

Southern Land Company TN, LLC

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Principal Broker: Bill Gates (901)488-0368

Luton Branch 209

Tillable Cropland with Timber and multiple Homesite

LOCATION: Mt Carmel Rd, Decaturville, TN, 38329

Coordinate 35.50179, -88.0861

COUNTY: Decatur County

ACREAGE: 209 +/- Acres

Parcel - 087-008.00 (8700800000)

Terrain - Approximately 81± acres of tillable land, with the remainder in cutover timber, featuring rolling hills and the confluence of Luton Branch and Whites Creek flowing through the property.

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

Hunting Rights- Exclusive hunting rights included.

PRICE: \$825,550 includes all owned gas, oil and mineral rights, all timber rights and all hunting rights

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

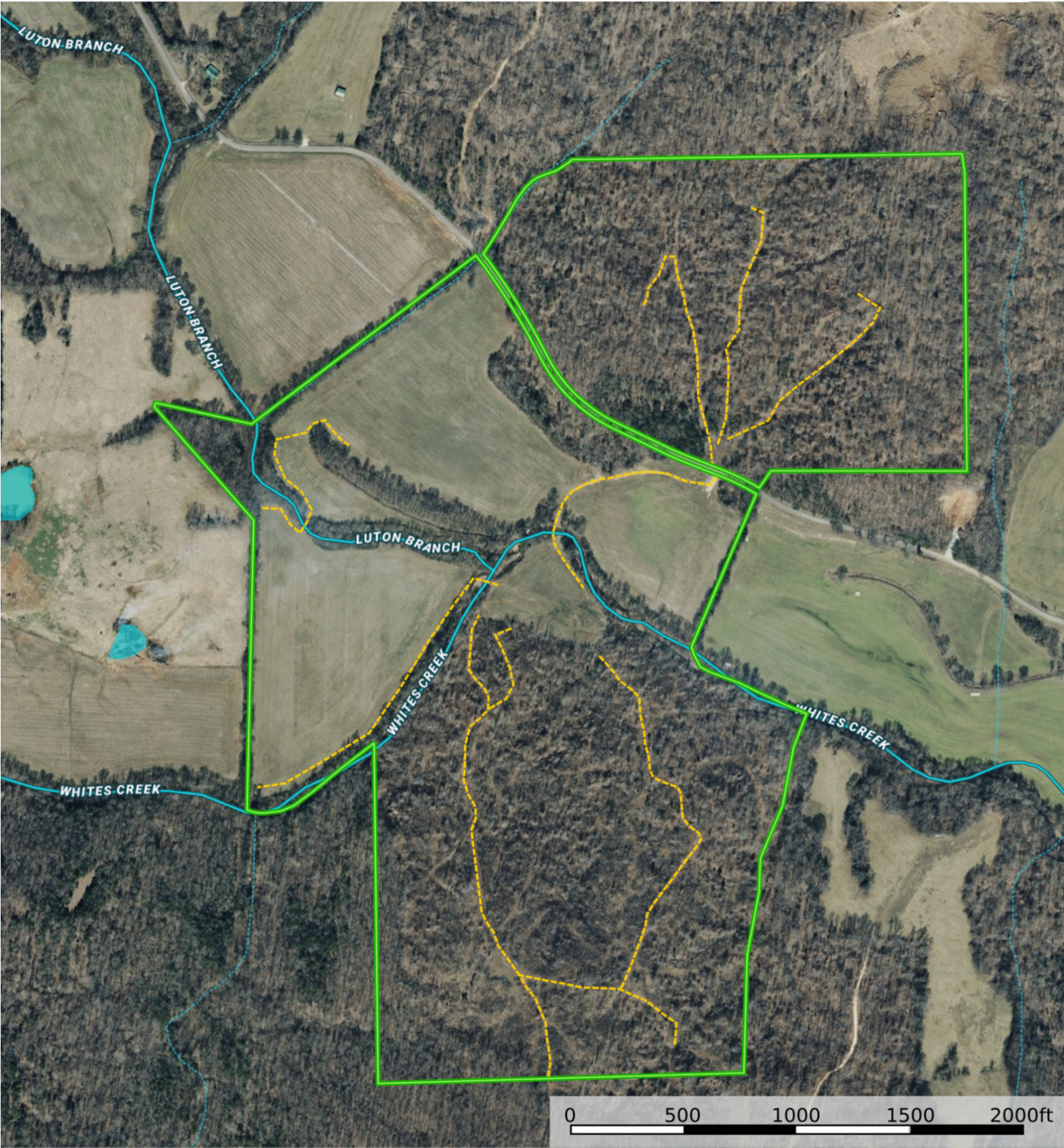
Notes:

Welcome to Luton Branch 209, a versatile 209± acre farm in Decatur County, Tennessee. The property includes approximately 81± acres of productive cropland, with the remainder in cutover timber, and features the confluence of Luton Branch and White Creek flowing through the tract. This diverse landscape provides exceptional wildlife habitat, making it a proven hunting property for deer and turkey.

Recent timber harvests and planted soybean fields offer abundant food sources, while the creeks enhance the natural habitat. With substantial road frontage along Mount Carmel Road—approximately 60 acres on the east side and the remainder on the west—the farm also presents excellent potential for divisions or multiple home sites. Its proximity to the Tennessee River adds recreational appeal, creating an ideal opportunity for farming, hunting, or long-term investment.

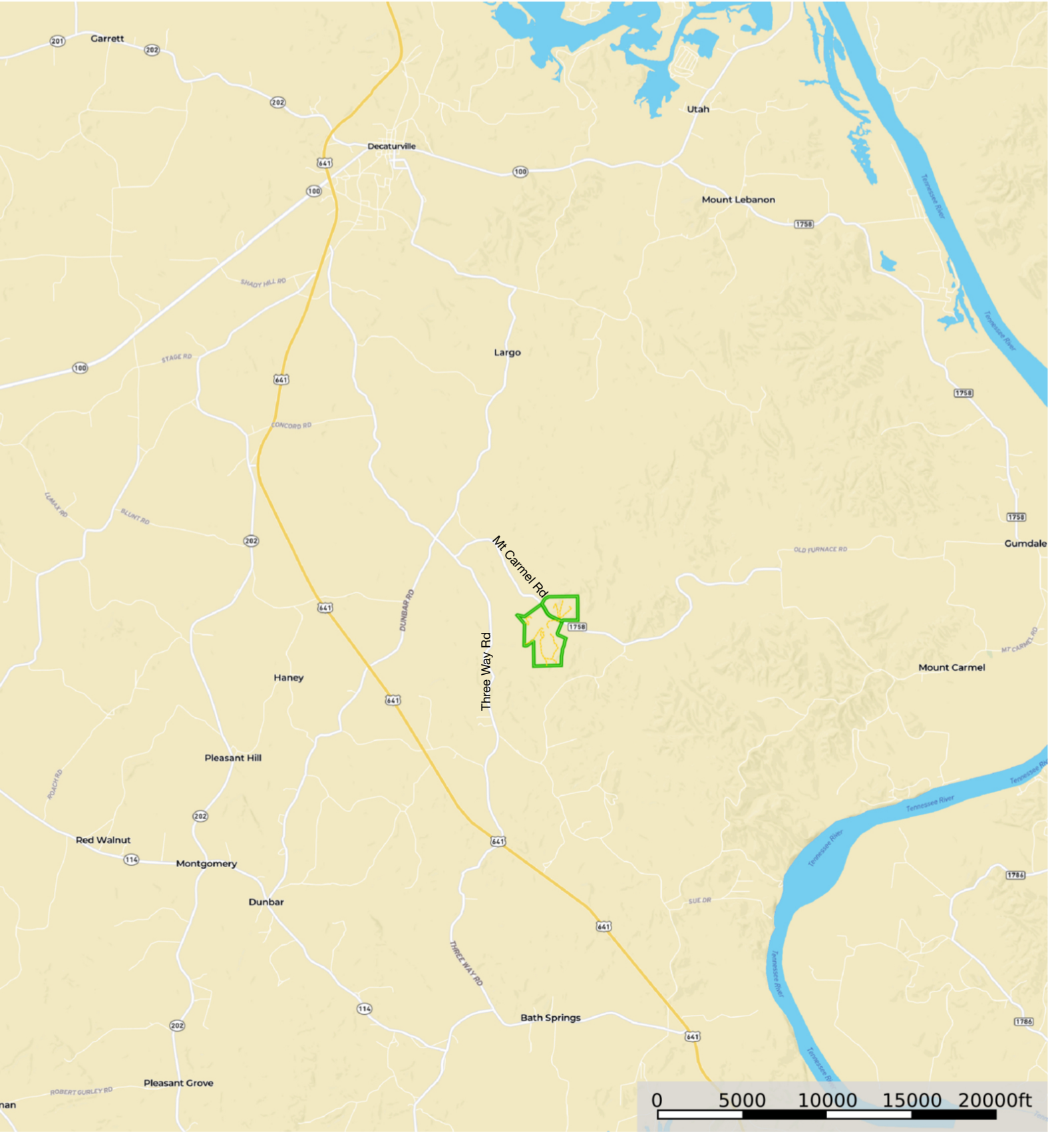
Tracts of this size and quality are rarely available in the area.

Luton Branch 209
Decatur County, Tennessee, 209 AC +/-



--- Road / Trail 60 +/- Acres 147 +/- Acres Stream, Intermittent River/Creek Water Body

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Decatur County, Tennessee, 209 AC +/-



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