

Southern Land Company TN, LLC

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Principal Broker: Bill Gates (901)488-0368

194+/- acres (tract 1) ~ Gibson County, Tennessee

First-Class West TN Duck Hunting on established flyway Along the old Middle Fork Forked Deer River near Horns Bluff Refuge & Tigrett WMA

LOCATION: located on Eaton Brazil Rd. Trenton, TN 38382

*Coordinate: 35.943219°N, 89.118488°W

ACREAGE: 194 +/- Acres (Tract 1)

IMPROVEMENTS: Four Luxury Heated Duck Blinds—each accommodates 12-18 hunters and features covered pull-in boat slips, furnished kitchens, lounge areas, and power capabilities for maximum comfort.

- Covered 72' Boat Dock – Equipped with four boat slips, electricity, a fuel filling station, and cleared boat runs providing direct access to each blind.
- Secure & Convenient Access – Gated entrance with a gravel driveway, designated parking area, and garage storage for equipment and gear.

Lodge: not included in sale

INCOME: potential \$160,000 combined lease income, **currently not leased due to sale*

OFFERING PRICE: \$1,800,000 includes all owned gas, oil, and mineral rights, timber rights, hunting rights and improvements

Remarks:

Experience some of West Tennessee's finest duck hunting along the Middle Fork Forked Deer River with this highly improved turnkey hunting property. Designed for ultimate convenience and built with no expense spared, this property offers seamless access, pull up, step into your boat under covered storage, and head straight to one of four hunting blinds with opportunities to add more. Hunting doesn't get any easier than this.

Located in the heart of the flyway near Horns Bluff Refuge and bordering Tigrett WMA, this property features a diverse landscape of mature timber and wooded wetlands. Strategically placed duck blinds with a proven track record for exceptional duck hunting. The meandering old river channel ensures a reliable year-round water source, creating first-class conditions for waterfowl. Meanwhile, the surrounding woodlands and established food plots provide prime opportunities for deer and turkey hunting, making this a true sportsman's paradise.

Whether you're an avid outdoorsman or looking for a premier hunting club, this property offers exceptional income potential and unparalleled access to world-class hunting in a pristine natural setting. The only reason for selling is the owner's decision to purchase a larger farm.

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



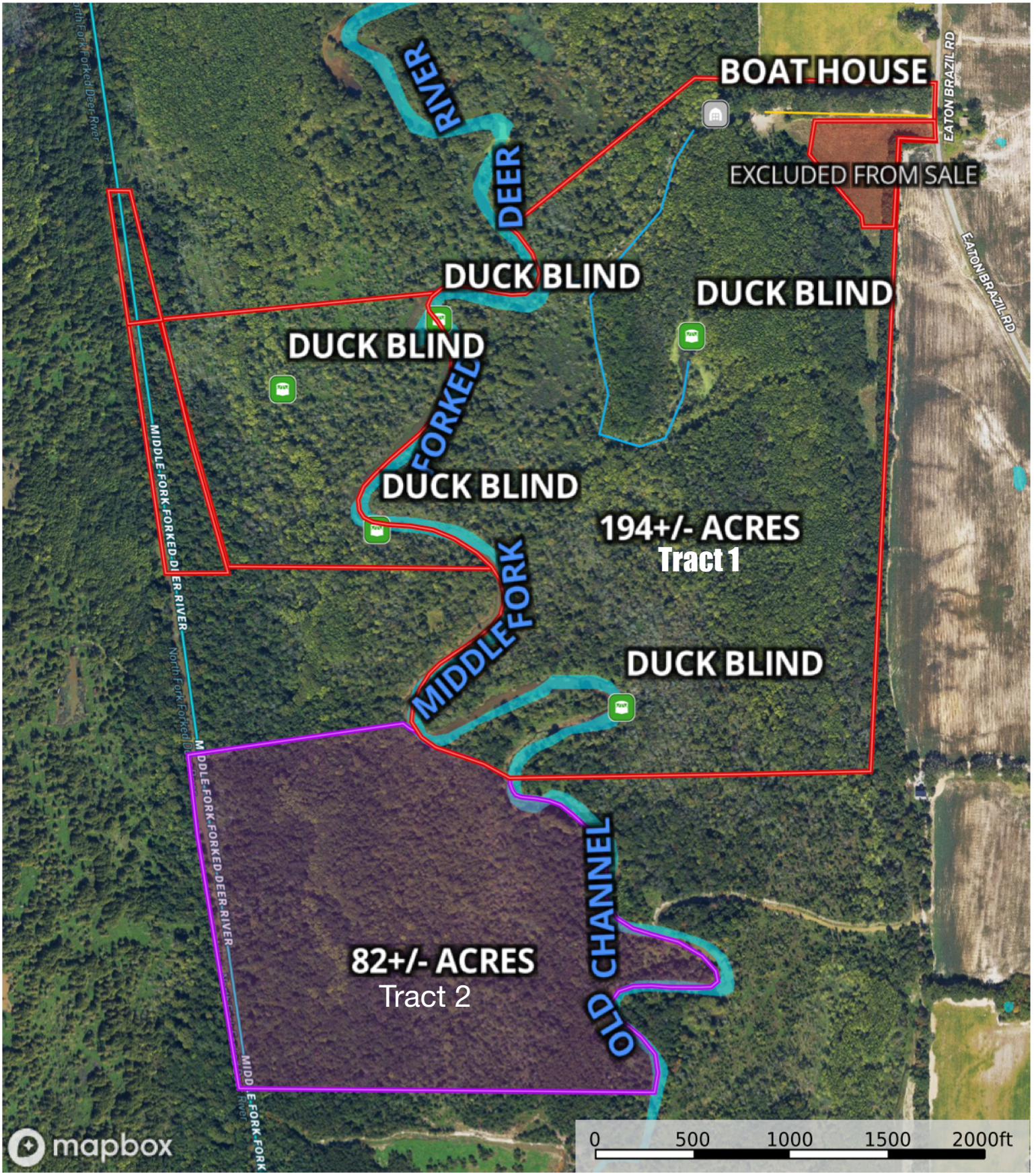
North Fork Forked Deer River

Middle Fork Forked Deer River

Tigrett WMA

Horns Bluff Refuge

Coordinate:
35.943219°N, 89.118488°W



- Boat House
- Duck Blind
- Gravel Drive
- Boat Channel
- 81 +/- Boundary 1 1 1
- Excluded from Sale
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



Boat access to all Hunting Blinds



Lounge area in 1 of 4 Duck Blinds
(doors go out to shooting area)





