

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

159+/- acres ~ Crockett County, Tennessee

Premium West Tn Duck Hunting with Lodge on established flyway next to Tigrett WMA

LOCATION: located on Hwy188 in Crockett County near Friendship and Tigrett Wildlife Management. Back side joins Middle Fork Forked Deer River

*Coordinate: 35.939307°N, 89.145838°W

ACREAGE: 159 +/- Total Deeded Acres

129+/- acres wooded wetland

20+/- acres row crop

10+/- Timber and Lodge area

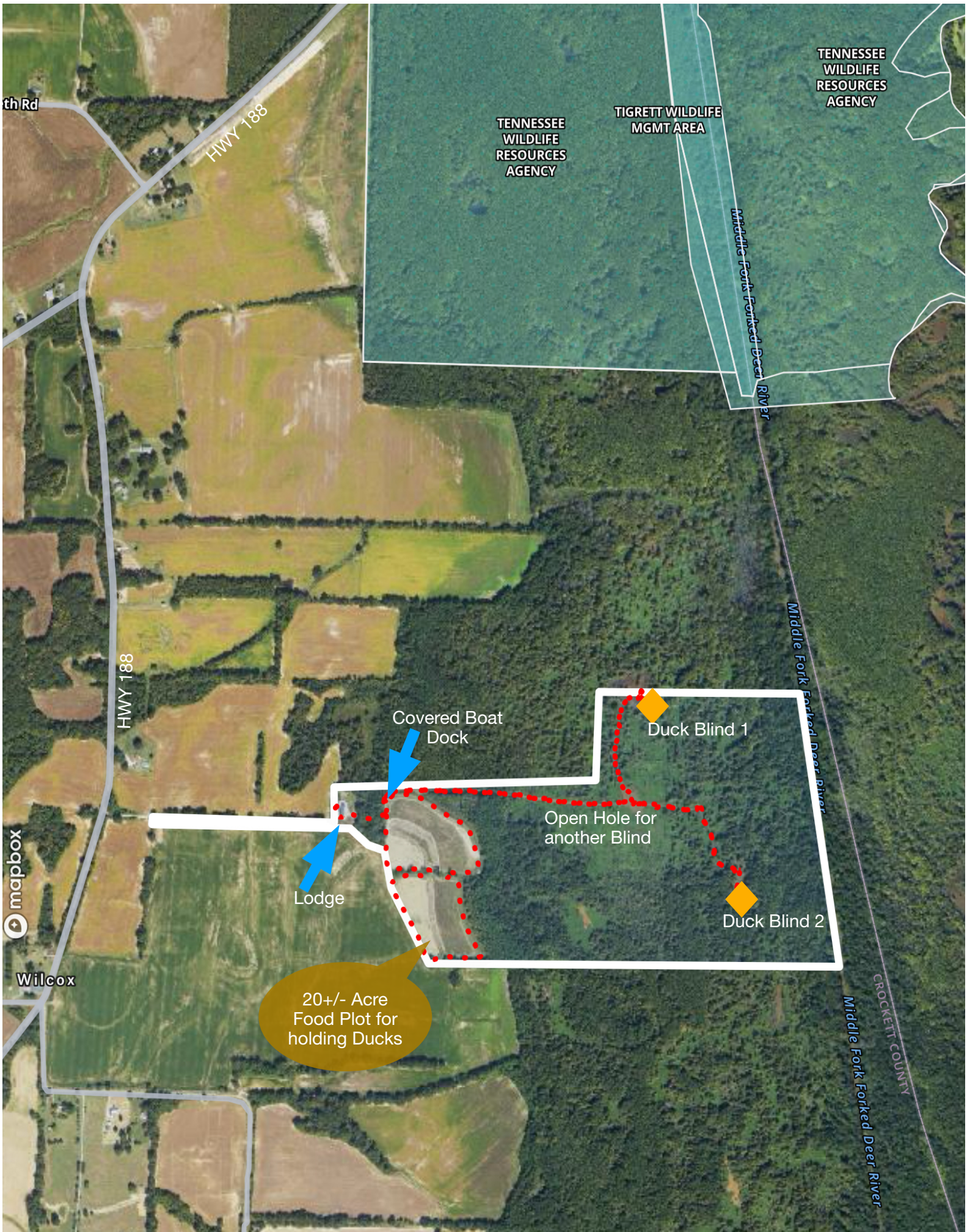
IMPROVEMENTS: 2- 8 man floating ducks blinds with covered pull-in boat slip, cooking and power capabilities, Covered Boat dock for boat storage, dredged boat run directly to each blind. Leveed food plots with water control structures currently not being hunted and used as food source for holding ducks.

Lodge: Built in 2021 - Approximately 3000sq ft metal Barndo lodge including approximately 1500sq ft 3 bedroom 2 bath living quarters with 1300sq ft of garage space for storage. real wood fireplace, full kitchen, tankless water heater, central heating and air. Solar powered with propane backup generator

INCOME: \$40,000 1yr hunting lease. \$20,000 each floating blind (Blind 1 & Blind 2)
The owner reserves rights to the lodge along with the flooded food plots and other flooded timber areas.

PRICE: \$1,510,500 CASH (\$9500 per acre) includes all owned gas, oil and mineral rights, all timber rights and all hunting rights in accordance with hunting lease. (2024 hunting season leased)

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



TENNESSEE WILDLIFE RESOURCES AGENCY

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TIGRETT WILDLIFE MGMT AREA

Middle Fork Forked Deer River

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CROCKETT COUNTY

th Rd

HWY 188

HWY 188

mapbox

Wilcox

Covered Boat Dock

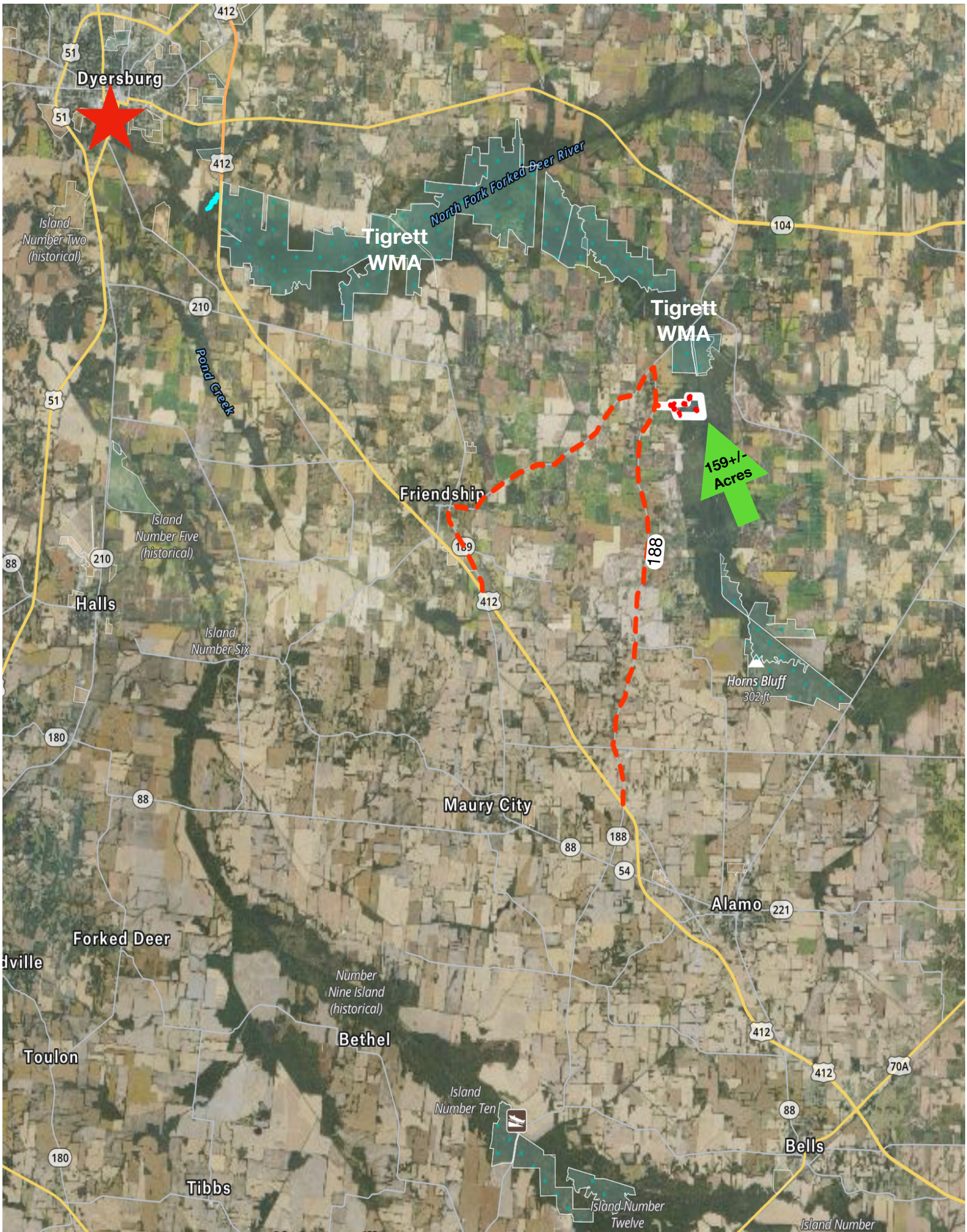
Duck Blind 1

Open Hole for another Blind

Lodge

Duck Blind 2

20+/- Acre Food Plot for holding Ducks



Dyersburg

Tigrett
WMA

Tigrett
WMA

Friendship

Maury City

Alamo

Forked Deer

Bethel

Toulon

Tibbs

Bells

Island
Number Ten

Island Number
Twelve

Island Number

North Fork Forked Deer River

Pond Creek

Horns Bluff
302 ft

159+/-
Acres

51

412

412

210

104

51

210

189

412

188

180

88

Maury City

88

188

54

Alamo

221

ville

Forked Deer

Number
Nine Island
(historical)

412

412

70A

180

88

Bells

Island Number



