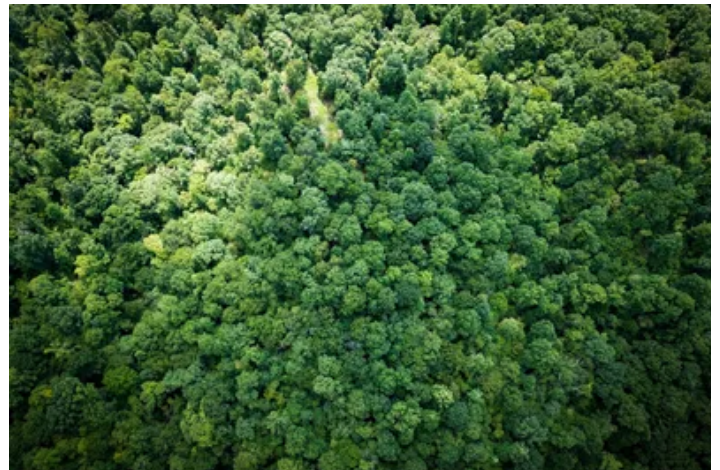


**The Buffalo-Hurricane Divide**  
0 S. Hurricane Creek Rd.  
Linden, TN 37096

**\$2,550,000**  
1,144± Acres  
Perry County



## The Buffalo-Hurricane Divide Linden, TN / Perry County

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### **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**

\$2,550,000

#### **Property Website**

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



## The Buffalo-Hurricane Divide Linden, TN / Perry County

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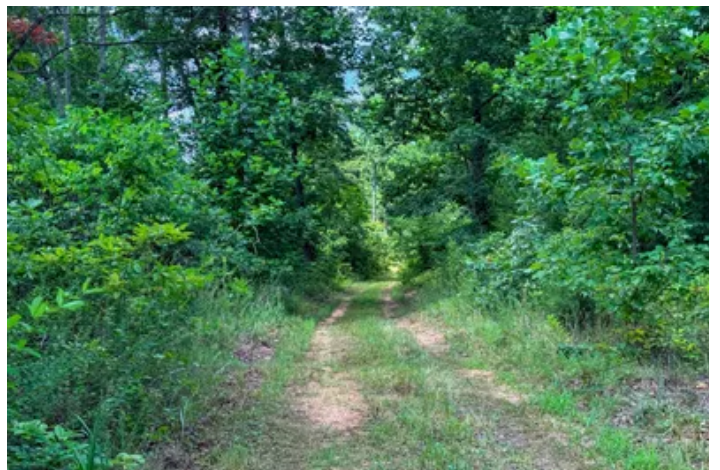
### **PROPERTY DESCRIPTION**

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).

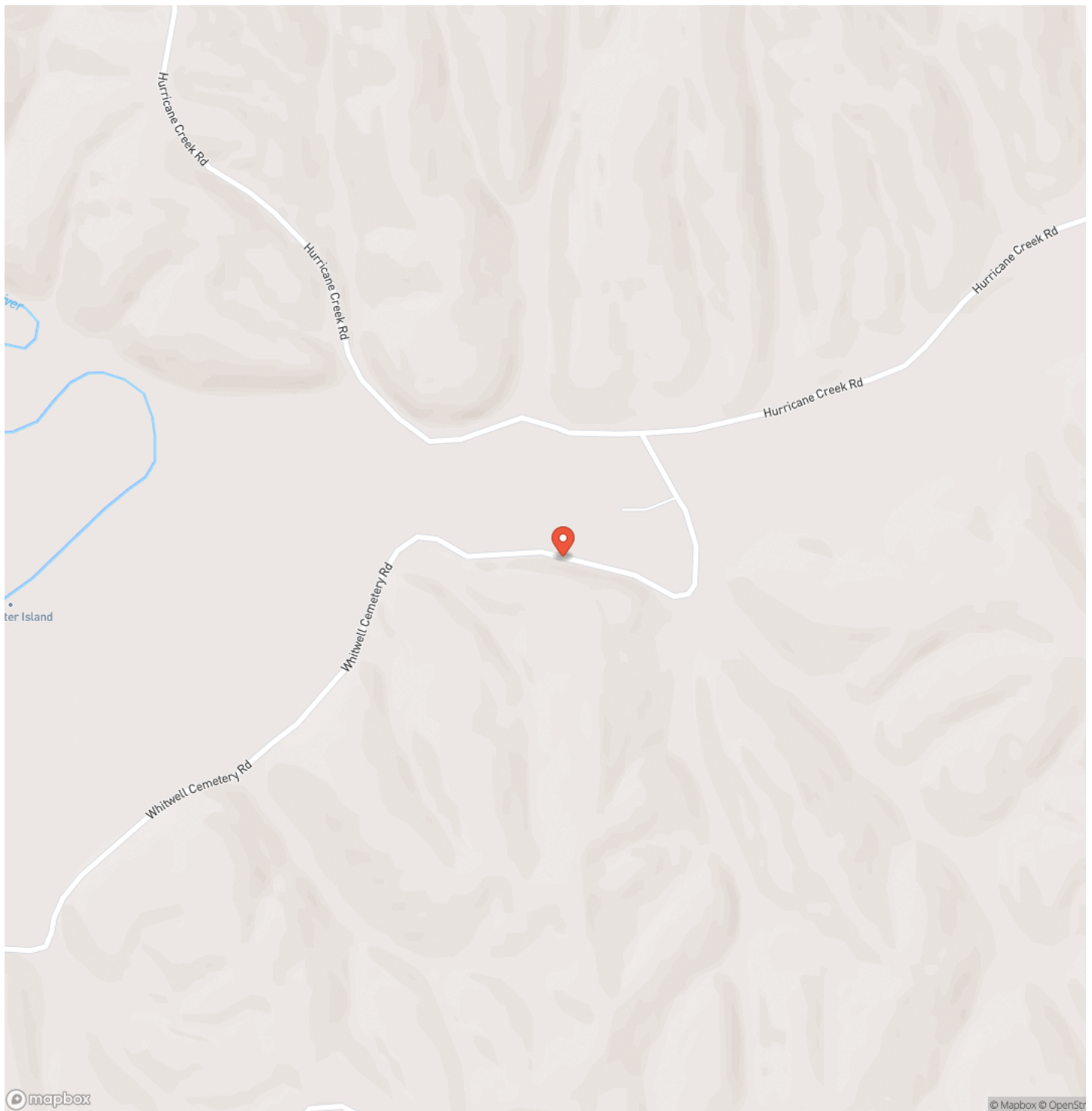
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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

**The Buffalo-Hurricane Divide**  
**Linden, TN / Perry County**

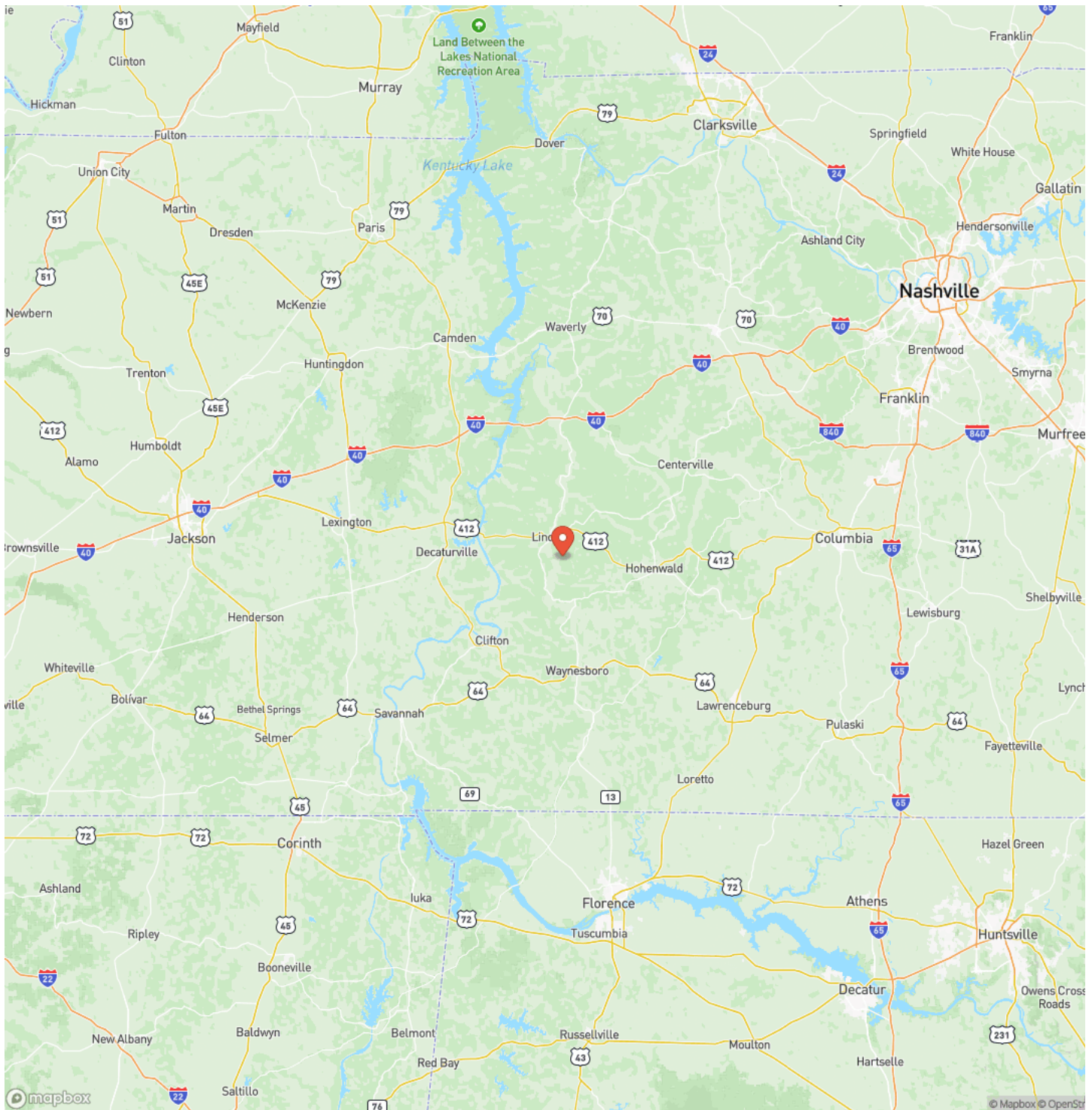
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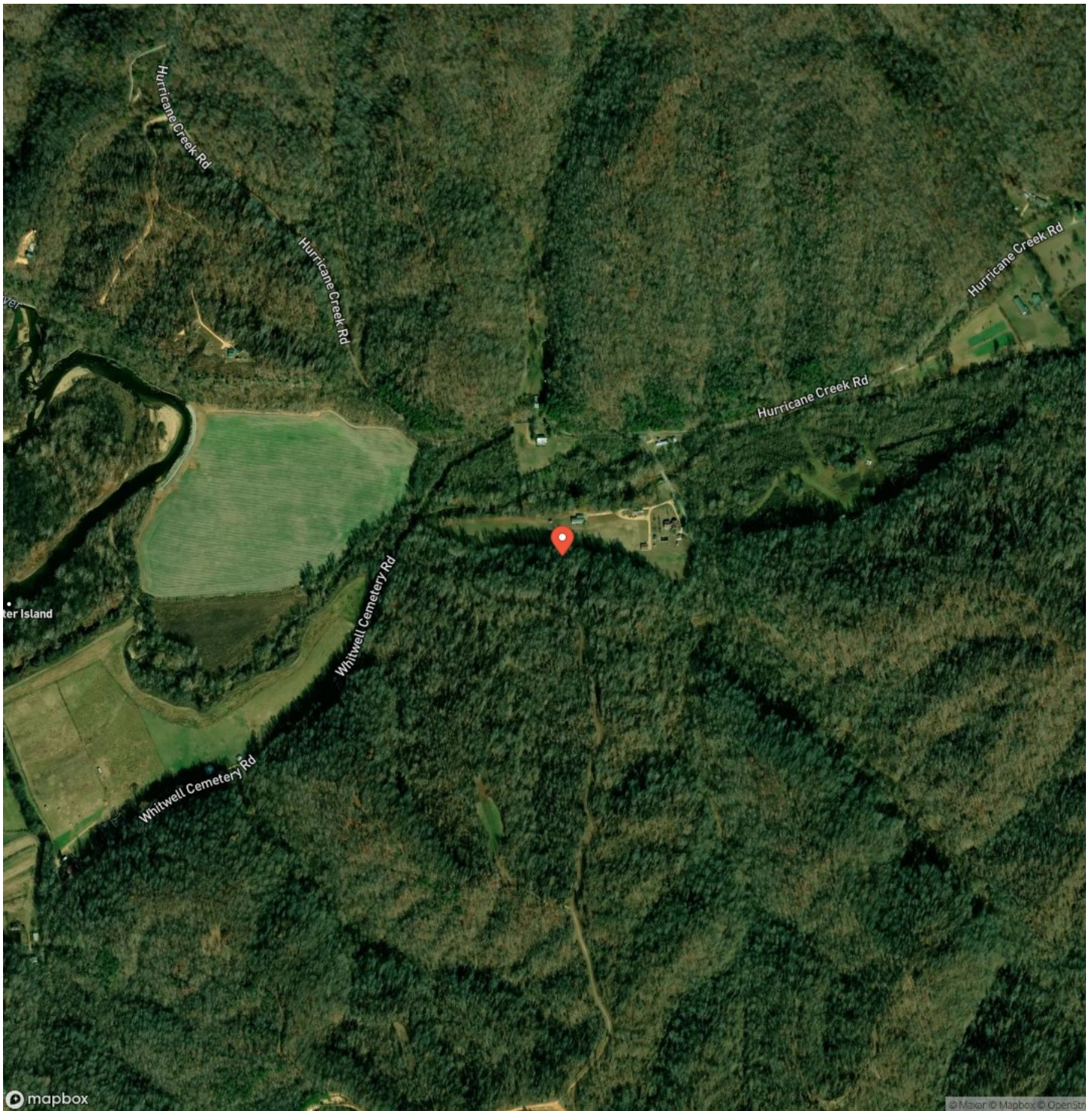
## Locator Map



## Locator Map



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Whitt

## Mobile

(423) 494-7793

## Email

brian.whitt@arrowheadlandcompany.com

## Address

210 Cheeyo Trace

## City / State / Zip

Loudon, TN 37774

## 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.



**<https://arrowheadlandcompany.com/>**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
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