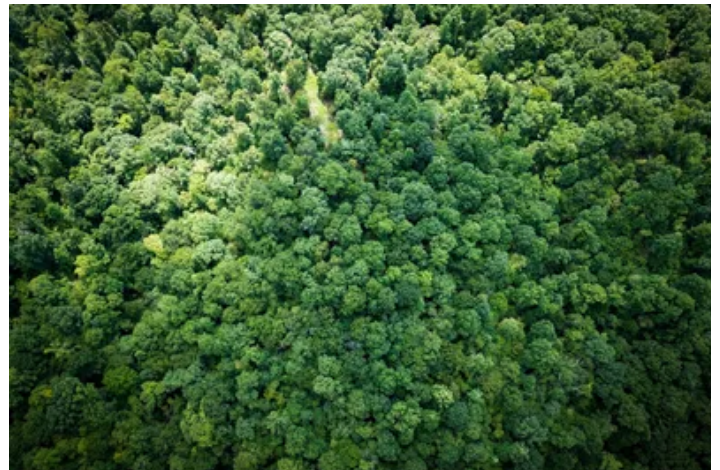


The Buffalo-Hurricane Divide
0 S. Hurricane Creek Rd.
Linden, TN 37096

\$2,700,000
1,144± Acres
Perry County



The Buffalo-Hurricane Divide Linden, TN / Perry County

SUMMARY

Address

0 S. Hurricane Creek Rd.

City, State Zip

Linden, TN 37096

County

Perry County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Timberland, Commercial, Horse Property, Lot, Business Opportunity

Latitude / Longitude

35.5708 / -87.8038

Acreage

1,144

Price

\$2,700,000

Property Website

<https://arrowheadlandcompany.com/property/the-buffalo-hurricane-divide-perry-tennessee/112336/>



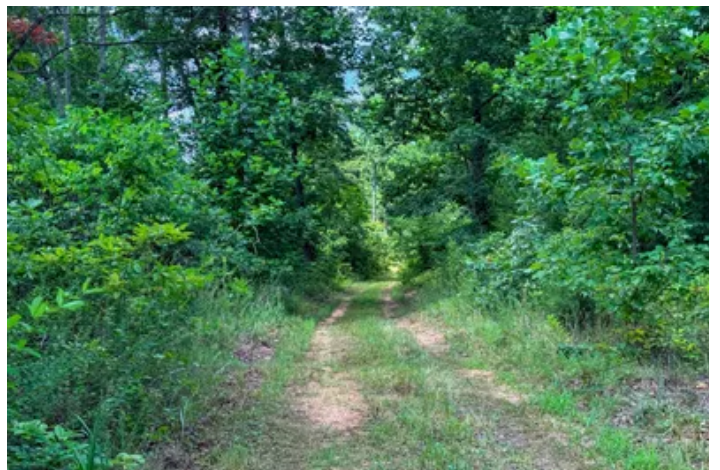
The Buffalo-Hurricane Divide Linden, TN / Perry County

PROPERTY DESCRIPTION

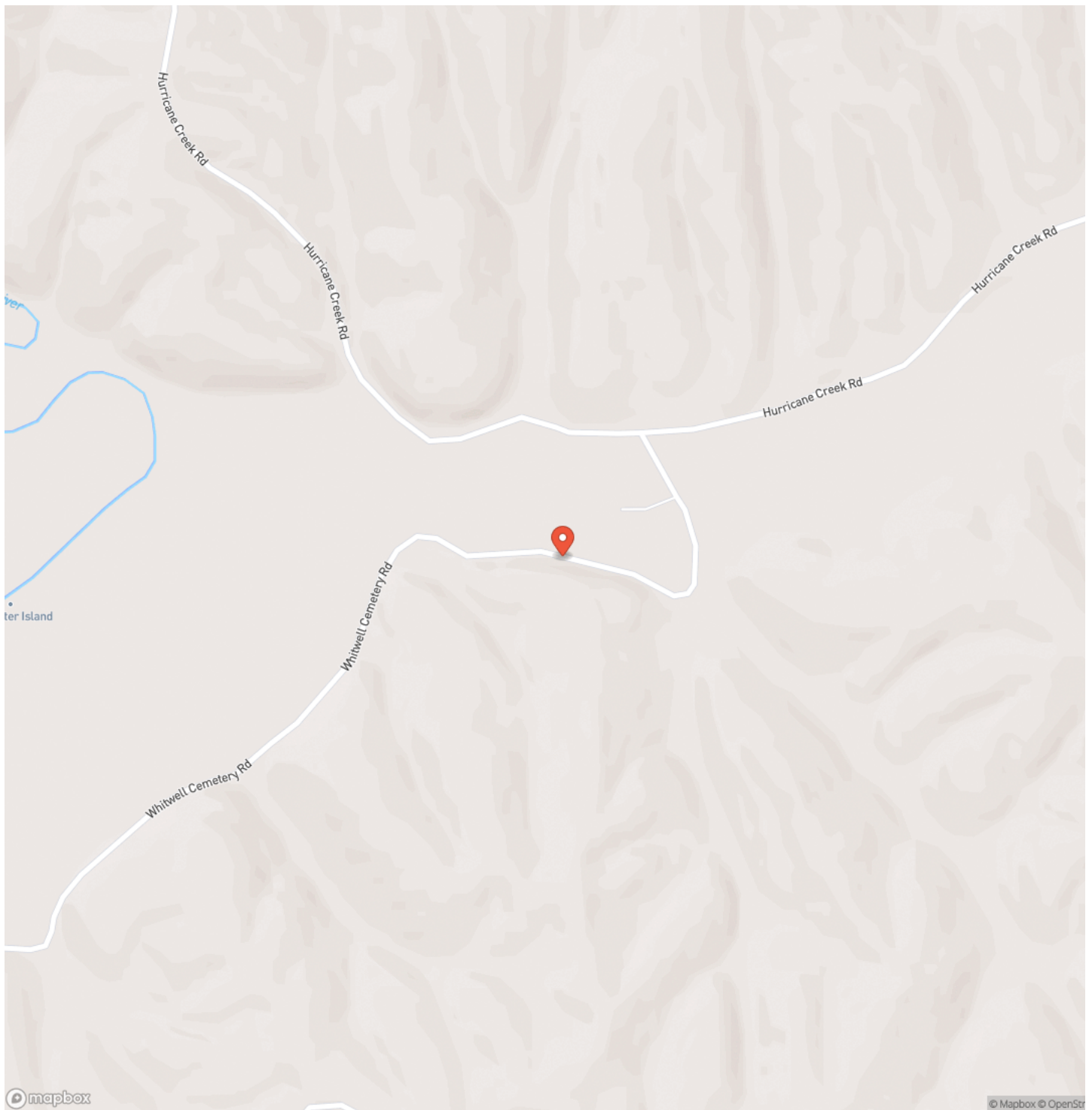
Split between the historic currents of the Buffalo River and Hurricane Creek lies a rare, large Perry County, Tennessee tract that seamlessly bridges the gap between a developer's dream project and a private buyer's ultimate legacy estate! For the strategic land investor or builder, this 1,144 +/- acre property represents a highly profitable venture, featuring a gently rolling terrain with mild 700-to-900 foot elevation changes that drastically lower site preparation and infrastructure costs compared to typical steep mountain parcels. The immediate financial viability is anchored by an abundant inventory of mature, high-value timber-including massive oaks and premium walnut nestled in the creek bottoms-which offers an immediate opportunity for a selective harvest to offset the initial purchase price or fund future development phases. Accessibility is already built into the landscape via a 4x4-drivable trail spanning the entire southern boundary, allowing developers to easily map out multi-plot subdivisions, while private buyers can immediately access the ridge tops to design custom luxury homesteads featuring panoramic views. Private buyers seeking a secure multi-generational retreat will find unmatched serenity, exceptional hunting potential, and a natural sanctuary in the lower valleys, while simultaneously benefiting from an incredibly competitive price-per-acre entry point. Whether your goal is to subdivide and capitalize on the growing demand for rural Tennessee acreage, manage a lucrative timber investment, or simply secure a massive piece of pristine nature that promises immense returnable value, this uniquely positioned tract effortlessly fits the bill for every class of real estate buyer. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brian Whitt at [\(423\) 545-7764](tel:(423)545-7764) or Jason Artrip at [\(304\) 910-6728](tel:(304)910-6728).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

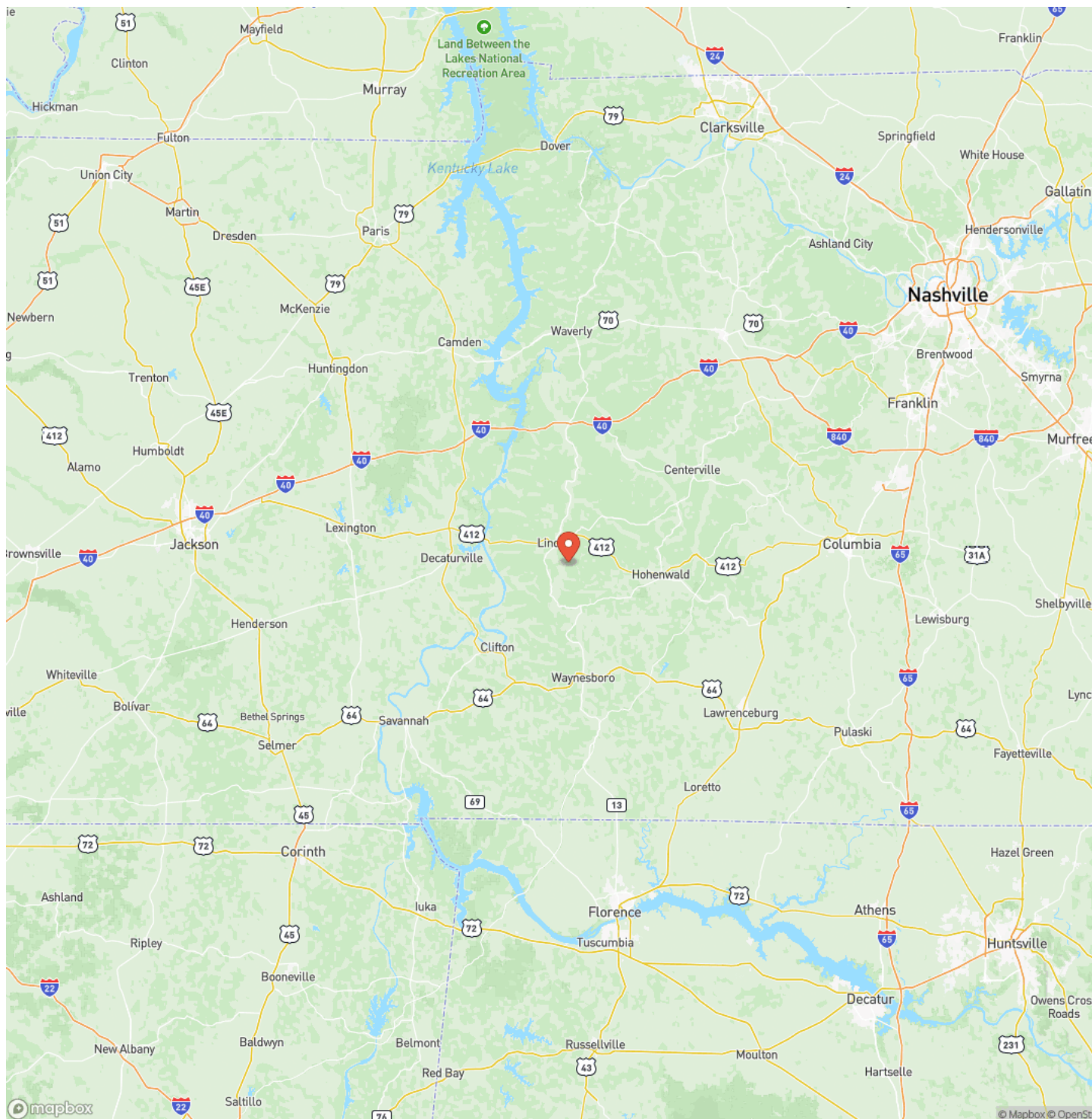
The Buffalo-Hurricane Divide
Linden, TN / Perry County



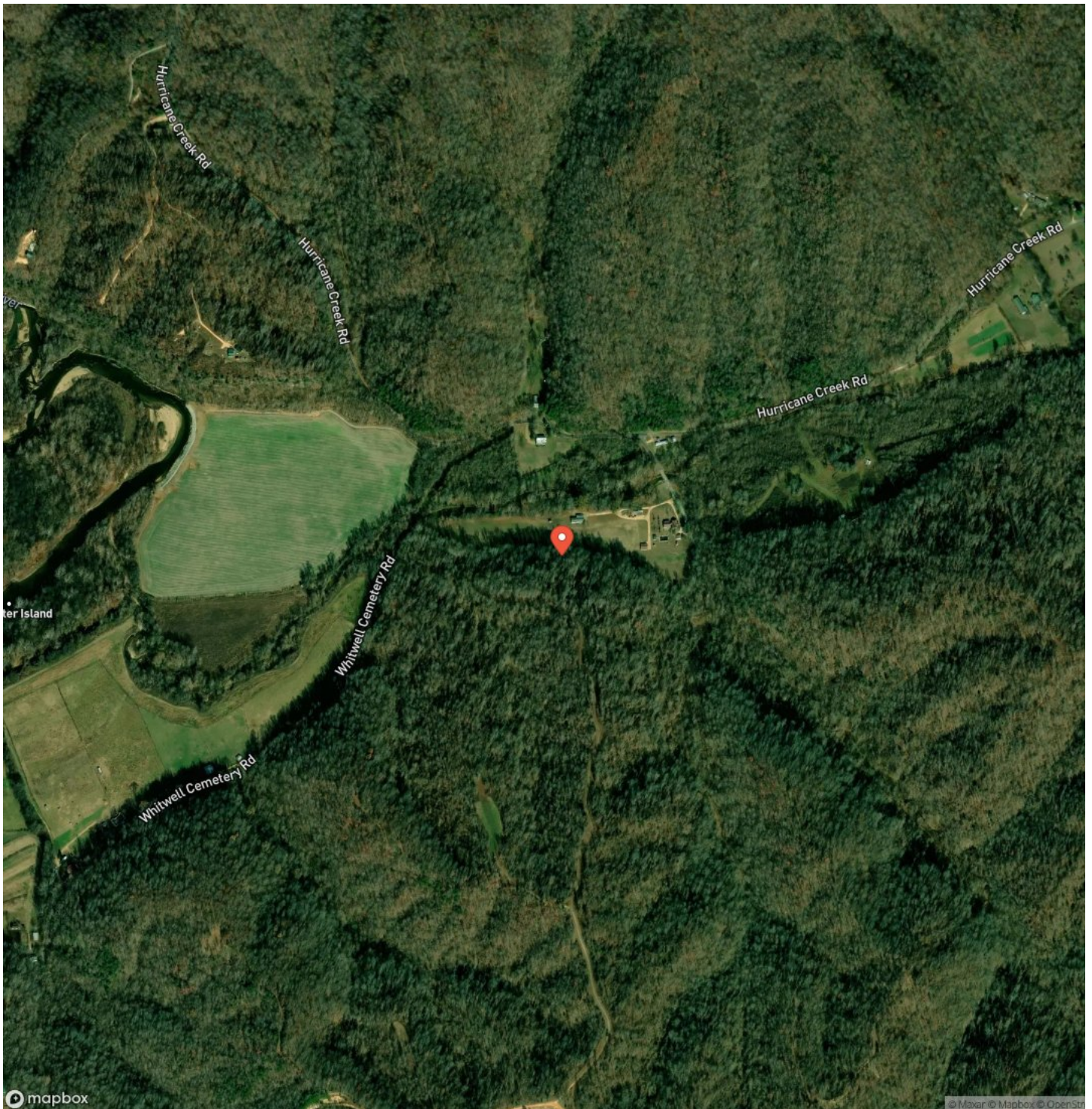
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

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Address

210 Cheeyo Trace

City / State / Zip

NOTES

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<https://arrowheadlandcompany.com/>

DISCLAIMERS

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