



49± ACRES
FAYETTE COUNTY, TN
\$565,000



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:

- Hunting
- Investment
- Potential Development

PROPERTY INFORMATION:

- 49± Acres
- Gently Rolling Terrain
- Mature Hardwoods & Pines
- Established Trails & Road
- Multiple Build Sites
- Gravel Driveway
- Deer & Turkey



SHANE MARTIN | PRINCIPAL BROKER - WEST TN
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7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE FAYETTE 49

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

A healthy mixed stand of mature timber provides excellent habitat for whitetail deer and wild turkey, making this property an outstanding choice for hunters and outdoor enthusiasts alike. Whether you enjoy hunting, hiking, trail riding, or simply spending time outdoors, the established internal trail system offers convenient access throughout the property, allowing you to fully enjoy everything the land has to offer.

A newly constructed entrance and gravel driveway off Bateman Road provide easy access to the property, leading to several attractive building locations. Multiple homesites are positioned throughout the tract, offering flexibility to build a custom home, a multi-generational family compound, or a private cabin while maintaining the seclusion and natural beauty of the property. There is also ample space to establish food plots, gardens, orchards, or pasture areas for livestock, allowing the land to be tailored to a variety of lifestyles and recreational interests.



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MORE ABOUT THE FAYETTE 49

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 exceptional kayaking, canoeing, fishing, birdwatching, and wildlife viewing. This nearby resource adds another layer of outdoor recreation rarely found with properties of this size.

Despite its peaceful rural setting, the Fayette 49 enjoys a convenient location within easy driving distance of Collierville, the Memphis metropolitan area, and the Mississippi state line, making it ideal for both full-time living and weekend escapes. Whether you're looking to build your forever home, establish a family compound, create a recreational retreat, or invest in quality Tennessee land, the Fayette 49 offers an outstanding opportunity to own a beautiful and highly usable property in one of West Tennessee's most desirable rural areas.

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



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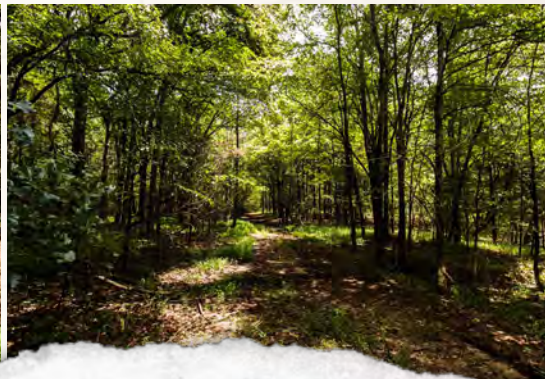
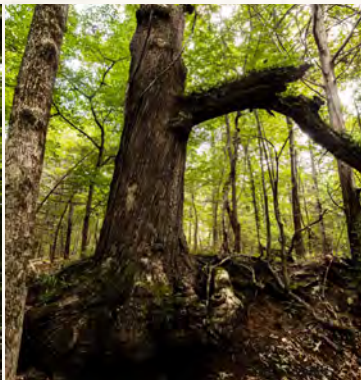
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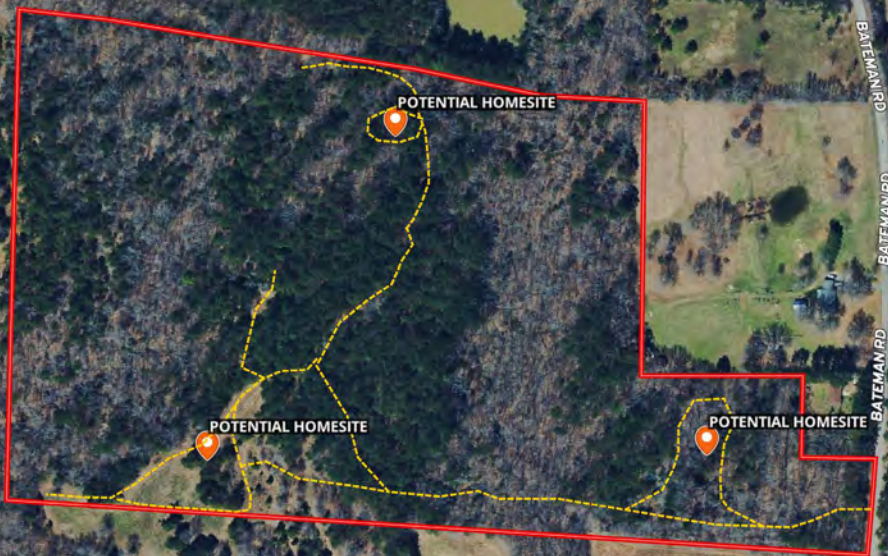
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land **id.** LINK



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](#)



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