



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

124.4± ACRES
TIPTON COUNTY, TN
\$1,475,000

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

THE TIPTON 124.4

PROPERTY PROFILE

LOCATION:

- Mae Sigma Road
Brighton, TN 38011
- Tipton County
- 16± Miles NE of Millington
- 25± Miles West of BlueOval City
- 35± Miles NE of Memphis

PROPERTY USE:

- Hunting
- Investment
- Development
- Recreational
- Income-Producing

COORDINATES:

- 35.468616, -89.720641

TAX INFORMATION:

- Parcel # 140-010.03

PROPERTY INFORMATION:

- 124.4± Total Acres
- 18± Acres of Crop Income
- Mature Hardwoods
- Established Trails
- Deer & Turkey
- Pond

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



SHANE MARTIN | PRINCIPAL BROKER - WEST TN
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KEITH MOFFITT | LAND SPECIALIST
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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 TIPTON 124.4

INTRODUCING THE TIPTON 124.4, LOCATED WITHIN THE CITY LIMITS OF BRIGHTON, TENNESSEE. Don't miss this rare opportunity to own a 124.4± acre property in Tipton County offering an exceptional combination of recreation, income, and investment potential. Whether you're looking for a premier hunting property, a timber investment, or land with future development possibilities, this tract delivers.

The property features approximately 18 acres of income-producing cropland, providing immediate annual income, while the balance is covered in mature hardwood timber that offers both long-term value and outstanding wildlife habitat. Deer and turkey are plentiful, making the Tipton 124.4 an excellent destination for hunting and outdoor recreation.



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MORE ABOUT THE TIPTON 124.4

With its prime location, diverse landscape, and development potential, the Tipton 124.4 presents endless opportunities for investors, developers, outdoor enthusiasts, and those seeking a legacy land investment.

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



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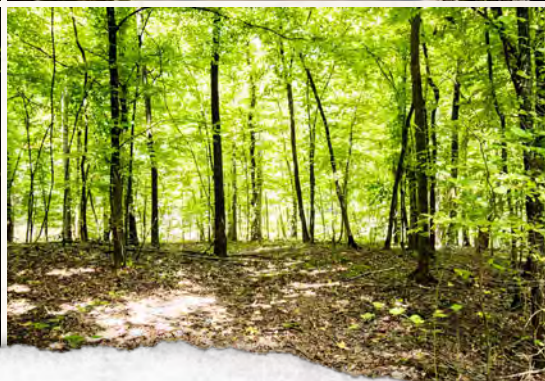
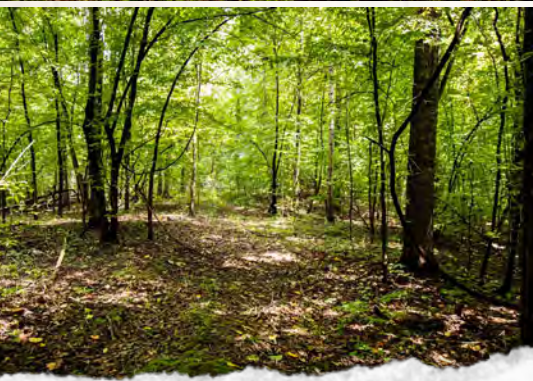


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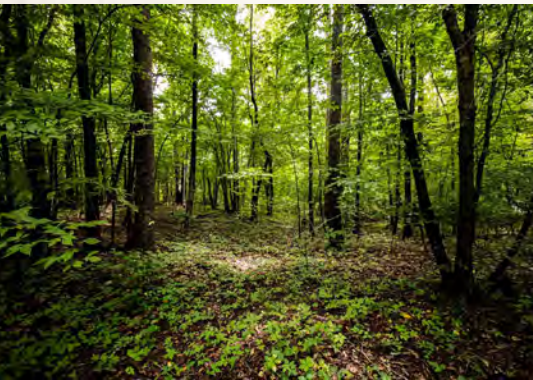


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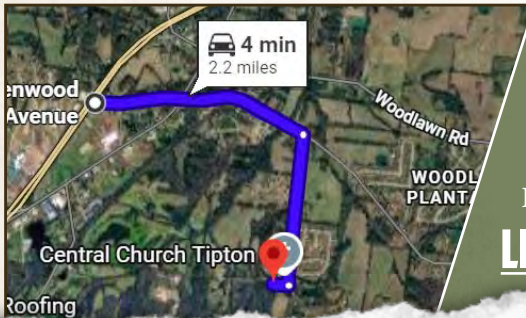
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land id. **LINK**



Directions from the intersection of Kenwood Avenue and Hwy 51 in Brighton, TN: Travel east on Kenwood Avenue for 1.2 miles. Turn right onto Lucy Kelly/Shady Lane and continue for 0.9 miles. Turn right onto Mae Sigma Road, and the property will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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