



49± ACRES
FAYETTE COUNTY, TN
\$563,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (901) 910-1809 | WWW.SMALLTOWNPROPERTIES.COM

THE FAYETTE 49

PROPERTY PROFILE

LOCATION:

- Bateman Road
Moscow, TN 38057
- Fayette County
- 0.5± Miles N of the
Ghost River WMA
- 5± Miles N of the
Mississippi State Line
- 20.5± Miles E of Collierville
- 32± Miles E of Germantown

COORDINATES:

- 35.039194, -89.350602

TAX INFORMATION:

- 177-029.01
- 2025 Taxes: \$219

PROPERTY USE:

- Potential Home/Cabin Sites
- Family Compound
- Hunting & Recreation
- Investment

PROPERTY INFORMATION:

- 49± Surveyed Acres
- Mature Hardwood &
Pine Timber
- Newly Formed & Cleared
Open Areas
- Multiple Build Sites
- New Drive From Bateman Road
- Culverts Installed for Drainage
- Power Currently Being Extended
- Interior Trails
- Deer & Turkey Habitat
- Ghost River Access Nearby



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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 FAYETTE 49

WELCOME TO THE FAYETTE 49, A VERSATILE 49± ACRE PROPERTY LOCATED ON BATEMAN ROAD IN MOSCOW, TENNESSEE. Offering a unique combination of mature timber, newly improved open ground, recreational opportunities, and multiple potential homesites, this Fayette County property is well suited for a private country estate, family compound, weekend retreat, hunting property, or long-term investment.

As you enter the property, the recent extensive land improvements are immediately noticeable. A new driveway has been created from Bateman Road, providing improved access into the property. Land forming and clearing have opened several field areas and potential building sites while preserving mature timber for privacy and natural cover. Culverts have been installed to assist with water drainage, and a path has been cleared for electrical service, which is currently being brought to the property by Chickasaw Electric.

Multiple potential homesites are positioned throughout the tract, giving a new owner flexibility to build a custom home, establish a multi-generational family compound, or create a private cabin or recreational getaway. The newly opened areas also provide opportunities for food plots, gardens, orchards, pasture, or additional improvements depending on the owner's vision for the property.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

MORE ABOUT THE FAYETTE 49

A healthy mixed stand of mature timber provides excellent habitat for whitetail deer and wild turkey, making the Fayette 49 equally appealing to hunters and outdoor enthusiasts. An internal trail system provides access throughout the acreage for hunting, hiking, trail riding, property maintenance, and enjoying the land.

Just minutes away, a public boat ramp provides access to the Ghost River section of the Wolf River Wildlife Management Area, a protected 2,306± acre natural corridor known for kayaking, canoeing, fishing, birdwatching, and wildlife viewing. This nearby resource adds another dimension of outdoor recreation to an already versatile property.

The Fayette 49 offers the privacy of a rural setting while remaining convenient to Collierville, the Memphis area, and the Mississippi state line. With recent land improvements, multiple potential building sites, mature timber, and strong recreational opportunities, this property is ready for a new owner to take the next step and make it their own.

Call Shane Martin or Payton Shinault today to schedule a private showing and experience #TheSmallTownWay!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

49± ACRES

FAYETTE COUNTY, TENNESSEE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

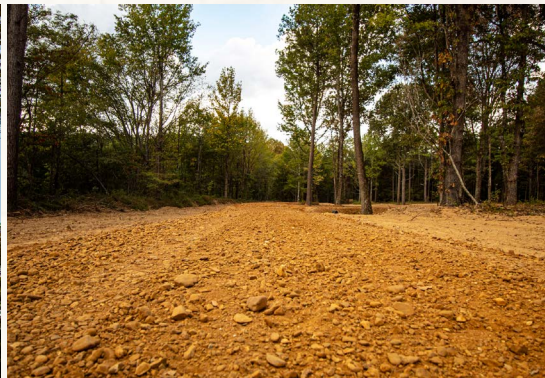
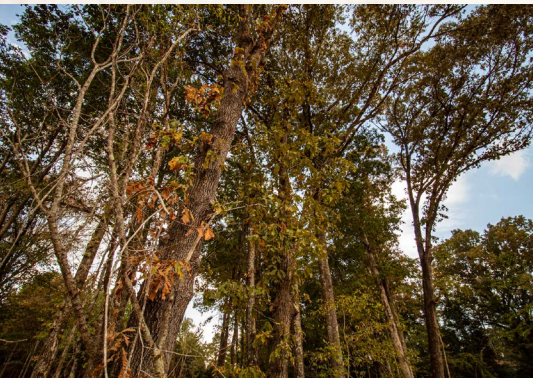
7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

49± ACRES

FAVETTE COUNTY, TENNESSEE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

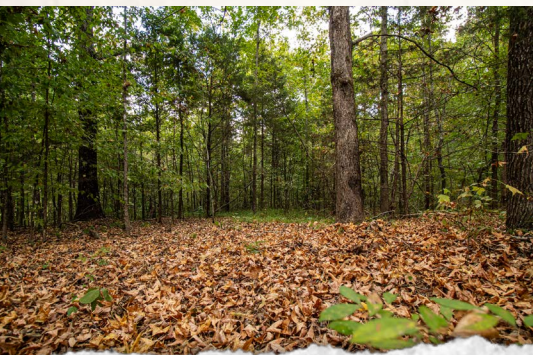
7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

49± ACRES

FAVETTE COUNTY, TENNESSEE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

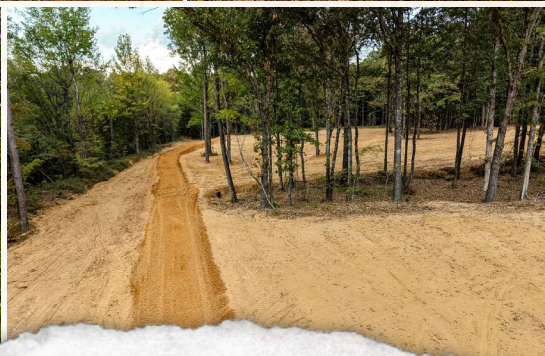
7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

49± ACRES

FAYETTE COUNTY, TENNESSEE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

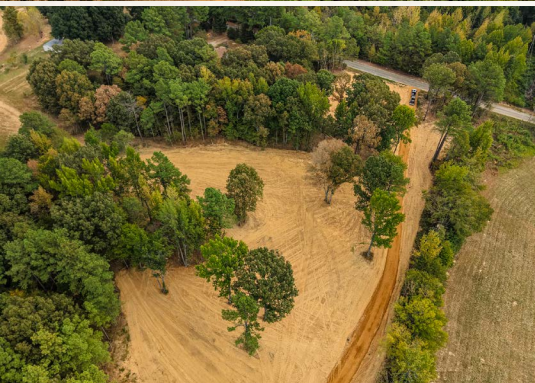
7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

49± ACRES

FAVETTE COUNTY, TENNESSEE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

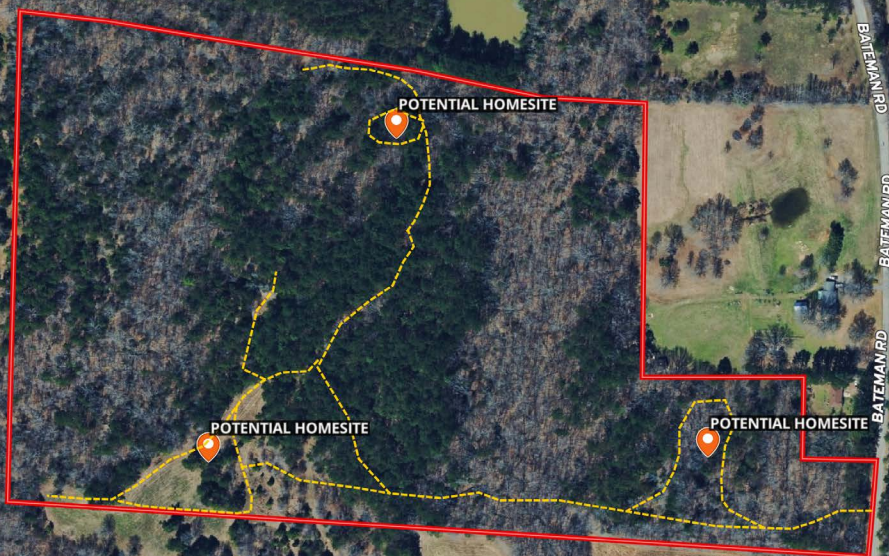
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

49± ACRES

FAYETTE COUNTY, TENNESSEE

land **id.** LINK



Directions From the Intersection of Hwy 76 and Hwy 57 in Moscow, TN: Travel east on TN-57 for 2.5 miles. Turn right onto Bateman Road and continue 1 mile to the property on the right.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.