

Waterfowl and Deer Hunting Recreational 360 Acres
0 Middleburg Road
Lexington, TN 38351

\$792,000
360± Acres
Henderson County



Waterfowl and Deer Hunting Recreational 360 Acres Lexington, TN / Henderson County

SUMMARY

Address

0 Middleburg Road

City, State Zip

Lexington, TN 38351

County

Henderson County

Type

Recreational Land, Timberland

Latitude / Longitude

35.616961 / -88.272696

Acreage

360

Price

\$792,000

Property Website

<https://www.mossyoakproperties.com/property/waterfowl-and-deer-hunting-recreational-360-acres-henderson-tennessee/19018/>



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PROPERTY DESCRIPTION

Uncover the potential of this picturesque farm, located in Henderson County. This property presents an excellent opportunity for prime deer and turkey hunting, featuring a perfect blend of income-producing hardwood and pine timber.

Situated a mere 28 miles from Jackson, TN, and 85 miles from Florence, AL, this farm is a rare gem that combines the allure of quality deer hunting with exciting potential for waterfowl hunting, all on the same piece of land. Bordered by agricultural fields to the north and south, it acts as a sanctuary for whitetail deer.

The property boasts a well-balanced mix of planted pines, ready for thinning, and young hardwood timber. Approximately 35 acres of mature bottomland hardwood timber, coupled with multiple hardwood drains, create an abundant food source for wildlife. The well-maintained road system and gated entrances ensure easy and secure access in and out of the tract.

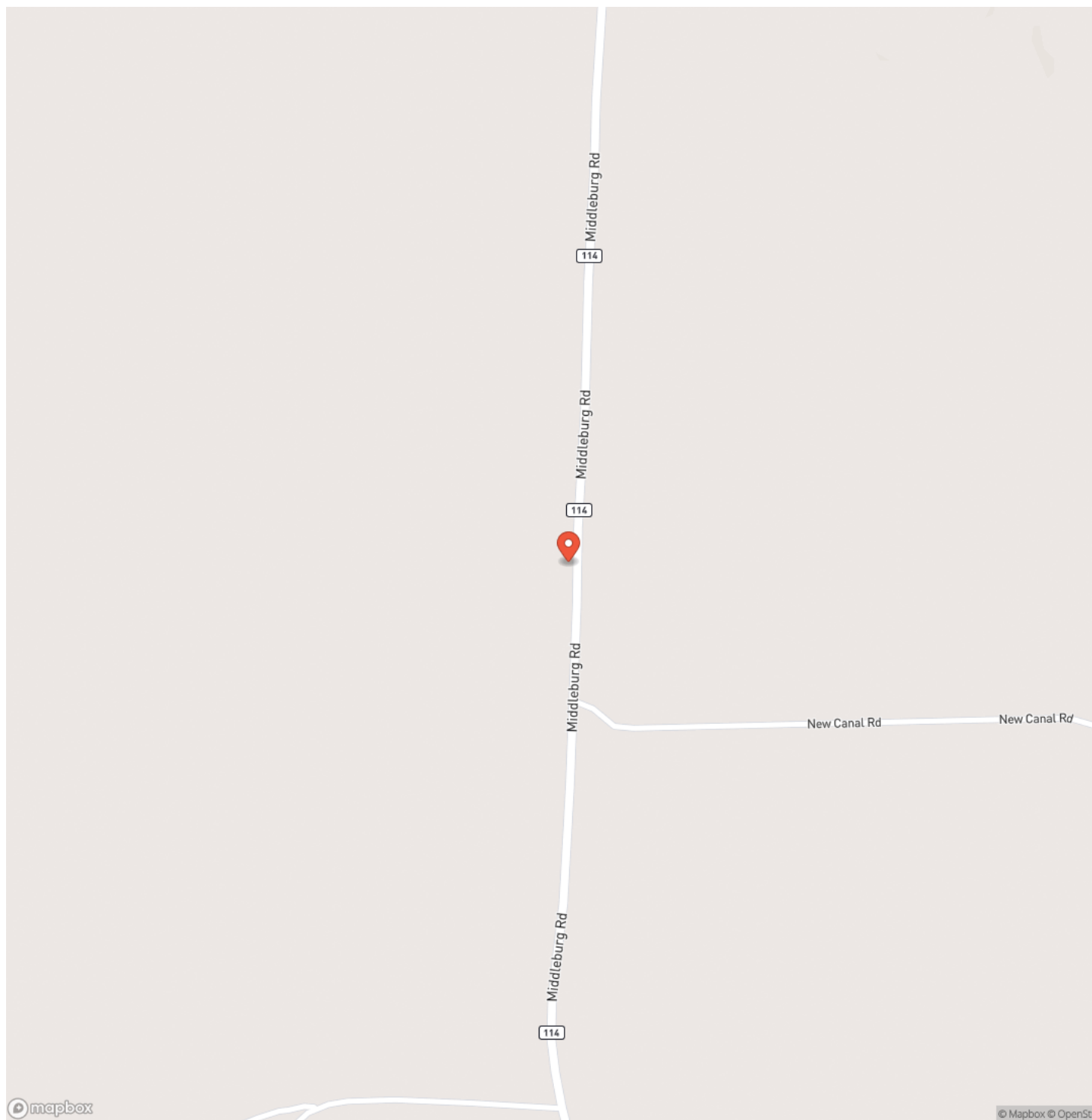
This tract offers multiple openings ideal for migrating waterfowl, enhancing its appeal for hunting enthusiasts. Showings are available by appointment only, providing a personalized experience for interested buyers.

Take the next step in realizing the potential of this farm by contacting Cameron Isbell at [256-483-8134](tel:256-483-8134). Act now to make this stunning piece of Henderson County yours.

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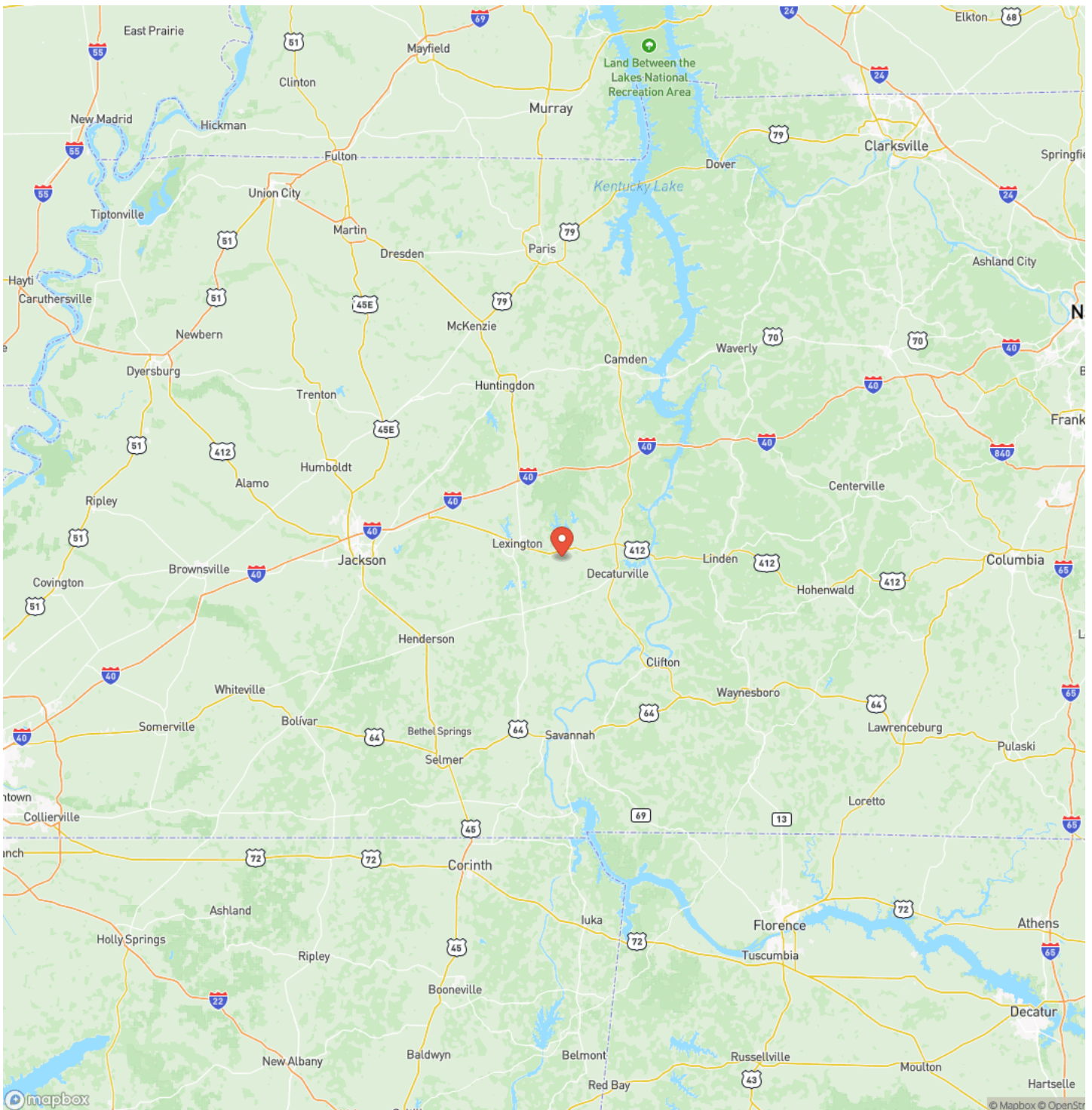


Locator Map



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Locator Map



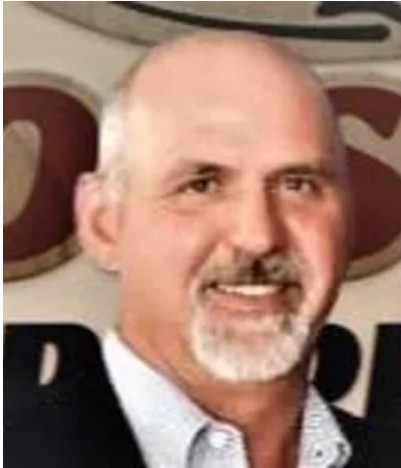
Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Cameron Isbell

Mobile

(256) 483-8134

Email

cisbell@mossyoakproperties.com

Address

1229 Hwy 72 East

City / State / Zip

NOTES

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<https://www.mossyoakproperties.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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