

Southern Land Company TN, LLC

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Principal Broker: Bill Gates (901)488-0368

The All Inclusive 170

Situated in Hardeman County, this expansive 170-acre property features extensive road frontage on Burgess Loop and access from C Allen Ln to the backside of the property. The diverse topography of the land offers numerous possibilities, such as stunning homesites, a mix of trails through the woods, open spaces for pastures or hay, and designated food plots for wildlife. The fenced and gated entrance from Burgess Loop guarantees convenient access while ensuring privacy and security.

One of the highlights of the property is Robertson Branch, a year-round stream that runs through the land, enhancing both the grounds and the Deer and Turkey hunting habitats. A timber bottom along Robertson Branch has historically provided exciting duck hunting opportunities for the family, with wood ducks being the primary species. This diversity makes this property an outdoorsman paradise.

Don't overlook this amazing chance to acquire a diverse piece of land that provides a blend of natural beauty, recreational opportunities, and great potential for building your dream home or creating multiple homesites with future divisions.

Total Acreage - 170+/-

Current Use - Hay ground, Hunting, Recreation

Mineral Rights - All owned mineral right convey

Coordinates - 35.069479°N, 88.945154°W

Offering Price - \$622,500

Shown by Appointment

Contact Agent ~ Shane Martin - 901-827-0224









