



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**130.2± ACRES**  
**HENDERSON COUNTY, TN**  
**\$325,500**



OFFICE (423) 568-8339 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE HENDERSON 130.2

## PROPERTY PROFILE

### LOCATION:

- Spring Hill Cemetery Road  
Sardis, TN 38371
- Henderson County
- 1.4± Miles SW of Sardis
- 41± Miles SE of Jackson
- 119± Miles SW of Nashville
- 130± Miles NE of Memphis

### COORDINATES:

- 35.4277740, - 88.3024245

### PROPERTY USE:

- Hunting
- Recreational
- Investment
- Development/Divisions
- Potential Home/Cabin Sites

### PROPERTY INFORMATION:

- 130.2± Total Acres
- Frontage on Ruth Road,  
Hinkle Road, & Spring Hill  
Cemetery Road
- Recently Harvested Timber
- Interior Road System
- Gas & Electricity
- Deer & Turkey

### TAX INFORMATION:

- Parcel 158-050.00
- 2024: \$295



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**SHANE MARTIN**

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE HENDERSON 130.2

WELCOME TO THE HENDERSON 130.2, A TRUE MID-SOUTH HUNTING TRACT LOCATED JUST OUTSIDE OF SARDIS IN HENDERSON COUNTY, TENNESSEE! Recently harvested timber has given way to a strong stand of young-growth hardwoods, creating ideal bedding cover that draws deer and turkey year-round. The nearby Hurricane Creek Canal further enhances the 130.2± acre property's wildlife appeal.

An established interior road system allows easy access throughout the property for hunting, scouting, and management, while multiple build sites offer excellent locations for a hunting cabin, weekend getaway, or full-time residence. With utilities, including gas and electricity available at Ruth Road, the property is ready for development without sacrificing its rugged, outdoorsman feel.



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# MORE ABOUT THE HENDERSON 130.2

Access is a standout feature, with road frontage from three separate roads: Ruth Road, Hinkle Road (HWY 421), and Spring Hill Cemetery Road. This flexibility improves usability and future value while maintaining privacy. Located just 1.4± miles from Sardis, the property is within easy driving distance of Jackson, Nashville, and Memphis—making it an ideal escape for both local and out-of-town sportsmen.

**Contact Shane Martin today to schedule a private showing and experience #TheSmallTownWay!**



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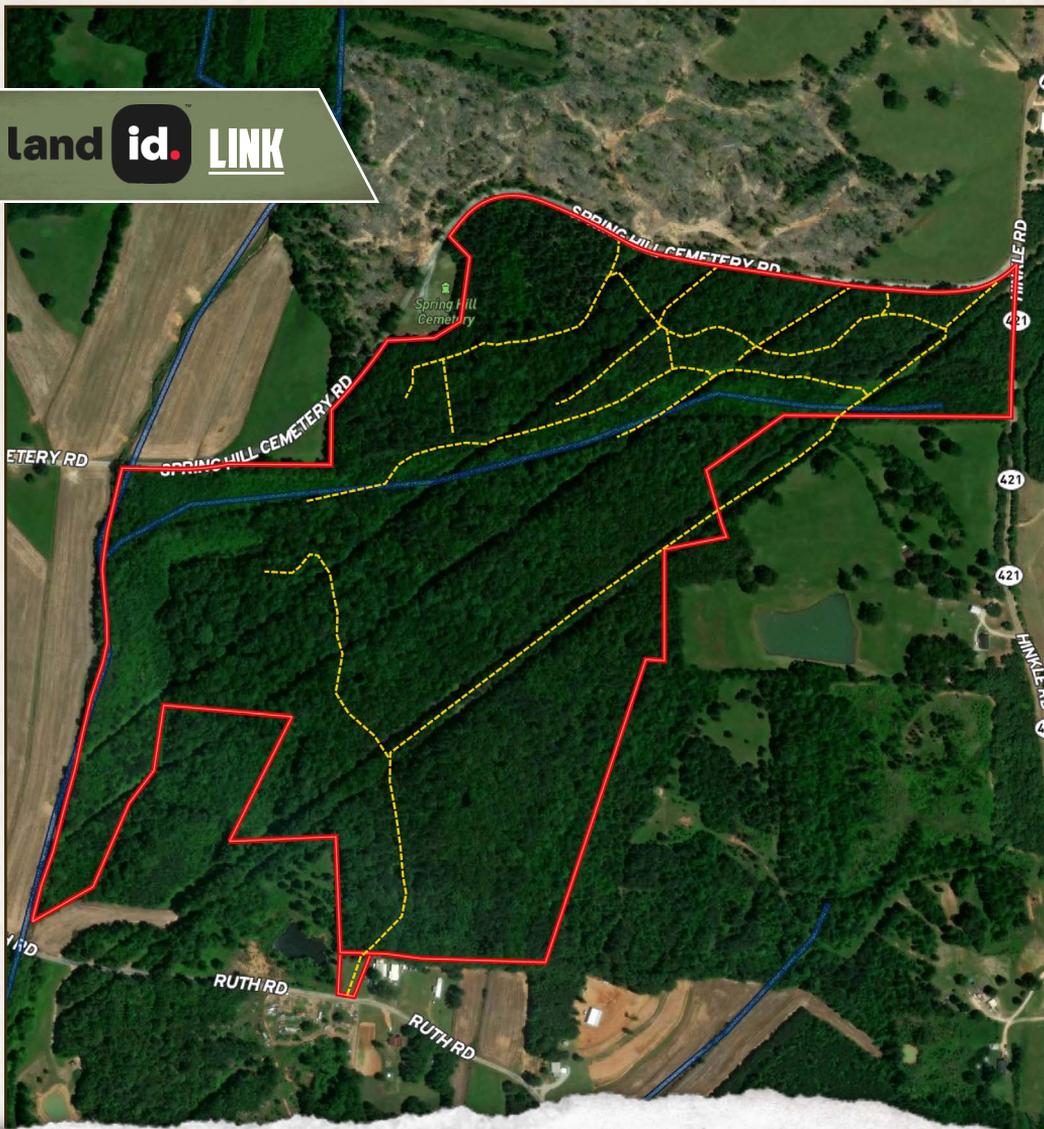
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land id. LINK



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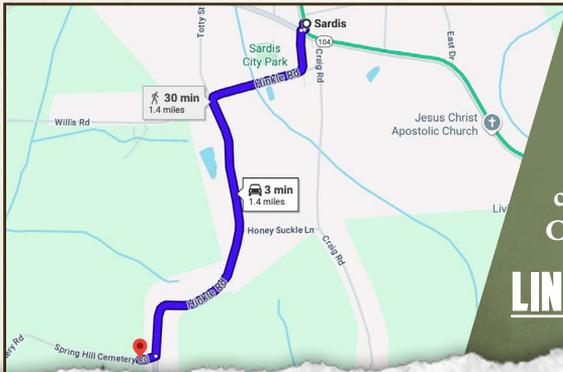
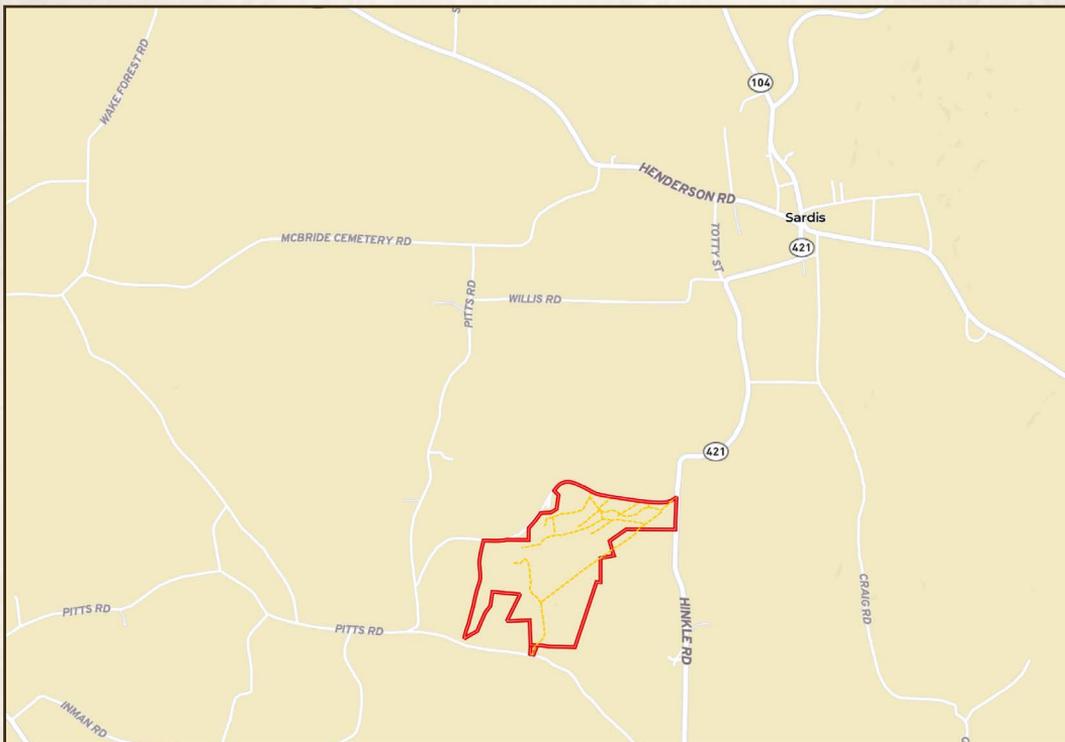
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HENDERSON COUNTY, TENNESSEE



Directions from Sardis, TN: Travel 1.3 miles south on Hinkle Road. Turn right onto Spring Hill Cemetery Road the property is on the left, located at the corner of Hinkle Road and Spring Hill Cemetery Road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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