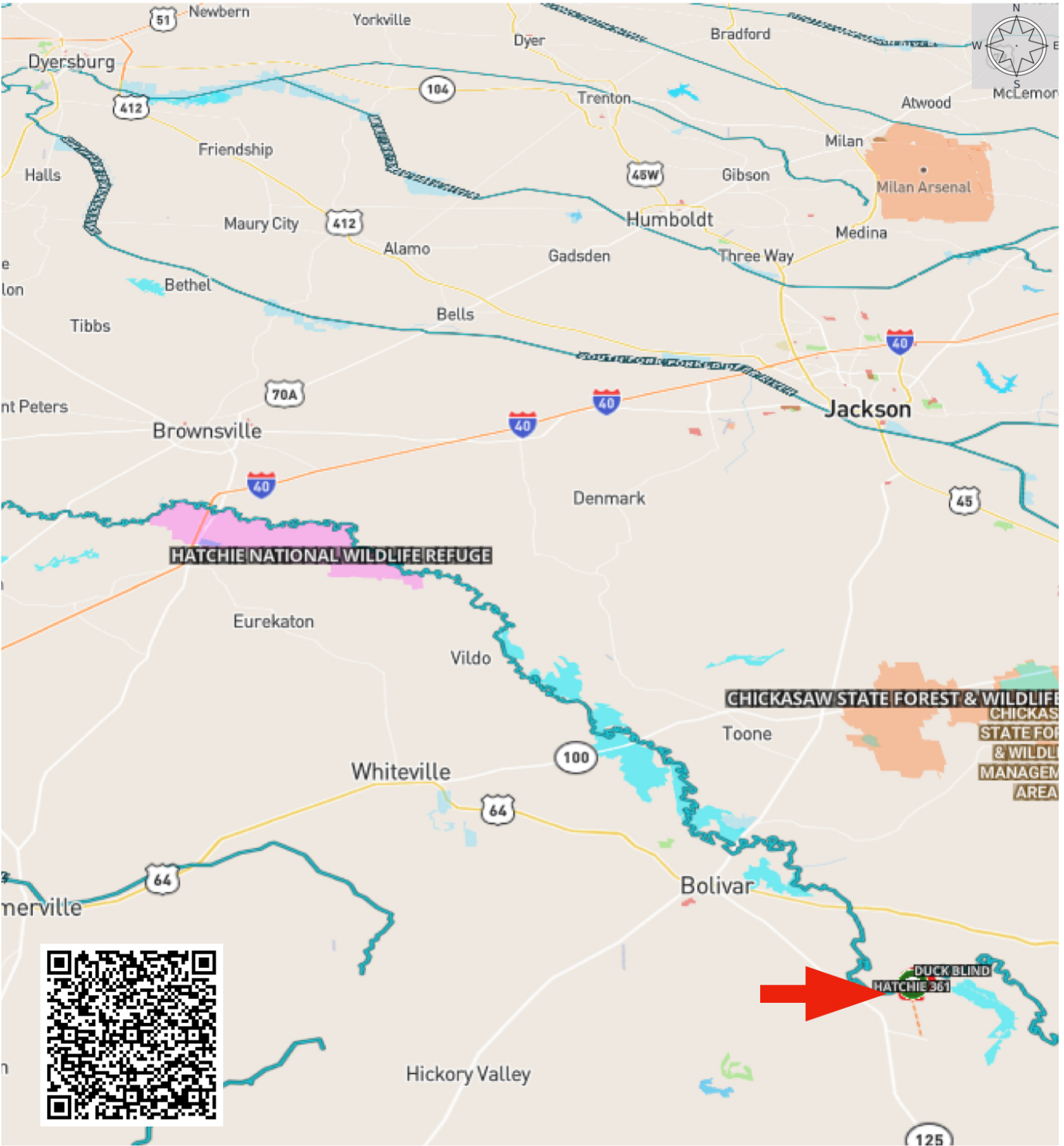
### **Notes:**

Welcome to Hatchie River 361 – a premier 361± acre hunting tract located along the Hatchie River in Hardeman County, TN, an area well known for outstanding wildlife opportunities. The Hatchie is the last major river in West Tennessee that has never been dammed, dredged or rechanneled, preserving its natural character and rich habitat. Adding to the area's appeal, TWRA recently announced the purchasing of approximately 7,500 acres nearby in the Hatchie River bottom.

Newly developed interior trails provide excellent access across the property, which also includes a floating 5-man duck blind. The land features mature bottomland hardwoods—primarily white oak, red oak, mixed hardwood species, and cypress timber—along with open areas well-suited for food plots. Influenced by the Hatchie River and surrounded by thousands of acres of productive farmland, this tract offers outstanding wildlife habitat and premier hunting opportunities.

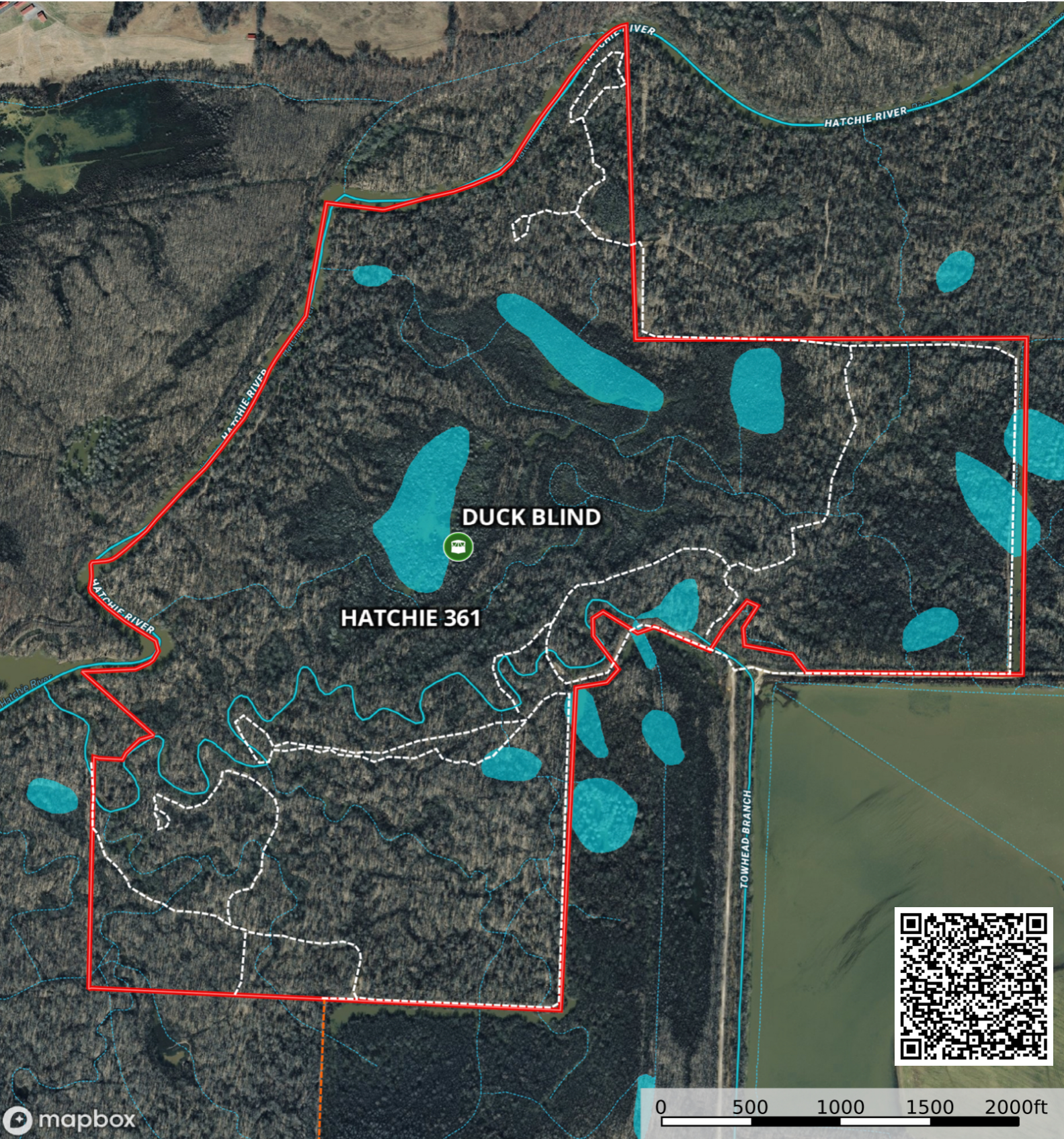
Large, uncut hardwood tracts with over a mile of frontage along the Hatchie River are becoming increasingly rare—making this a unique opportunity to own a diverse hunting property with exceptional habitat for deer, turkey, and waterfowl.

**Hatchie River 361**  
Tennessee, 361.09 AC +/-





Hatchie River 361  
Tennessee, 361.09 AC +/-



- Duck Blind
- Easement access from
- Road / Trail
- Hatchie 361
- Stream, Intermittent
- River/Creek
- Water Body







