

**Prime Hunting & Recreation Land: 44.92 Acres in Wayne
County, TN**
0 Tinnin Road
Clifton, TN 38425

\$320,000
44.920± Acres
Wayne County



Prime Hunting & Recreation Land: 44.92 Acres in Wayne County, TN
Clifton, TN / Wayne County

SUMMARY

Address

0 Tinnin Road

City, State Zip

Clifton, TN 38425

County

Wayne County

Type

Farms, Hunting Land, Ranches, Recreational Land, Timberland, Horse Property

Latitude / Longitude

35.337158 / -87.981267

Taxes (Annually)

132

Acreage

44.920

Price

\$320,000

Property Website

<https://www.mossyoakproperties.com/property/prime-hunting-recreation-land-44-92-acres-in-wayne-county-tn-wayne-tennessee/40367/>



Prime Hunting & Recreation Land: 44.92 Acres in Wayne County, TN Clifton, TN / Wayne County

PROPERTY DESCRIPTION

Discover a captivating 51.02 +/- acre hunting and recreational paradise in Wayne County, TN. This exceptional property boasts various features designed to delight outdoor enthusiasts and hunters alike. With 0.7 miles of road frontage, access to this property is excellent, ensuring optimal hunting opportunities without disturbing the deer population. Additionally, the strategic placement of access points allows for seamless navigation, maximizing your chances of success.

Approximately three acres of planted pines provide ideal bedding and early successional habitat for wildlife, adding to the property's allure. The well-maintained pines create a nurturing environment and attract various species, enhancing the overall biodiversity. In addition, over 3.5 acres of carefully tended food plots are planted with clover, serving as a nutrient-rich food source to sustain game throughout the year. The food plots are positioned to optimize wildlife attraction and hunting potential.

A beautiful orchard featuring apples, persimmons, and chestnut trees is scattered throughout the property. This diverse planting scheme increases feeding diversity for wildlife, ensuring a thriving habitat and offering nature enthusiasts a delightful sight. In addition, a year-round flowing creek spans 0.2 miles, adding to the natural beauty and functionality of the land. The creek bottoms, adorned with rolling hardwood timber, are abundant with majestic red and white oaks, creating a picturesque landscape and providing excellent wildlife viewing and hunting opportunities.

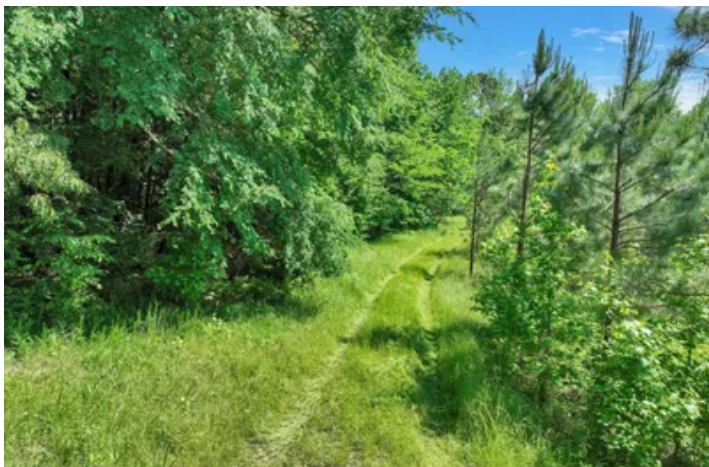
The property's diversity creates numerous travel corridors and funnels, allowing for strategic deer stand placements. In addition, thoughtful land management practices and an impressive harvest history contribute to its appeal and potential. This turnkey hunting property is ready for immediate enjoyment and is equipped with established trails and stand sites. The infrastructure allows easy navigation and sets the stage for unforgettable hunting experiences.

Situated just 2 miles from the vast 22,000-acre Eagle Creek Wildlife Management Area (WMA), this property offers convenient access to additional hunting and recreational opportunities, expanding your options for outdoor exploration.

For more information, please get in touch with Paul Morrison at [\(615\) 522-7298](tel:6155227298) or pmorrison@mossyoakproperties.com.



Prime Hunting & Recreation Land: 44.92 Acres in Wayne County, TN
Clifton, TN / Wayne County



Locator Map



Locator Map



Satellite Map



**Prime Hunting & Recreation Land: 44.92 Acres in Wayne County, TN
Clifton, TN / Wayne County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Paul Morrison

Mobile

(615) 522-7298

Office

(615) 879-8282

Email

pmorrison@mossyoakproperties.com

Address

1276 Lewisburg Pike Ste B

City / State / Zip

Franklin, TN 37064

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue 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.



MORE INFO ONLINE:
www.mossyoakproperties.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.



Mossy Oak Properties Tennessee Land & Farm
1276 Lewisburg Pike Ste. B
Franklin, TN 37064
(615) 879-8282
www.mossyOakproperties.com

