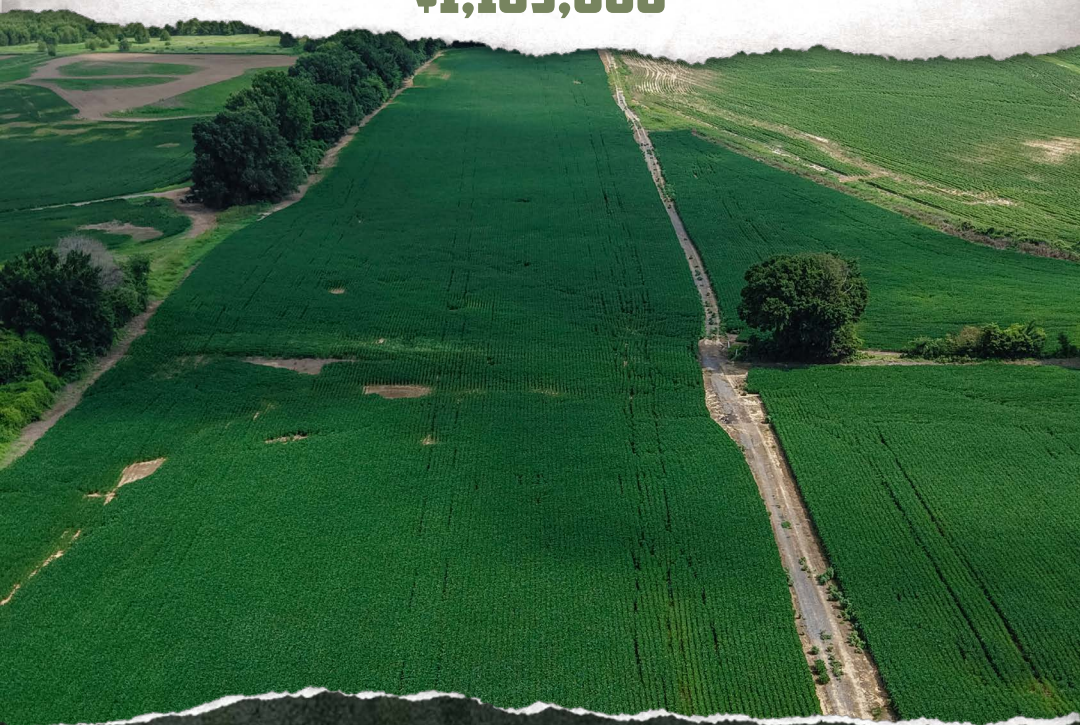




SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

98.21± ACRES
DYER COUNTY, TN
\$1,105,000



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

THE DYER 98.21

PROPERTY PROFILE

LOCATION:

- Old Highway 20
Friendship, TN 38034
- Borders the Tigrett
Wildlife Management Area
- Dyer County
- 10± Miles SE of Dyersburg
- 38± Miles NW of Jackson
- 79± Miles NE of Memphis

COORDINATES:

- 35.96185, -89.2766

TAX INFORMATION:

- Parcel # 140-010.03

PROPERTY USE:

- Hunting
- Investment
- Recreational
- Income-Producing
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 98.21± Total Acres
- 30± Acres of Crop Income
- Primarily Hardwoods
- Duck/Deer/Turkey
- Established Duck Hole
- Private Boat Ramp
- Boat Ditch

**Boundary Line is Approximate,
Survey to be Completed Upon Contract*



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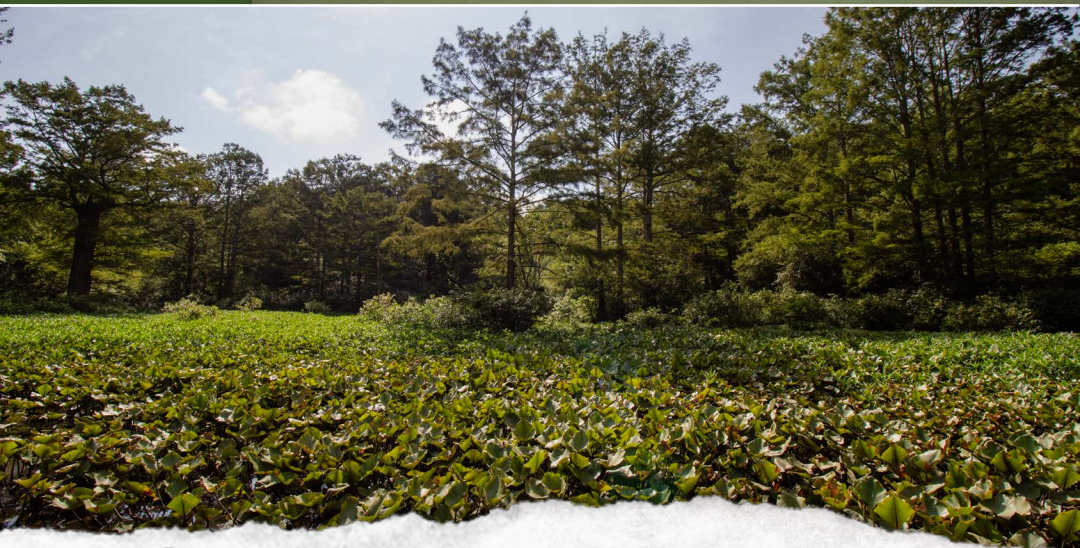
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WELCOME TO THE DYER 98.21

WELCOME TO THE DYER 98.21, AN EXCEPTIONAL RECREATIONAL AND INCOME-PRODUCING PROPERTY LOCATED IN THE HEART OF WEST TENNESSEE'S RENOWNED MISSISSIPPI FLYWAY. Offering a unique combination of established waterfowl habitat, productive farmland, mature hardwood timber, and convenient access, this 98.21± acre versatile tract in Dyer County is well-suited for hunters, investors, and outdoor enthusiasts alike.

Bordering the Tigrett Wildlife Management Area, the property benefits from exceptional wildlife habitat and consistent game movement. 30± acres are currently in cultivation, providing annual crop income while also enhancing the property's appeal to waterfowl and other wildlife.

The farm features an established duck hole surrounded by impressive mature cypress and hardwood timber, creating ideal habitat for migrating ducks throughout the season. Neighboring some of the area's well-known and successful waterfowl outfitters, the Dyer 98.21 sits in proven hunting country with a long-standing reputation for outstanding duck hunting. In addition to waterfowl, the farm supports healthy populations of whitetail deer and wild turkey, making it a true multi-species recreational property.



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MORE ABOUT THE DYER 98.21

Access is convenient from Old Highway 20, where a beautiful elevated area provides the perfect location for a hunting lodge, cabin, or country homesite overlooking your own recreational retreat. A private boat ramp and boat ditch allow easy access to the duck hole and surrounding wetlands during hunting season, while the mature hardwood and cypress timber provide excellent wildlife habitat, scenic beauty, and long-term timber value.

Whether you're looking for a private hunting retreat, an income-producing recreational investment, or a property in one of West Tennessee's premier waterfowl regions, the Dyer 98.21 offers an excellent opportunity to own a diverse farm with proven hunting, income potential, and an outstanding location.

Call Keith Moffitt or Shane Martin today to schedule a private showing and experience #TheSmallTownWay!



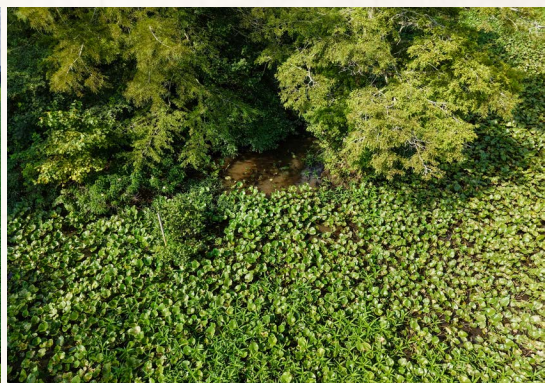
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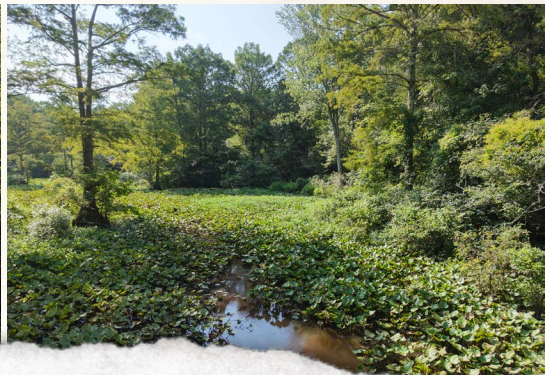
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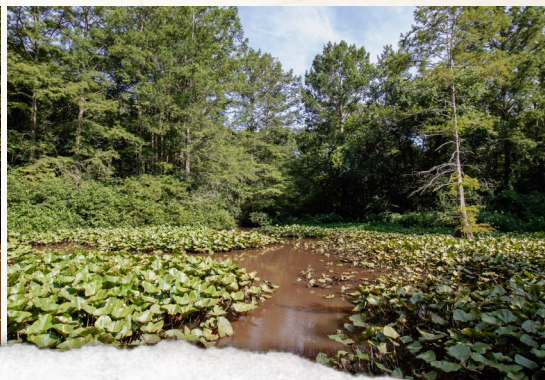
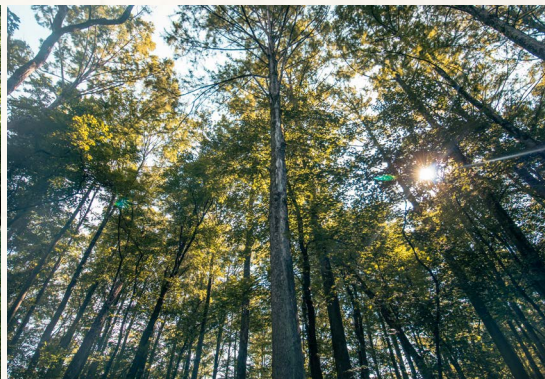
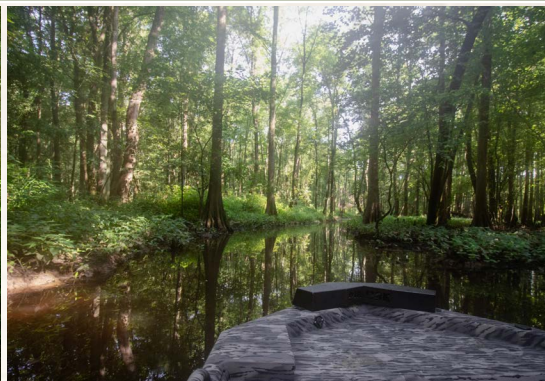
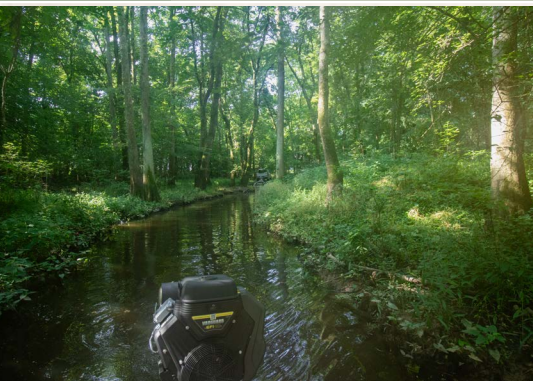
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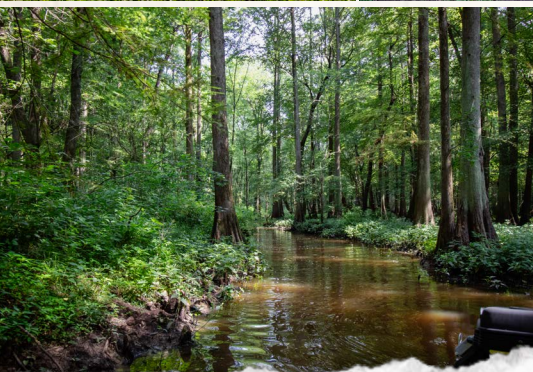
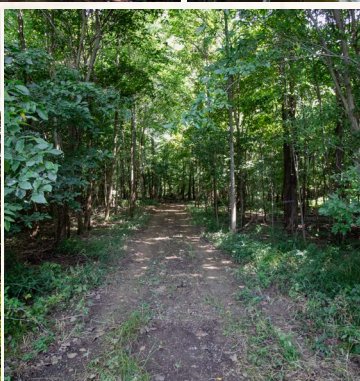
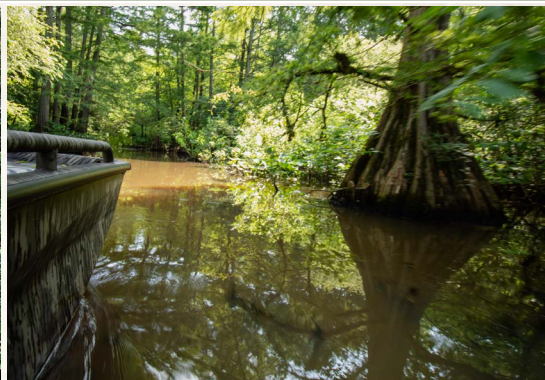
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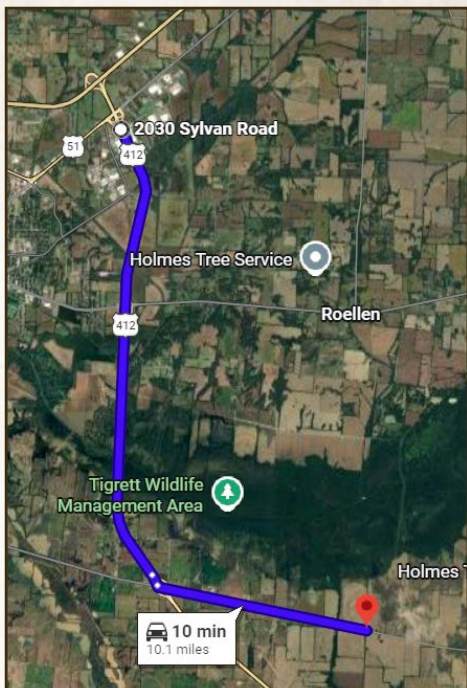
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land id. LINK



Directions from the Intersection of US-51 and US-412 in Dyersburg, TN: Travel east on US-412 for 6.8 miles. Take the TN-210 (Fowlkes/Tigrett) exit and turn left onto TN-210 North/Old Highway 20, following the signs toward Tigrett. Continue on Old Highway 20 for 3.2 miles, and the property will be located on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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