



SOUTHERN LAND COMPANY TN, LLC

8590/1 FARMINGTON BLVD
GERMANTOWN, TN 38139

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Farmland and Timberland

1,700 +/- Acres For Sale Hardeman County, Tennessee

LOCATION: About 7 miles east of Hickory Valley, 8 miles south of Bolivar, and 60 miles east of Memphis on Enon Lane and north of Grand Valley Lakes at Lake Hardeman Road.

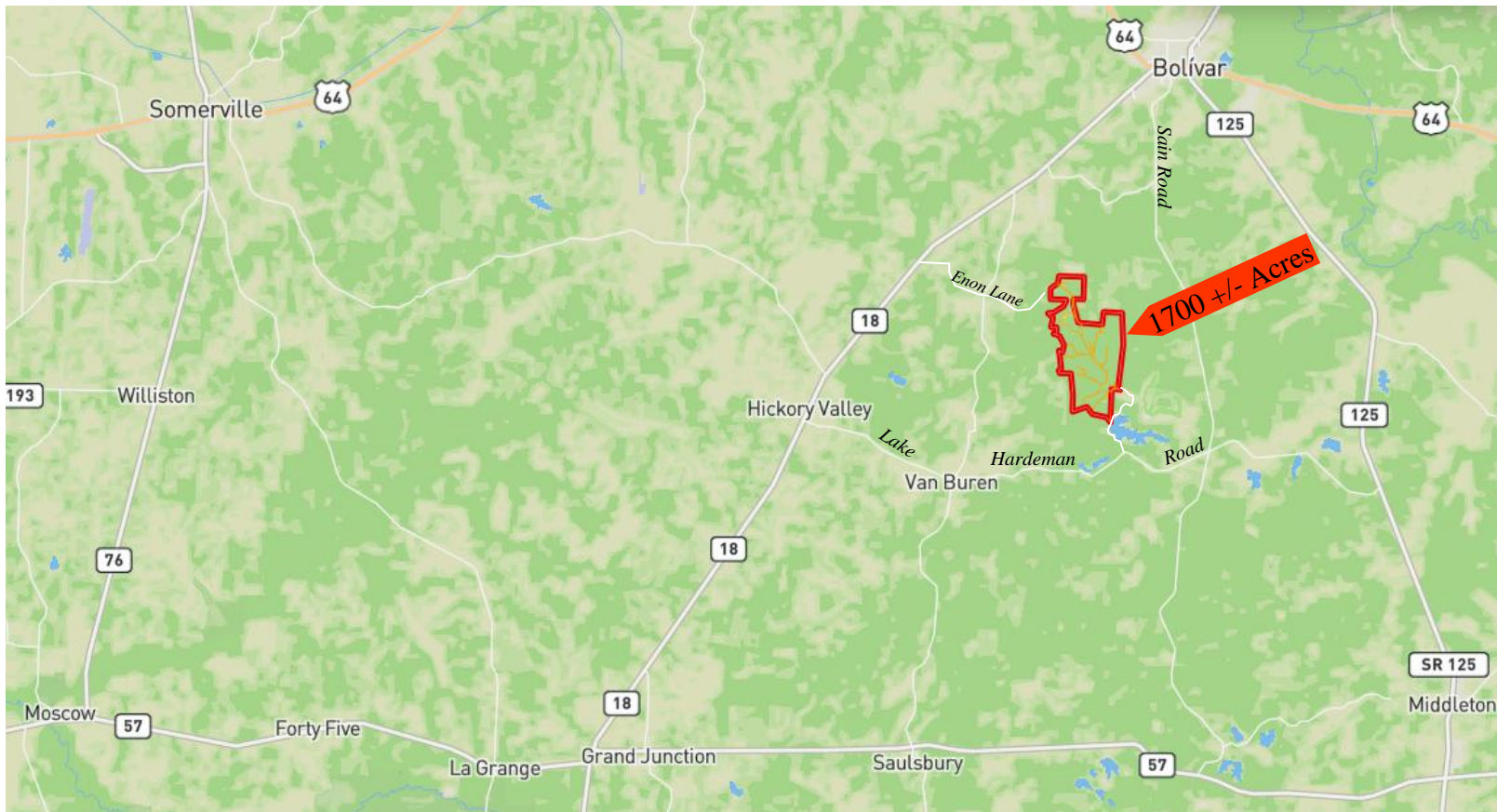
ACREAGE: 1,700.23 Acres, Total, by Deed Description
Approximately 400 acres in Mature Pine and another 40 +/- acres in young pine.
The remainder is hardwood timber that was select cut about 8 years ago.

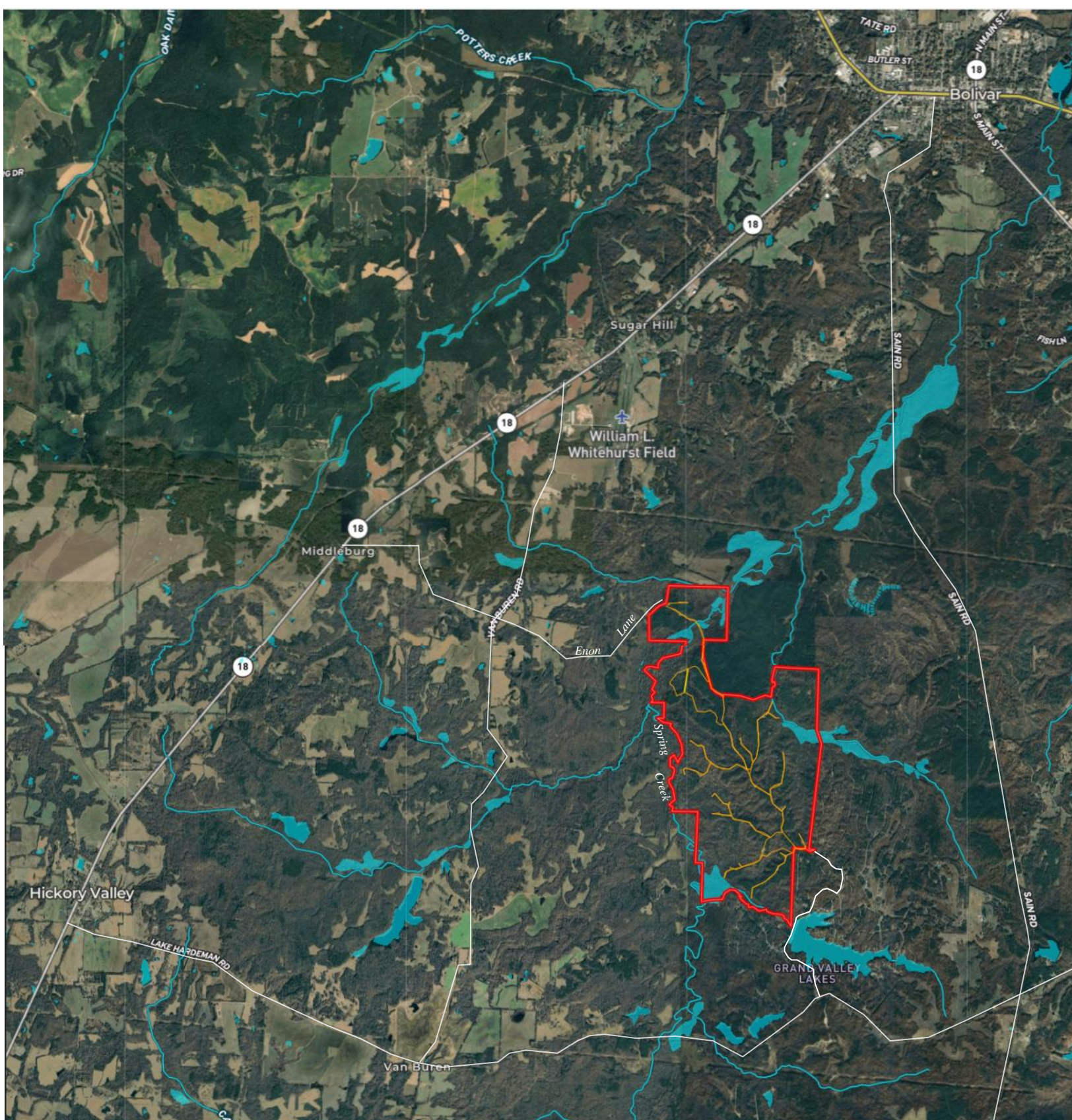
FEATURES: Rare opportunity to own large acreage in this area.
Tremendous turkey population thriving in a perfect balance of open woods, food plots, and nesting cover. Mature Pine has the potential to be managed intensely to improve turkey & quail habitat. Fantastic deer habitat with the ability to manage for Trophy Bucks on large acreage. Numerous food plots with custom box stands and ladders throughout the property. Professionally developed road system throughout the property
Year round Spring Creek along west boundary offering a natural boundary & waterfowl habitat. Access by paved Enon Lane on the north side of the property with an ideal lodge site. Access through Grand Valley Lakes on Lake Hardeman Road with lake access for fishing & water sports.

PRICE: ~~\$4,200,000.00 (\$2,470.25 per acre)~~ **PRICE REDUCED: \$3,950,000.00 (\$2,323.53 per acre)**
***** Fractional 75% ownership possibility

**Carter Speed, Agent
901-409-5263**

**Bill Gates, Principal Broker
901-488-0368**





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Custom built Box Stands accessible along Professionally developed Road System



Strategically placed Ladder Stands throughout the Property



Numerous Established Food Plots



Pole Shed at south Entrance



Spring Creek



Access to Grand Valley Lakes

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Abundant Turkey Population



Consistent Turkey Harvests Year after Year



2025 Buck Pics



2024 Quality Buck Harvest

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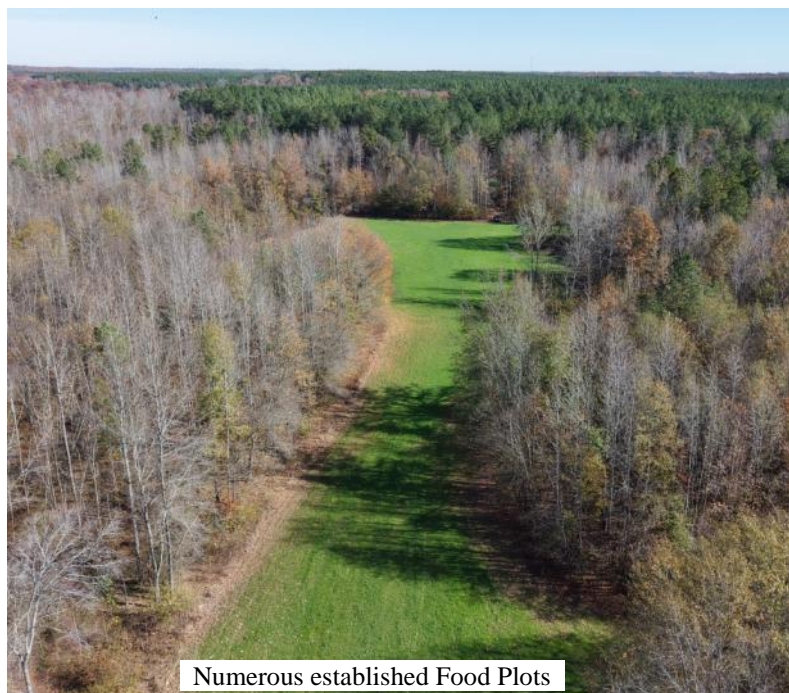


Timberland

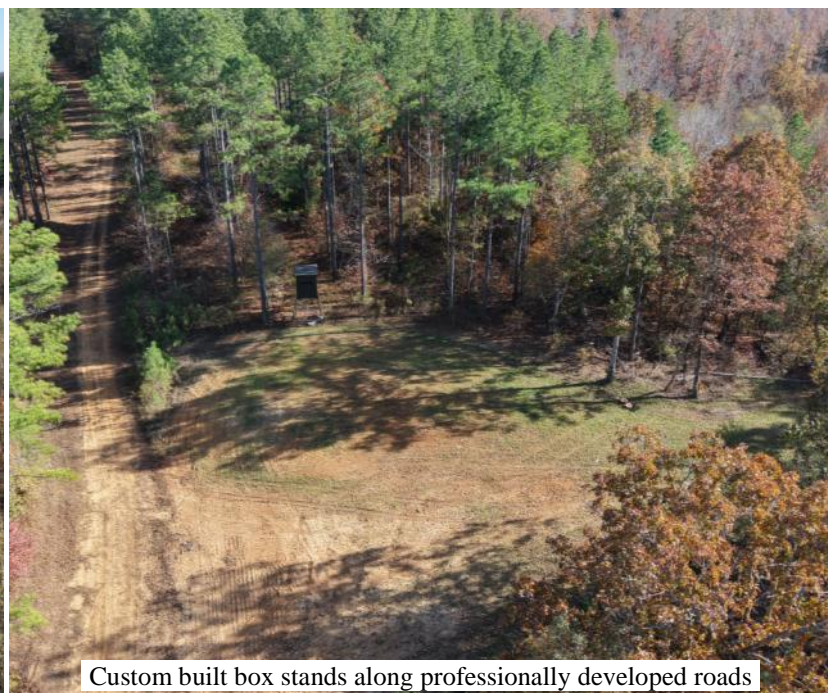
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Numerous established Food Plots



Custom built box stands along professionally developed roads



Mature Pine with Management potential for Turkey & Quail Habitat



Select Cut Hardwood Timber with outstanding Deer Habitat



Waterfowl Habitat along Spring Creek



Access to Grand Valley Lakes

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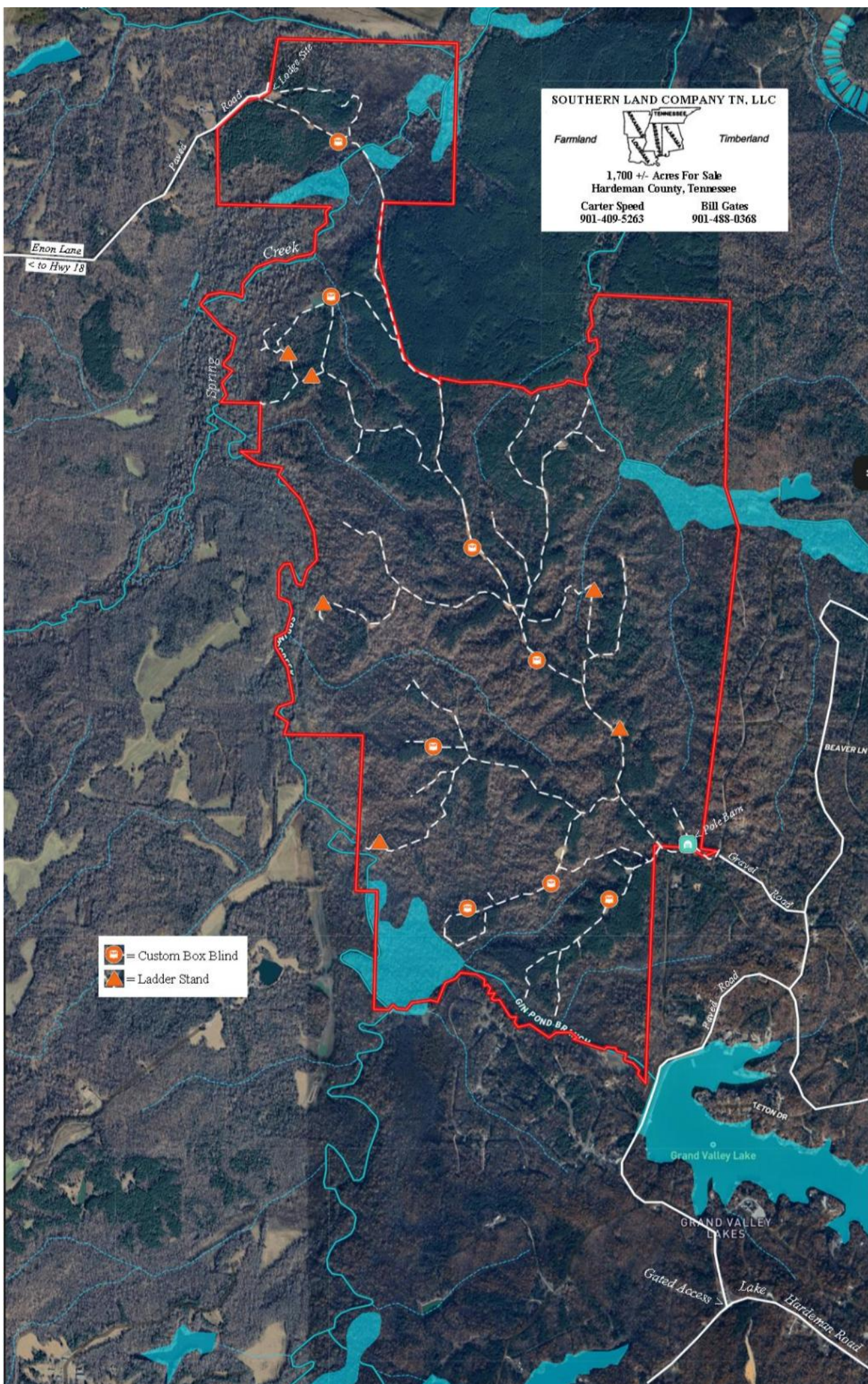
Timberland

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-  = Custom Box Blind
-  = Ladder Stand



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