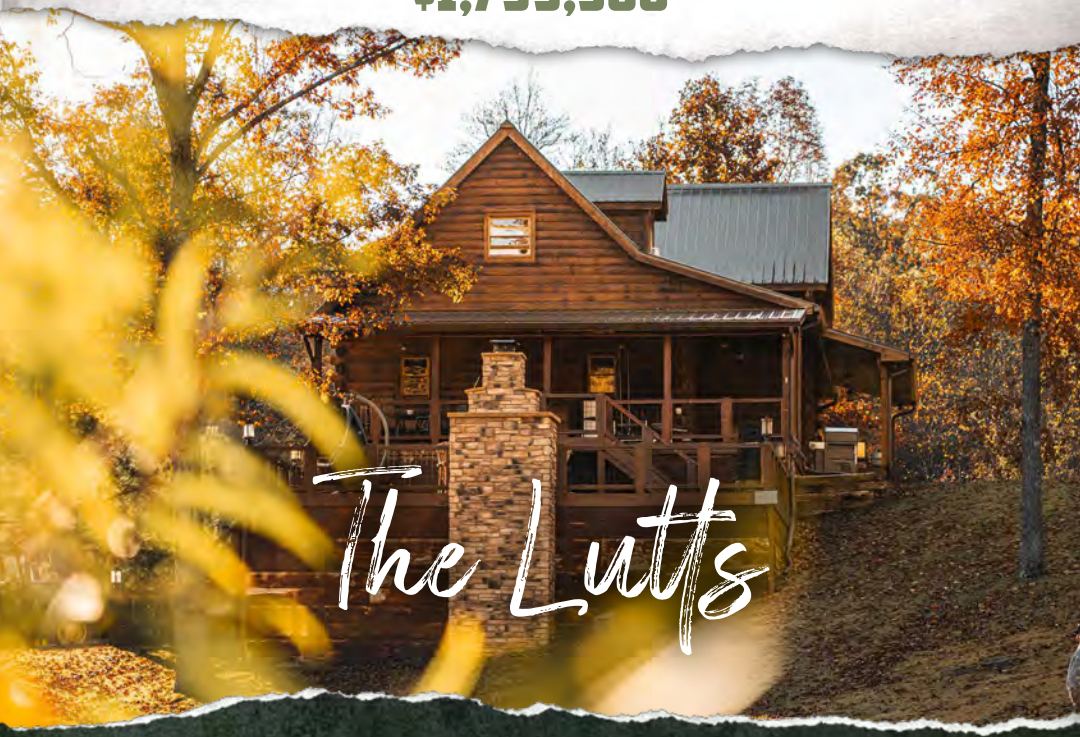
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

177.55± ACRES WITH A LODGE
WAYNE COUNTY, TN

$1,799,900



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THE LUTTS

PROPERTY PROFILE

LOCATION:

- 8601 Lutts Road
  Lutts, TN 38471
- Wayne County
- 19.3± Miles SE of Savannah
- 15.7± Miles SW of Collinwood
- 35.5± Miles NW of Florence, AL
- 22.4± Miles SW of Waynesboro
- 98.6± Miles NW of the
  Huntsville International Airport
- 123± Miles SW of the Nashville
  International Airport

TAX INFORMATION:

- Tax Year 2025
- Parcel ID: 153 016.00: $2,087.70
- Parcel ID: 153 020.00: $187.55
- Parcel ID: 153 016.01: $459.65
- Parcel ID: 153 016.02: $565.53
- Parcel ID: 153 003.00: $174.83

PROPERTY USE:

- Family/Corporate Getaway
- Hunting & Fishing
- Homestead

COORDINATES:

- 35.13696, -87.95396

PROPERTY INFORMATION:

- 177.55± Acres
- 19± Acres of Managed Food Plots
- 3.3± Miles of Internal Trails
- 2,053± SqFt Custom Lodge
  - 3 Bedrooms/2 Baths
  - Vaulted Ceilings
    in the Grand Room
  - Expansive Deck
  - Covered Porches
  - Large Rock Fireplace
  - 1,456± SqFt Basement
    with HVAC
- Stocked & Professionally
  Managed Pond with a Pier
- Numerous Streams
- Large Hardwood Timber
- Box Blinds Ready for Use
- Multiple Ladder and
  Lock-On Stands
- Whitetail Deer & Wild Turkey



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WELCOME TO THE LUTTS

WELCOME TO THE LUTTS, A TURN-KEY RECREATIONAL RETREAT IN THE HILLS OF MIDDLE TENNESSEE. Encompassing 177.55± acres, this exceptional Wayne County property offers the kind of setting that serious outdoorsmen dream about: a place where hunting, fishing, wildlife management, and family recreation all come together. Opportunities to own land with such a great combination of acreage, improvements, and recreational diversity don't come along often.

The property features a diverse landscape highlighted by large hardwood timber, numerous natural streams, established food plots, and miles of internal trails. The mature hardwoods provide a beautiful natural setting and valuable wildlife habitat, while the food plots and diverse terrain create opportunities to develop and maintain a quality hunting property. Whether you're slipping through the timber during the rut, overlooking one of the many established food plots from the already in place box blinds, or exploring the property on the trail system, you can enjoy the outdoors in every season.





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MORE ABOUT THE LUTTS

A major highlight is the 2,053± square-foot custom lodge, which provides a comfortable headquarters during hunting season and weekend getaways. When you talk about curb appeal... this lodge has it! Positioned perfectly in a valley overlooking the private pond and some of the most picturesque views Middle Tennessee has to offer, you immediately feel relaxed. With three bedrooms, two baths, a grand room with vaulted ceilings, and an impressive kitchen/dining area, The Lutts is well equipped to serve as a recreational getaway or permanent residence. Even more, the lodge is equipped with a 1,456± heated and cooled basement, perfect for storing equipment or adding additional space. One of the most impressive features of the lodge is the expansive deck and covered porches with a large rock fireplace. This is the kind of place where early mornings begin with a cup of coffee and a game plan, and evenings end around the table sharing stories from the day's adventures.





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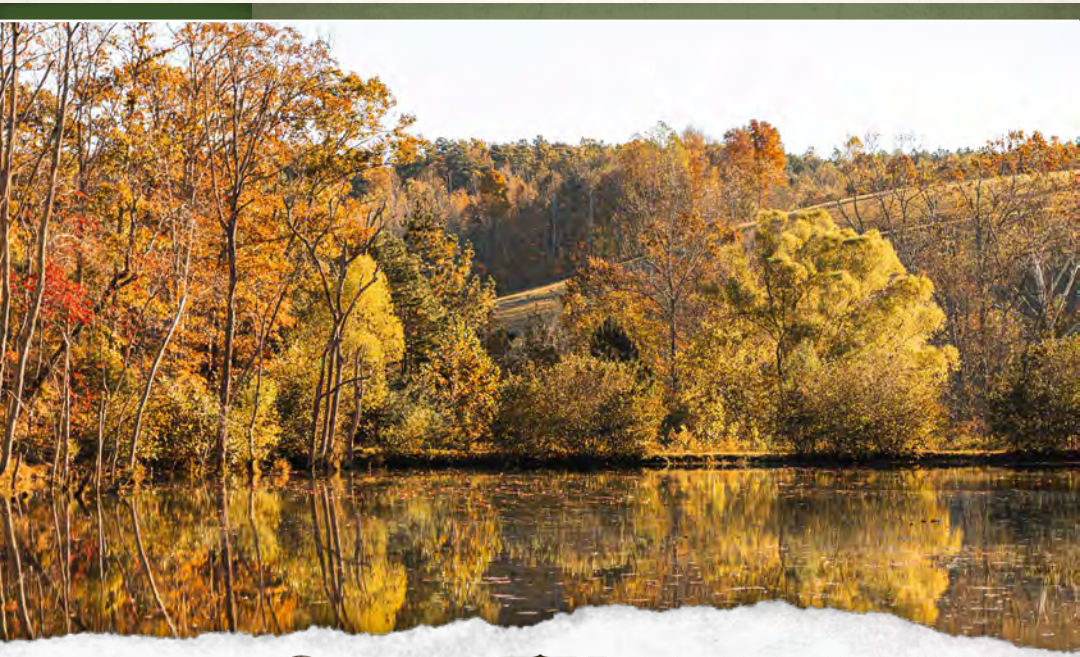
MORE ABOUT THE LUTTS

The professionally managed, stocked pond with a fishing pier adds another dimension to the property, offering a peaceful place to spend an afternoon fishing or simply enjoying the water. The pond has a history of producing some serious quality catches; the current owners have lured in largemouth bass of up to 10 pounds. Numerous streams wind through the acreage, further enhancing the natural character and recreational appeal.

The Lutts is one of the most premier land offerings currently on the market in Tennessee. With established infrastructure, quality improvements, mature timber, and abundant opportunities for outdoor recreation, this property is ready to become the centerpiece of your hunting and recreational pursuits. To truly appreciate the beauty and potential, an in-person tour is a must!

Call Tyler Clark today to schedule a private showing and experience #TheSmallTownWay!





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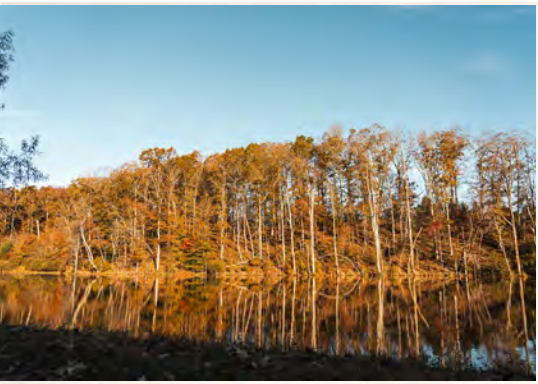

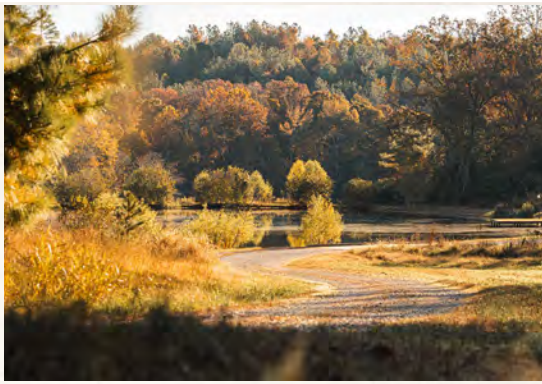





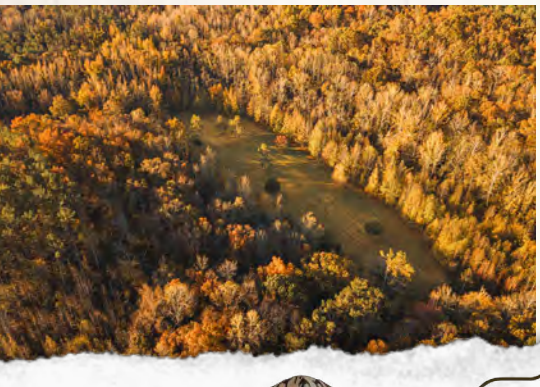

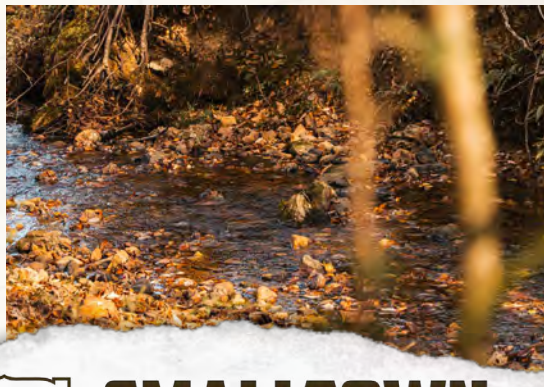



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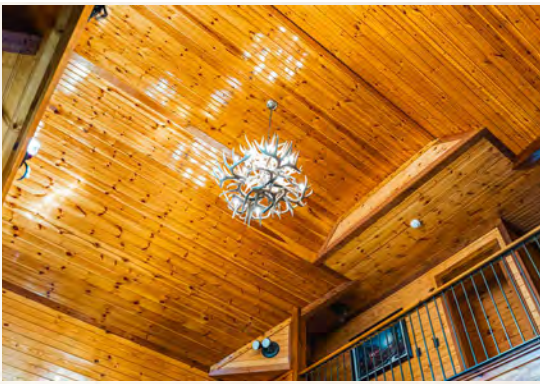

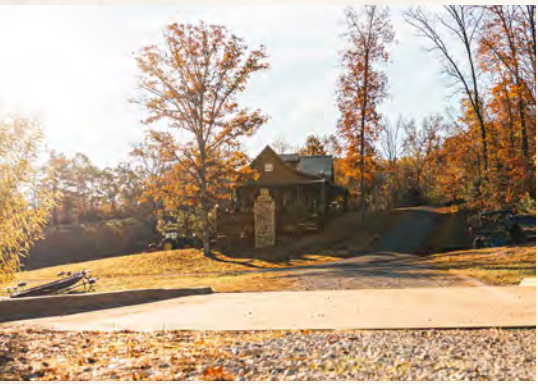









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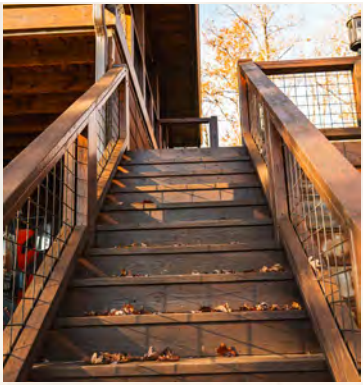





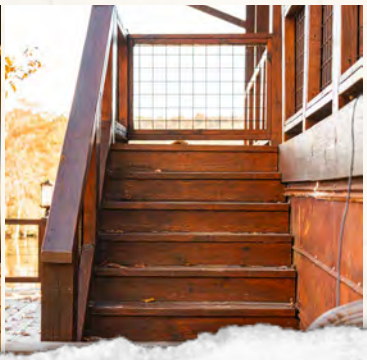




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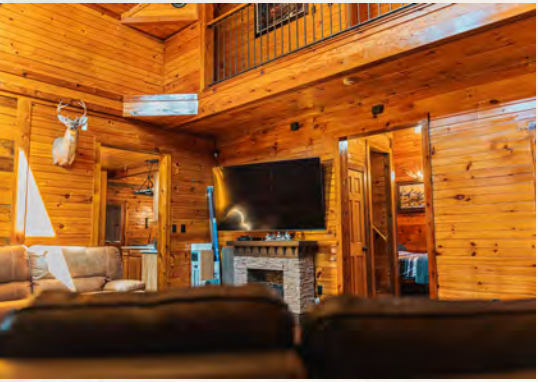

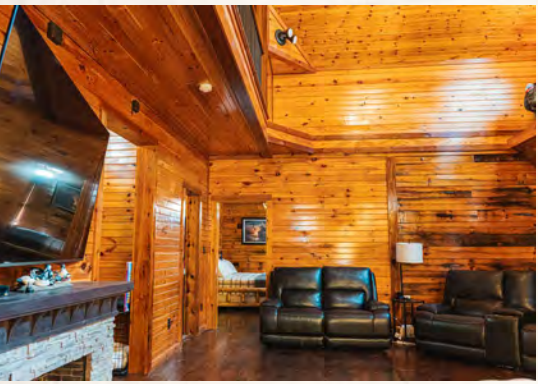


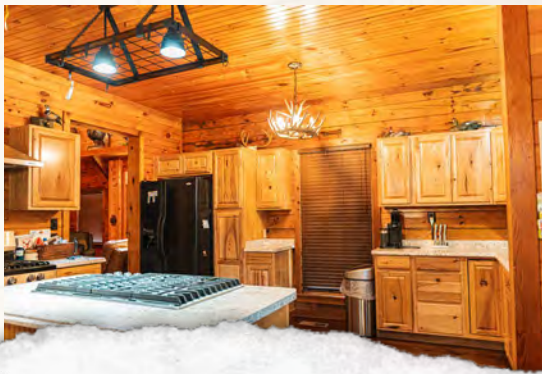



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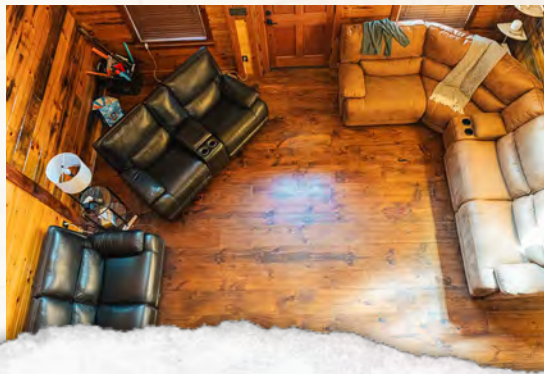



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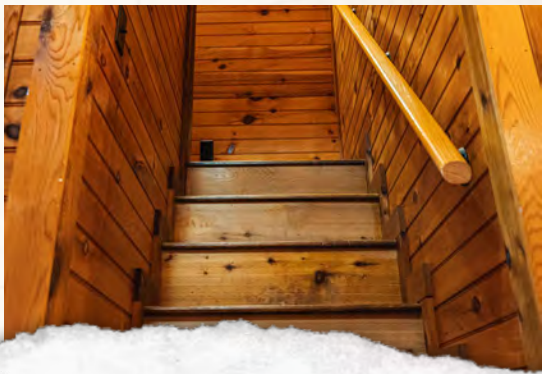



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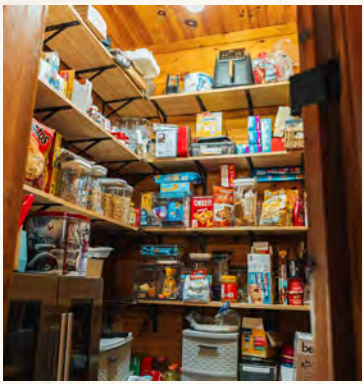



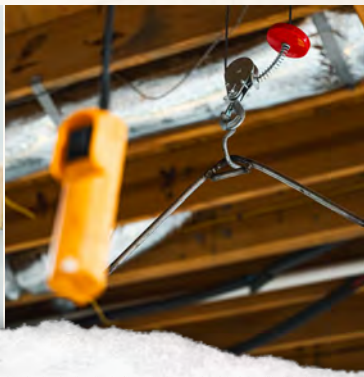



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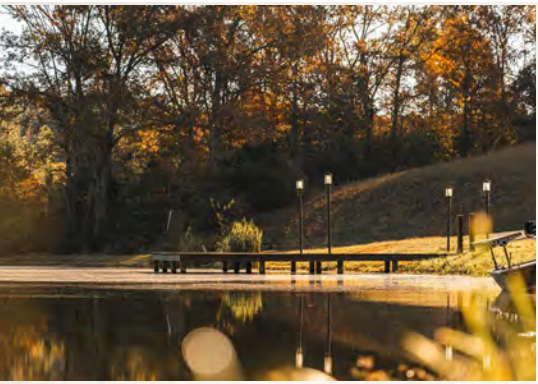



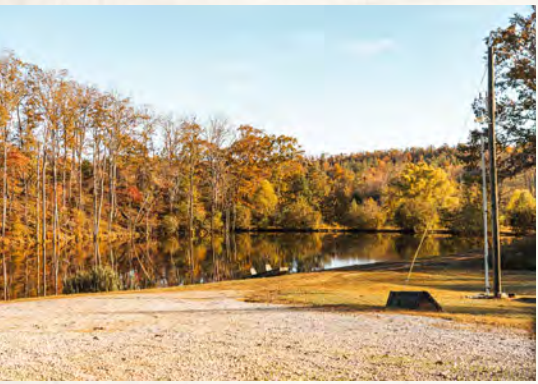





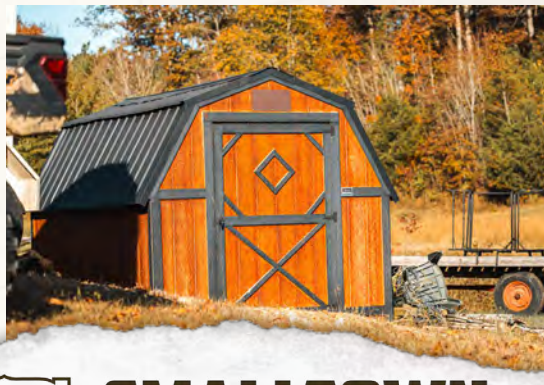



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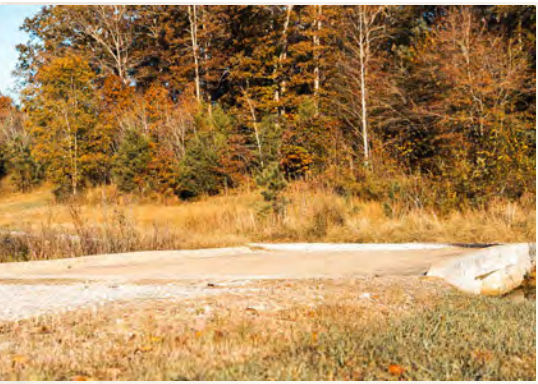

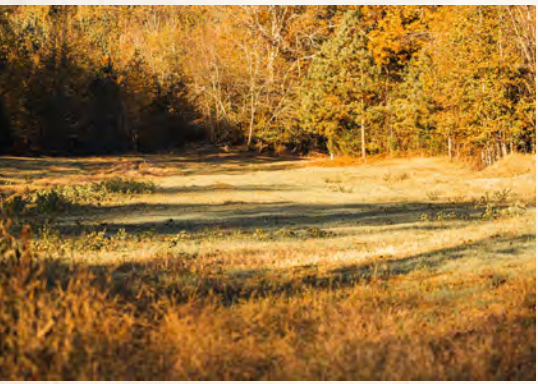


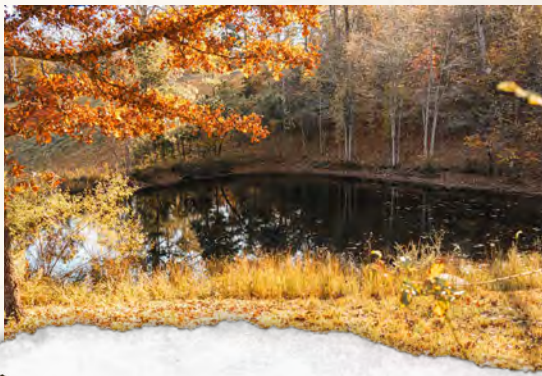



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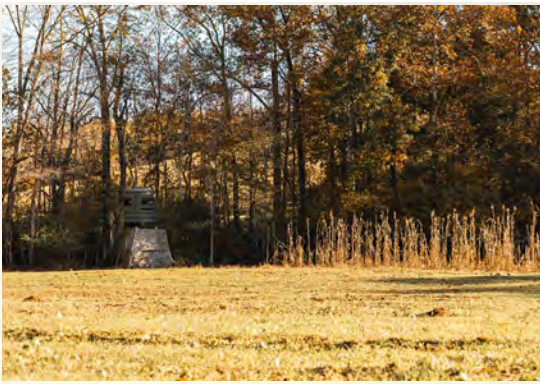

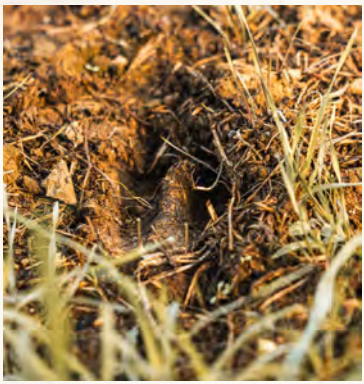
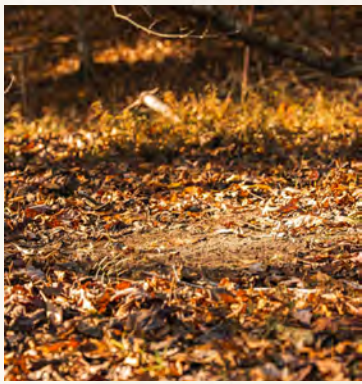
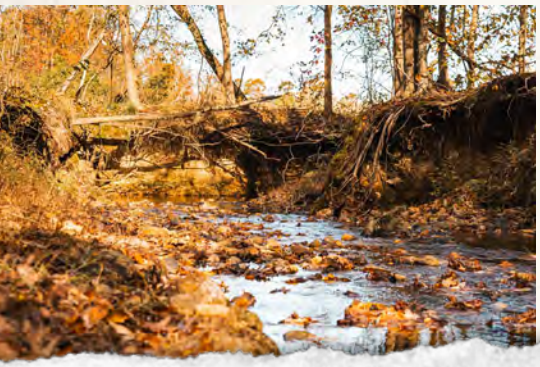




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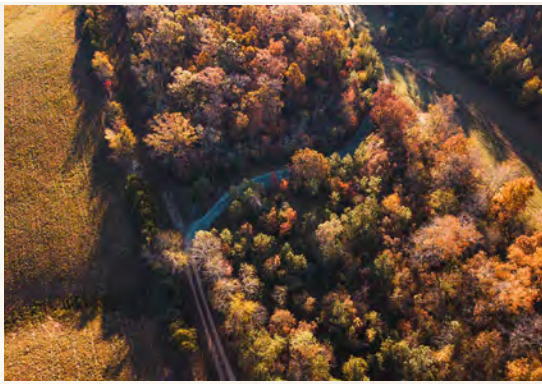
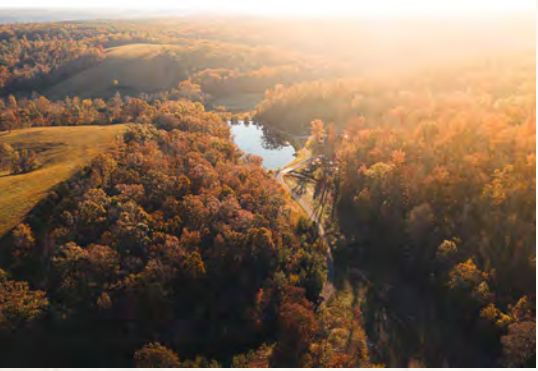
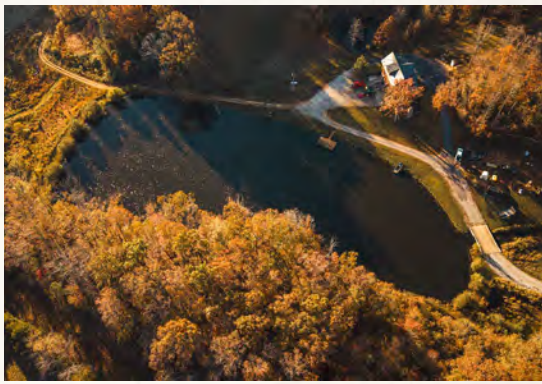





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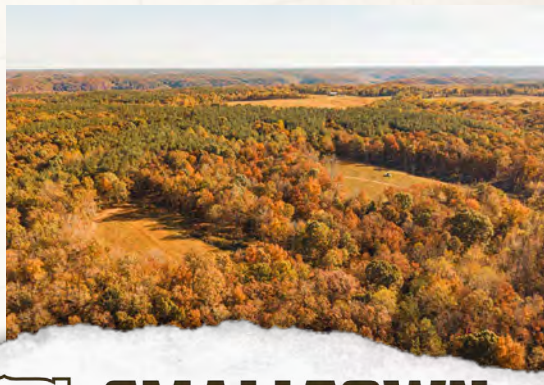



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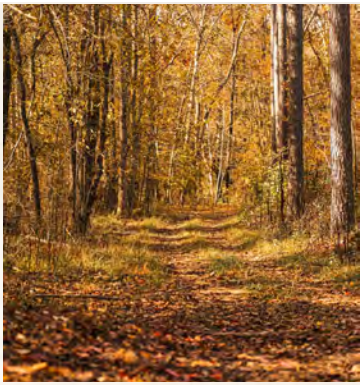


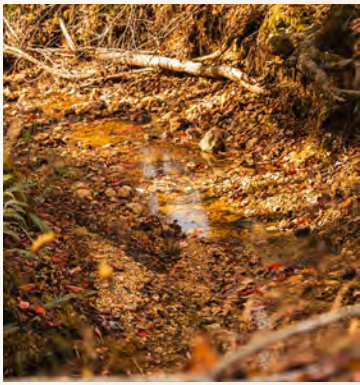






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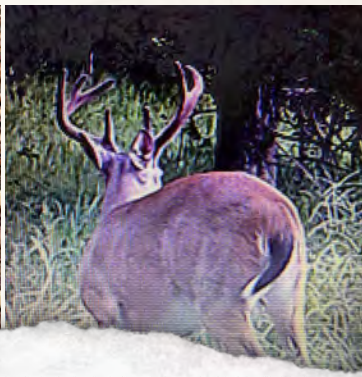



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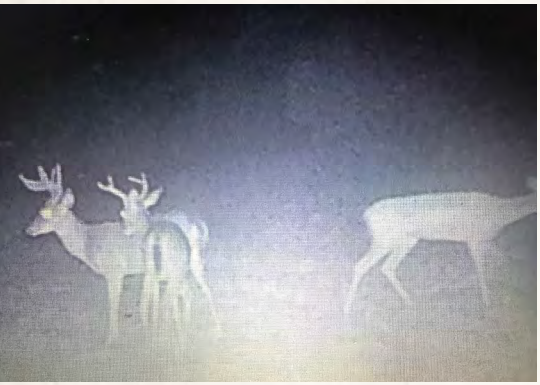









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land id. LINK



Directions from Savannah, TN: Travel 2.6 miles on TN-203 E/ Pinhook Dr. Turn left onto TN-203 E/TN-226 N and continue 0.2 miles. Turn right onto TN-203 E and travel 16.4 miles to the property entrance on the right.

LINK TO GOOGLE MAP DIRECTIONS



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