

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

Loosahatchie 210

Duck, Deer & Turkey Hunting along Loosahatchie River

LOCATION: located off Benjestown Rd. And Millington Rd. in Shelby County, minutes from downtown Memphis and bass pro shop.

*Coordinate: 35.229536°N, 90.026617°W

COUNTY: Shelby County

ACREAGE: 208.78 +/- Acres

IMPROVEMENTS: Newly developed interior trails provide easy access across the property, with a cleared area ideal for a cabin and an easement planted to attract wildlife

Parcel - 1. D014400193 **2.** D014400192

Terrain - primarily flat approximately 25+/- acres in planted pine and remaining in bottomland hardwoods and food plots, approximately 3500' Loosahatchie River frontage.

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

Hunting Rights- Exclusive hunting rights included.

PRICE: \$472,500 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 Loosahatchie 210 — a convenient 210± acre hunting tract offering exceptional opportunities for duck, deer, and turkey hunting, all just minutes from Downtown Memphis and the Bass Pro Pyramid. This diverse property has approximately 3500' of Loosahatchie River frontage and is influenced by neighboring hunting clubs, creating excellent game-holding land. Newly developed interior trails provide easy access, with a cleared area ideal for a Hunting cabin or Camper site. An easement has been planted to attract wildlife, further enhancing the recreational potential.

The tract is primarily flat, with approximately 20± acres in planted pine and the balance in bottomland hardwoods and strategically placed food plots. Exclusive hunting rights are also included.

Access is convenient with a gated entrance off Millington Road featuring a gravel drive, plus an additional entrance from Benjestown Road.

Whether you're seeking a personal hunting property or a long-term land investment, Loosahatchie 210 delivers a rare opportunity near the heart of Memphis.

Loosahatchie 210

Shelby County, Tennessee, 209 AC +/-



- BassPro Shop
- Benjes Town Road
- Road / Trail
- Loosahatchie 210
- Stream, Intermittent
- River/Creek
- Water Body

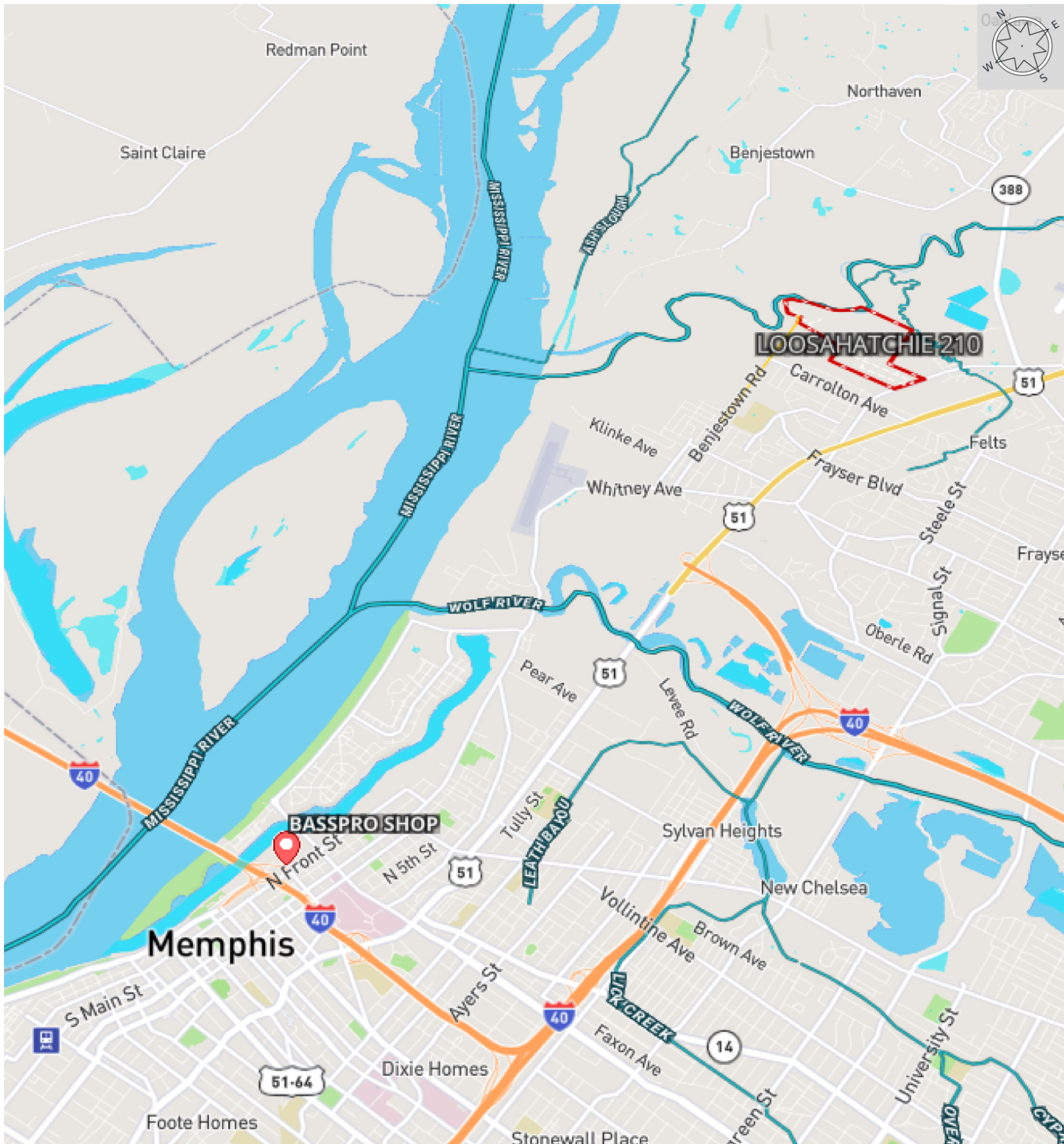
Stephen Martin
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southernlandco.com

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