



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

243 HAYES ROAD | MUNFORD
TIPTON COUNTY, TN

LAKEFRONT HOME ON 3.35± ACRES
\$480,000



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

THE TIPTON 3.35

PROPERTY PROFILE

LOCATION:

- 243 Hayes Road
Munford, TN 38058
- Tipton County
- 7.6± Miles NW of Millington
- 17± Miles NW of the
Memman-Shelby Forest Park
- 24± Miles NW of
Downtown Memphis
- 35± Miles NW of the Memphis
International Airport

COORDINATES:

- 35.411592, -89.859237

PROPERTY USE:

- Residential
- Investment

PROPERTY INFORMATION:

- 3.35± Deeded Acres
- 300'± Lake Shoreline Frontage
- 2,459± SqFt Home
- 3 Bedrooms/2 Bathrooms
- Panoramic Sunroom
- Covered Patio with Hot Tub
- Granite Counter Tops
- New Roof (2025)
- Detached Garage/Shop
- Professional Landscaping

TAX INFORMATION:

- 126M-A-016.00
- 2025 Taxes: \$1,333



SHANE MARTIN | PRINCIPAL BROKER - WEST TN
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RON HELMBECK | LAND & RESIDENTIAL SPECIALIST
C: 901-574-4093 | ron@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE TIPTON 3.35

WELCOME TO THE TIPTON 3.35—YOUR OWN PRIVATE LAKEFRONT RETREAT IN MUNFORD, TENNESSEE! Tucked away on beautifully wooded acreage and set well back from the road, this exceptional 3.35± acre property on Hayes Road in Tipton County offers the perfect balance of privacy, nature, and everyday convenience.

With more than 300± feet of shoreline, the property provides breathtaking lake views and endless opportunities to enjoy the outdoors. Spend your mornings fishing from the bank, kayaking across the water, watching local wildlife, or simply taking in the peaceful surroundings. Mature hardwood trees and professional landscaping create a park-like setting that feels secluded while remaining just minutes from local shopping, dining, and schools.



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MORE ABOUT THE TIPTON 3.35

The 2,459± square foot home features three bedrooms and two bathrooms and is designed to make the most of its spectacular waterfront location. A Florida-style panoramic sunroom showcases stunning lake views year-round, while the secluded covered patio with a hot tub offers the perfect place to unwind after a long day. Whether you're entertaining guests or enjoying a quiet evening at home, the outdoor living spaces create an ideal setting for every season. Inside, you'll find beautiful hardwood floors, granite countertops, and a warm, inviting floor plan that blends comfort with timeless style. A new roof installed in 2025 adds peace of mind, while the detached shop provides excellent space for hobbies, storage, or workshop needs.

Whether you're searching for a full-time residence, a weekend getaway, or a private waterfront escape, the Tipton 3.35 offers an unmatched combination of seclusion, natural beauty, and lakefront living.

Call Shane Martin or Ron Helmbeck today to schedule a private showing and experience #TheSmallTownWay!

**The agent is related to the seller.*



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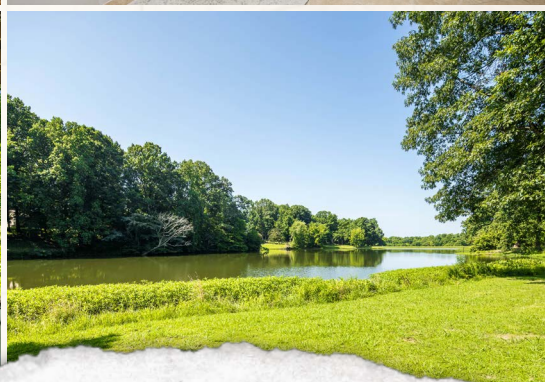
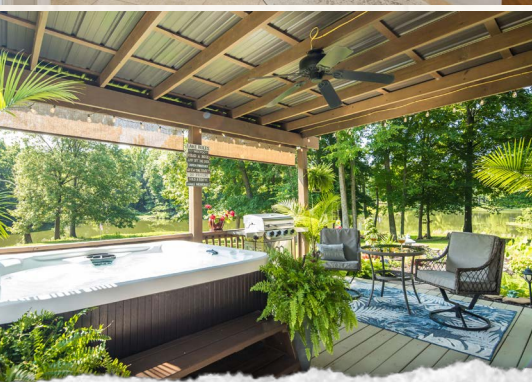
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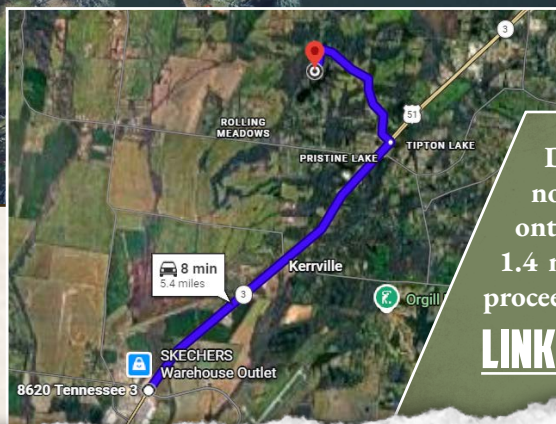
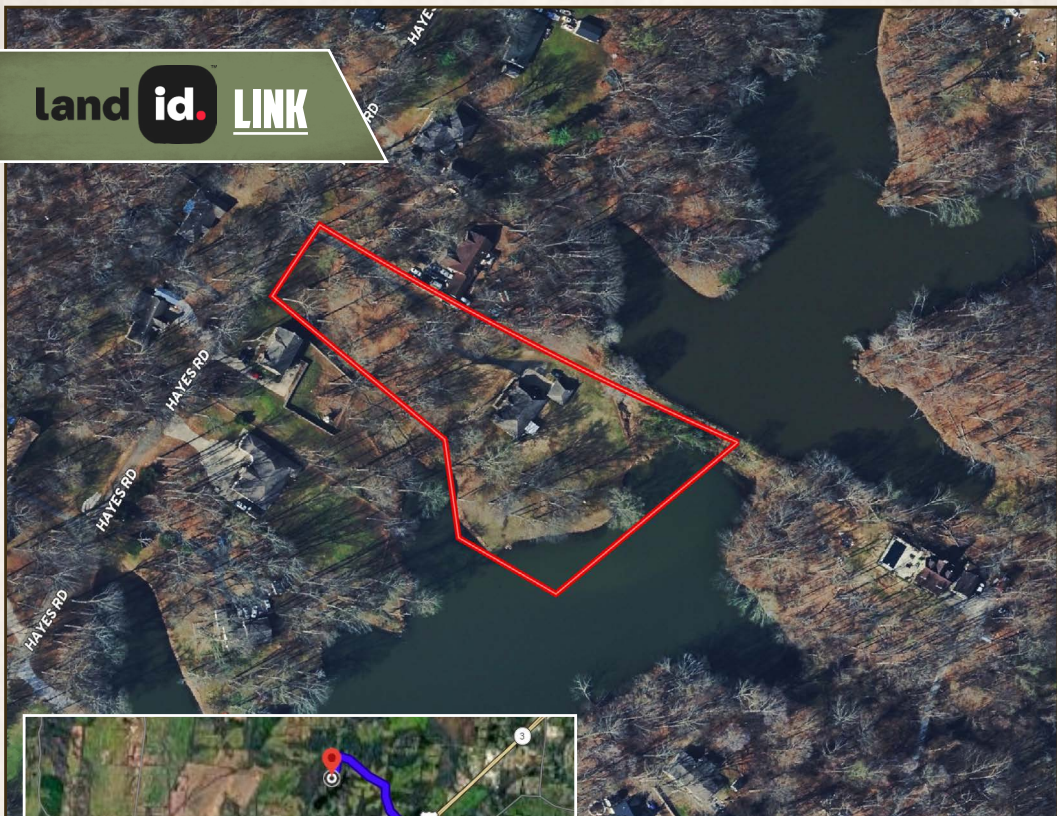
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land **id.** LINK



Directions From Millington, TN: Travel north on US-51 for 5.2 miles. Turn left onto Joe Joyner Road and continue for 1.4 miles. Turn left onto Hayes Road and proceed 0.3 miles to the property.

LINK TO GOOGLE MAP DIRECTIONS



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