



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

246.7± ACRES
MCNAIRY COUNTY, TN
\$595,000

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE MCNAIRY 246.7

PROPERTY PROFILE

LOCATION:

- Major Hill Road
Bethel Springs, TN 38315
- Accessed by a Deeded Easement
- McNairy County
- 6.7± Miles NE of Selmer
- 13.1± Miles W of Adamsville

COORDINATES:

- 35.243543, -88.567994

PROPERTY USE:

- Hunting
- Recreational
- Timberland
- Potential Home Site
- Investment

PROPERTY INFORMATION:

- 246.7± Total Acres
- 7± Acres in Established Food Plots
- Turnkey
- 2 Gated Entrances
- 3 Creeks
- 4 Gas Lines
- 6 Tower Blinds
- Mature Hardwoods & Pines
- Internal Trail System
- Deer & Turkey
- Wildlife Managed
- Water Available at the Road

TAX INFORMATION:

- Parcel# 050-031.00
- 2024 - \$472



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ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

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50 CR 401 - Oxford, MS 38655

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE MCNAIRY 246.7

WELCOME TO A TURNKEY RECREATIONAL HUNTING TRACT IN MCNAIRY COUNTY, TN. This 246.7± acre property offers a rare opportunity to own land in one of the most game-rich areas of West Tennessee. The property is accessed by a deeded easement, and with two gated entrances and an extensive internal trail system already in place, navigating every corner is easy whether on foot, on an ATV, or in a side-by-side.

The property consists of a beautiful mix of mature hardwoods and pines, with scattered natural regeneration throughout, adding to the diversity and long-term value of the timber. Three year-round creeks meander through the property, creating ideal habitat and natural travel corridors for wildlife. Enjoy more than seven acres in established food plots, and six tower blinds are strategically positioned—making this tract “hunt-ready” from day one. In addition to the food plots, four well-maintained gas lines stretch through the property, providing long shooting lanes or future plot expansion opportunities.



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MORE ABOUT THE MCNAIRY 246.7

The land has been thoughtfully managed to support a healthy and thriving wildlife population, with a strong focus on whitetail deer and turkey. The habitat diversity, water sources, and consistent food supply make this tract a magnet for wildlife and a dream for avid hunters and land stewards.

Located in a quiet, rural setting with public water available at the road, you could consider building a home or cabin!

Whether you're looking for a legacy hunting property, a private weekend getaway, or a long-term land investment, this one offers the perfect blend of accessibility, natural beauty, and proven hunting potential.

Contact Annah Barnes today to schedule a personal tour and experience #TheSmallTownWay!



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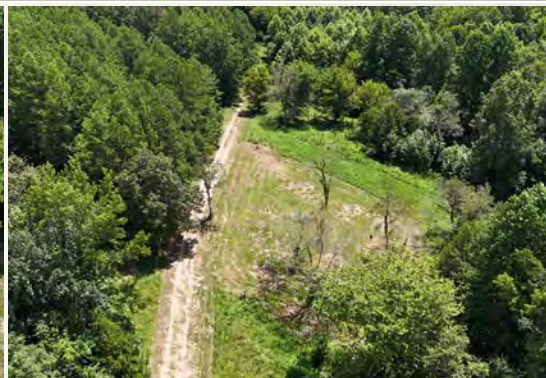
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246.7 ± ACRES MCNAIRY COUNTY, TENNESSEE



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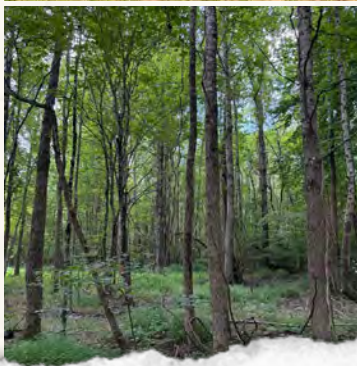
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246.7 ± ACRES **MCAIRY COUNTY, TENNESSEE**



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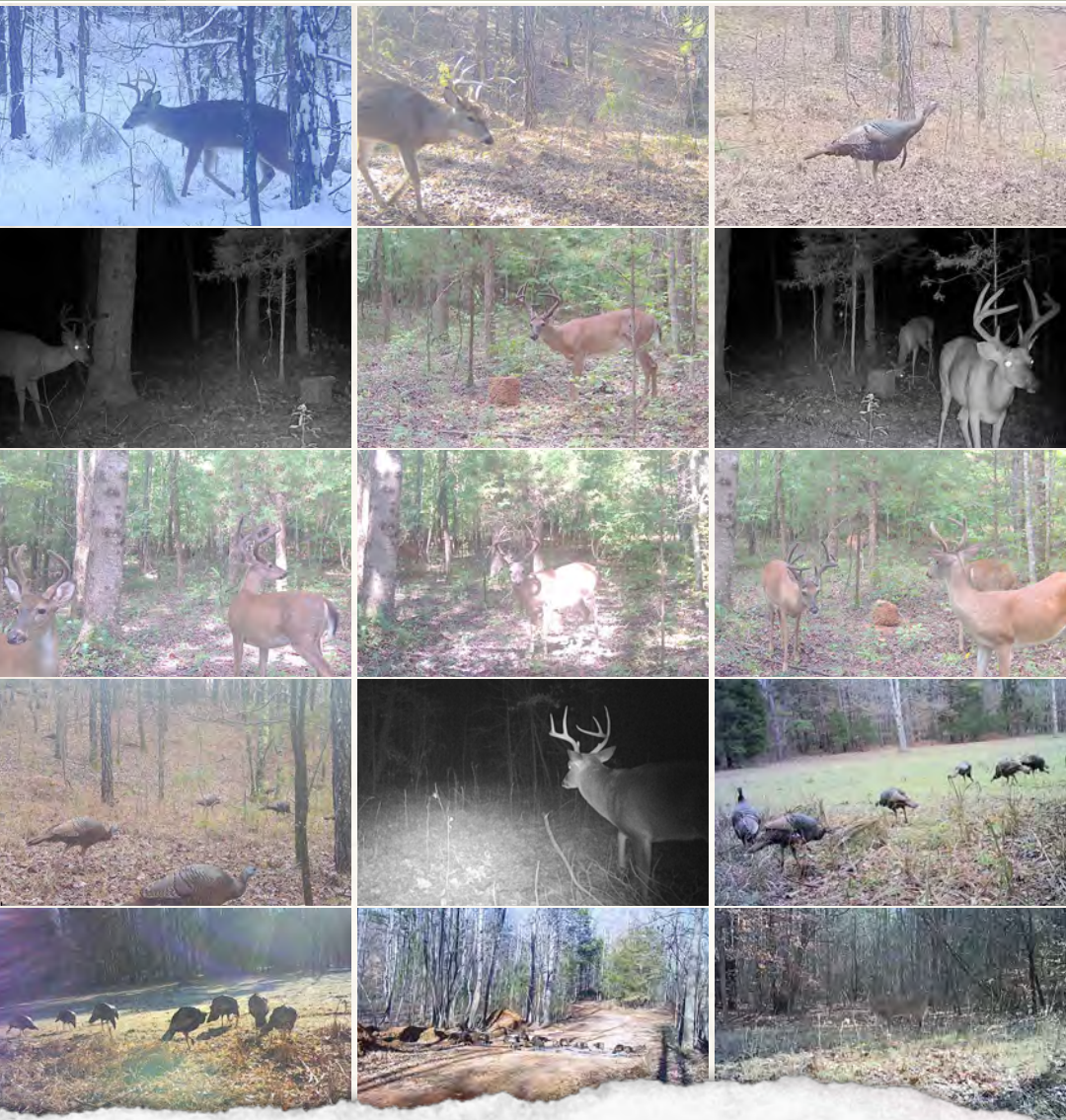
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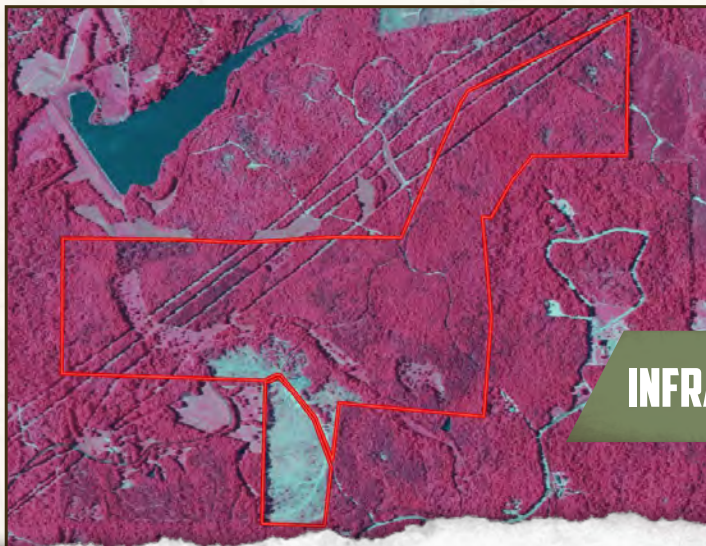
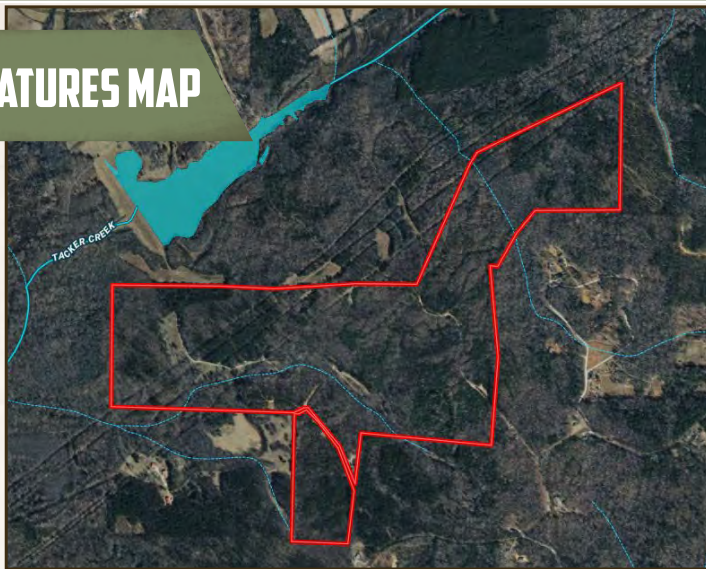
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WATER FEATURES MAP



INFRARED MAP



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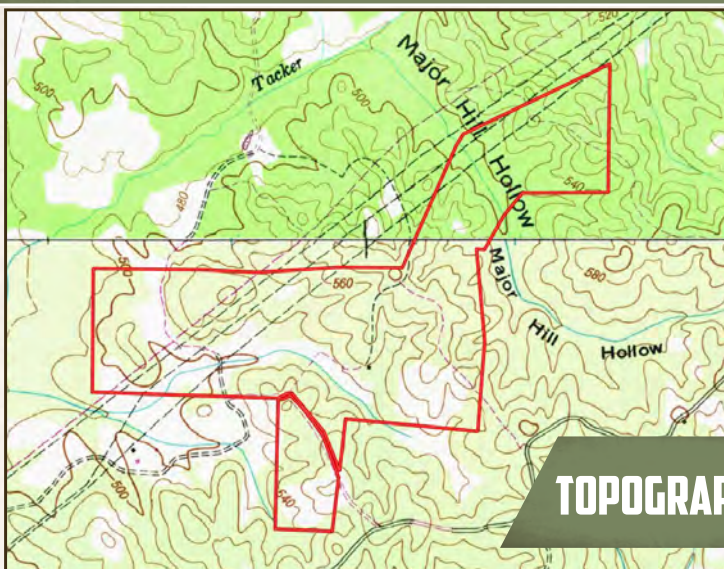
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TOPOGRAPHY MAPS



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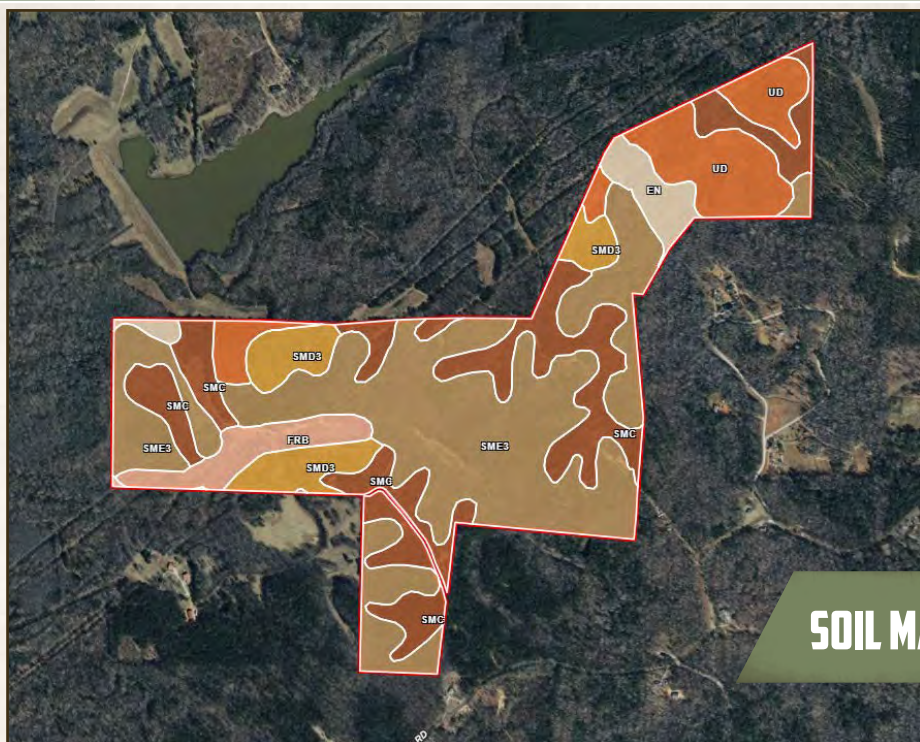
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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SmE3	Smithdale loam, 12 to 25 percent slopes, severely eroded	117.04	46.91	0	50	7e
SmC	Smithdale fine sandy loam, 5 to 8 percent slopes	60.09	24.08	0	62	3e
Ud	Udorthents, loamy	31.3	12.54	0	-	-
SMD3	Smithdale loam, 8 to 15 percent slopes, severely eroded	19.6	7.86	0	60	6e
FrB	Freeland silt loam, 1 to 4 percent slopes	11.71	4.69	0	72	2e
En	Enville fine sandy loam, occasionally flooded	9.73	3.9	0	66	2w
PrB	Providence silt loam, 2 to 5 percent slopes	0.05	0.02	0	68	2e
TOTALS		249.52	100%	-	49.06	5.32



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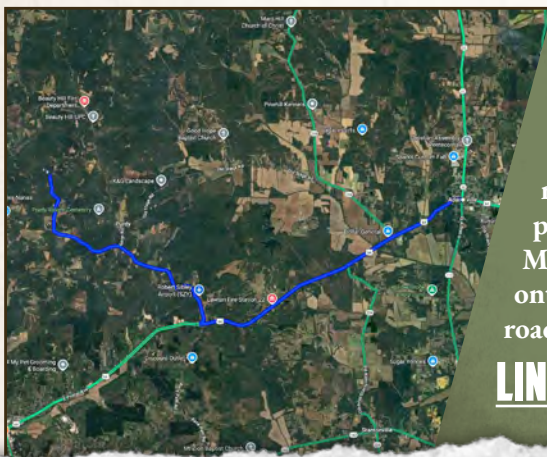
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land id. LINK



Directions From Adamsville, TN:
Travel 7 miles on US-64 W/E Main Street. Turn right on Airport Road and proceed 3.1 miles. Continue on Bethel-Purdy Road for 0.7 miles. Turn right to stay on Bethel-Purdy Road and proceed 1 mile. Turn right on Mandle Murray Road and travel 1.3 miles. Merge onto Major Hill Road and in 0.1 mile the road to the destination will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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