

# Southern Land Company TN, LLC

8590/1 Farmington Blvd. Germantown, TN 38139

Office: 901-755-8877 ~ Web: [southernlandco.com](http://southernlandco.com)

Email: [land@southernlandco.com](mailto:land@southernlandco.com)

Principal Broker: Bill Gates (901)488-0368

## **The Cypress Creek 40**

This is a perfect opportunity to own approximately 40 acres of prime hunting land located between Middleton and Pocahtontas, TN near the Hatchie River. The property has undergone a select cut timber harvest, creating cleared areas ideal for food plots while leaving select mature hardwood timber and a younger generation timber stand for future harvesting. The land boasts a thriving deer and turkey population, making it a hunter's paradise. Food Plots along the meandering Cypress Creek, enhancing its potential for duck hunting and other recreational activities.

Don't miss out on this exceptional tract of hunting land that combines mature timber, abundant wildlife, and versatile recreational opportunities.

**Total Acreage - 40+/-**

**Current Use - Hunting, Timber**

**Mineral Rights - All owned mineral rights convey**

**Coordinates - 35.083304°N, 88.837479°W**

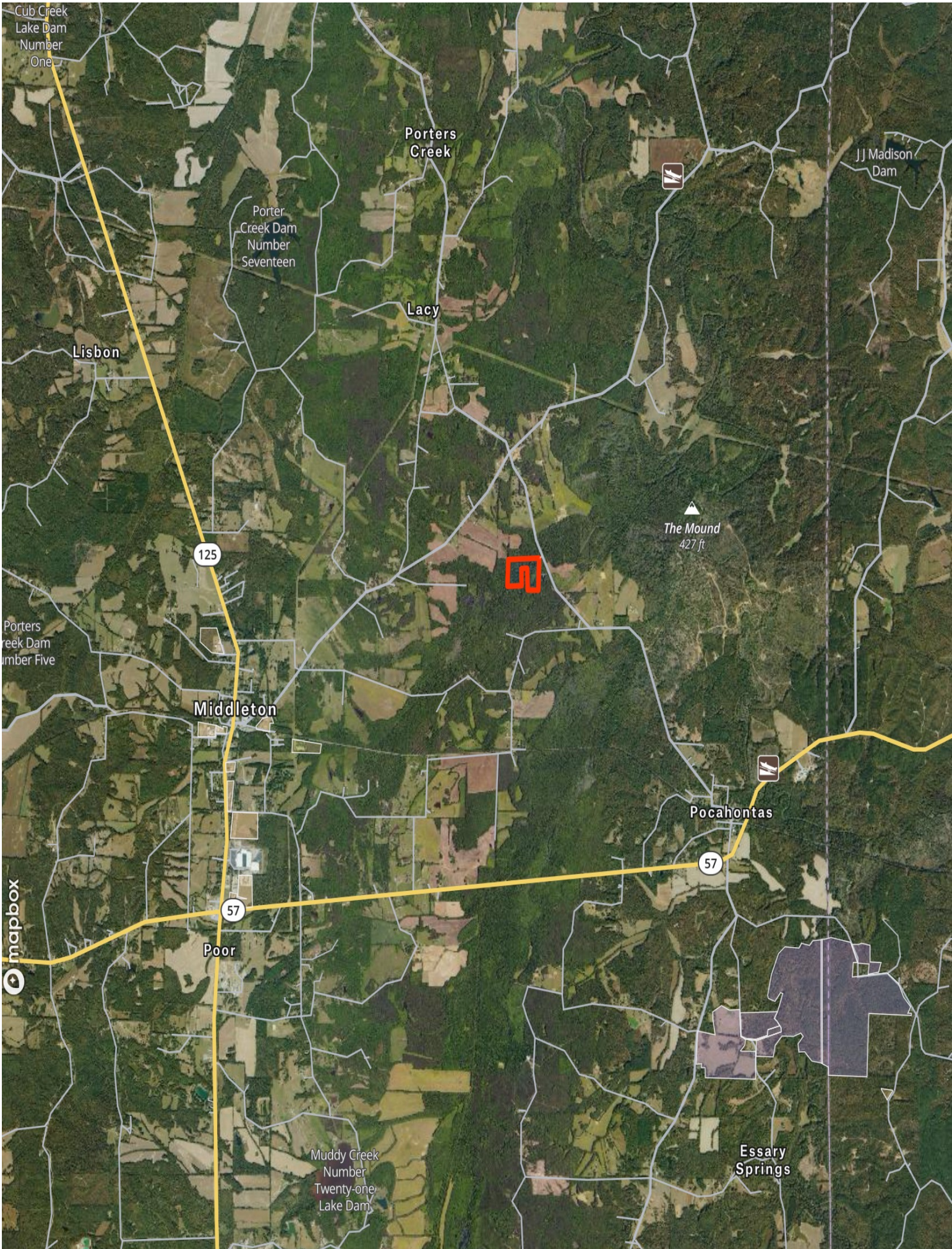
**Parcel id - 035156 00501**

**City/County - Hardeman County**

**Offering Price - \$115,000**

**Shown by Appointment**

**Contact Agent ~ Shane Martin - 901-827-0224**



Cub Creek  
Lake Dam  
Number  
One

Porters  
Creek

JJ Madison  
Dam

Porter  
Creek Dam  
Number  
Seventeen

Lacy

Lisbon

125

The Mound  
427 ft.



Porters  
Creek Dam  
Number Five

Middleton

Pocahontas

57

57

Poor

mapbox

Muddy Creek  
Number  
Twenty-one  
Lake Dam

Essary  
Springs



Peavine Rd

Access

Cypress Creek



