

Big Sandy Duck Hole
129 Tom White Rd
Big Sandy, TN 38221

\$225,000
21.600± Acres
Benton County



Big Sandy Duck Hole
Big Sandy, TN / Benton County

SUMMARY

Address

129 Tom White Rd

City, State Zip

Big Sandy, TN 38221

County

Benton County

Type

Hunting Land, Recreational Land, Farms

Latitude / Longitude

36.21268 / -88.109084

Acreage

21.600

Price

\$225,000

Property Website

<https://www.mossyoakproperties.com/property/big-sandy-duck-hole-benton-tennessee/91616/>



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PROPERTY DESCRIPTION

This is a recently developed and very affordable duck hunting spot. The total acreage is 21.6 acres - with a 10 acre planted and floodable field. The duck impoundment is located along the creek on the Southern border of the farm. The farm location is very strategic for attracting waterfowl - less than 1 mile to the lower Big Sandy duck hunting areas, Gin Creek WMA to the West, and Big Sandy WMA to the North, as well as The TN National Waterfowl Refuge are a short flight away. This farm is located just outside of Big Sandy and less than 16 miles to Paris as well as Camden - to accommodate most of your needs. The field along the creek has been levied and graded. The field has been planted in millet this year - and the crop came-up nicely. The impoundment is approximately 10 acres total - flooding about 8 acres. There is a 6-man pit in the field that will remain. Last year - the field did not get hunted. Ducks were observed every week using the field - to include Mallards, Gadwalls, Teal, Shovelers, Wood Ducks, and Ring-Necked Ducks. The Seller has spent most of a week with his machinery clearing and grading the upper portion of the Farm to create a very nice build site. Gravel has been brought in to create a very nice driveway and entrance to the duck field. The level build site overlooks the whole farm and faces West for great afternoon sunsets. There is a spring on the edge of the hillside in the center of the farm. This spring water is going to be channeled into the field in early November to flood the field without pumping. Are you tired of hunting public land ? This could become a very affordable alternative if creating a family hunting spot or a club with a few friends. This is a turn-key duck hunting location. There are many amenities on Tom White Rd - to include electricity, municipal water, telephone, and internet. Yes - there is no kill history. I did personally see all the above mentioned ducks as I passed through every week in the late season.

Listed By Davis Fleming and Scott Summers with Mossy Oak Properties, Tennessee Land & Farm

Davis Fleming / [615-830-0817](tel:615-830-0817)

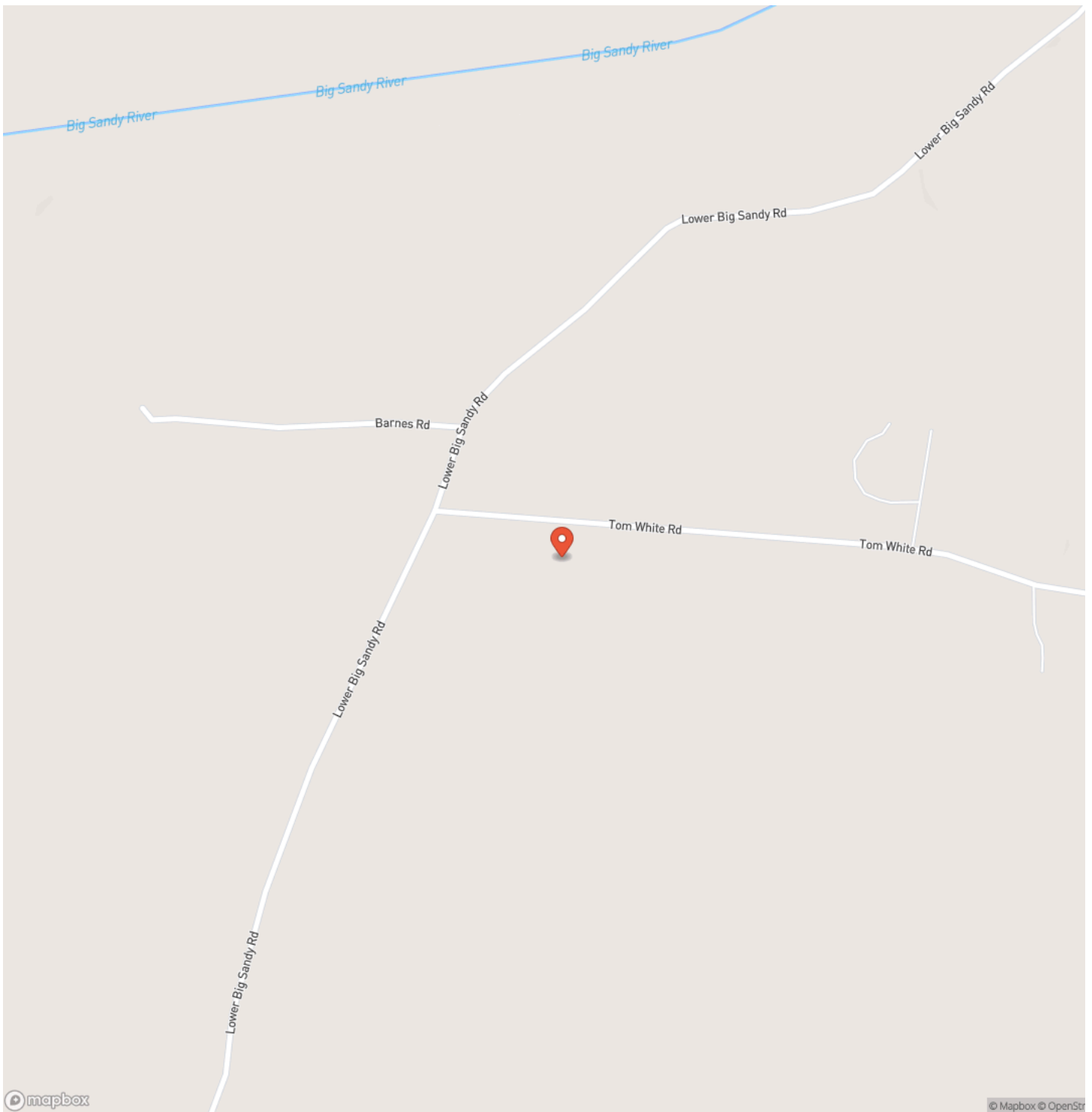
Scott Summers / [\(615\) 815-9366](tel:615-815-9366)



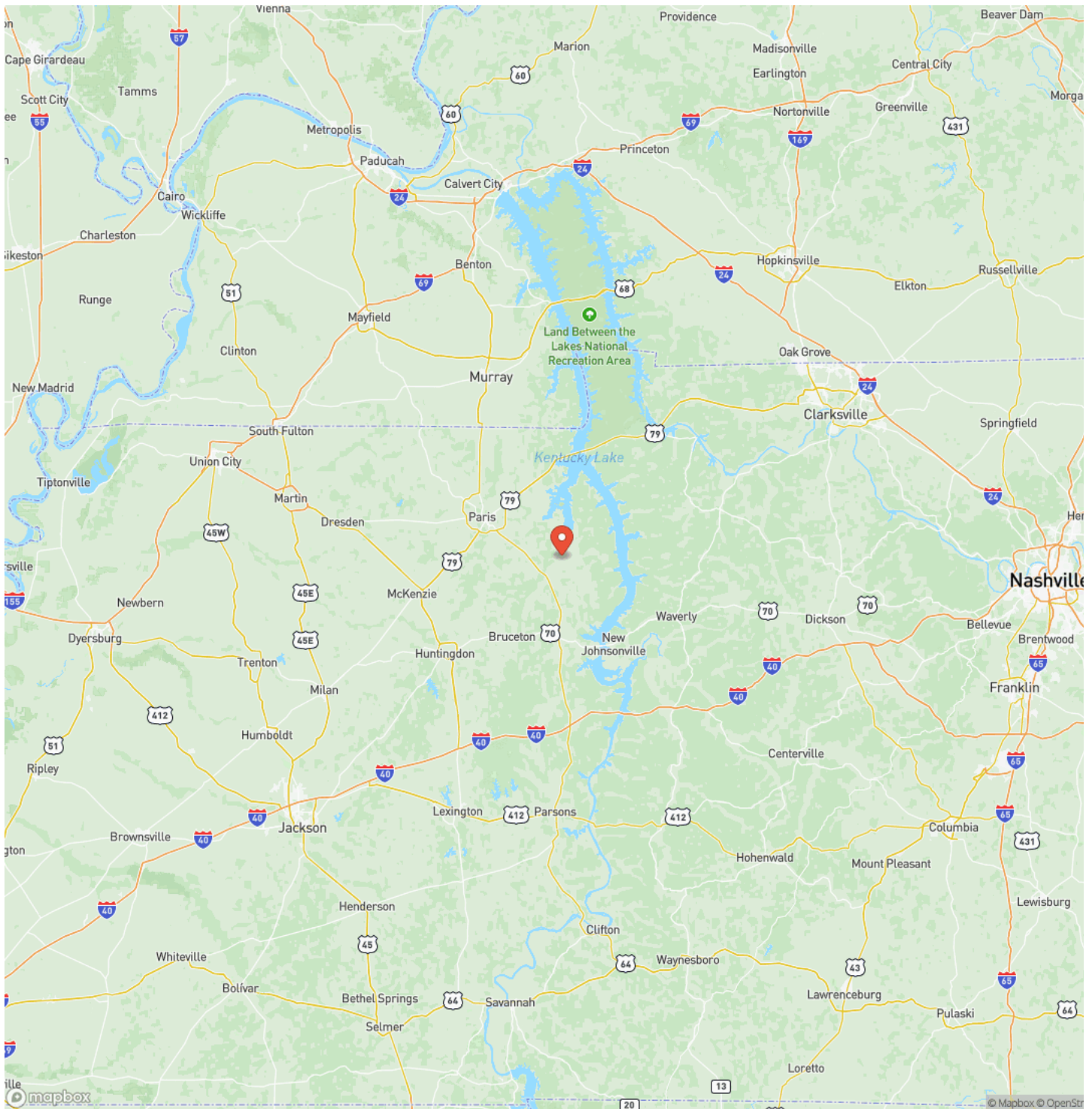
Big Sandy Duck Hole
Big Sandy, TN / Benton County



Locator Map



Locator Map



Satellite Map



Big Sandy Duck Hole

Big Sandy, TN / Benton County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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