76± ACRES
DYER COUNTY, TN

$1,425,000

A TURNKEY WEST TENNESSEE DUCK FARM WITH MANAGED MILLET OPENINGS AND CYPRESS TIMBER

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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THE DYER 76

PROPERTY PROFILE

LOCATION:

- Old Hwy 20
  Friendship, TN 38034
- Access via Easement
- Tigrett WMA Corridor
- Dyer County
- 9.5± Miles SE of Dyersburg
- 81± Miles NE of Memphis
- 165± Miles SW of Nashville

COORDINATES:

- 35.958705, -89.288753

PROPERTY USE:

- Duck Hunting
- Timber Investment
- Recreational
- Conservation

PROPERTY INFORMATION:

- 76± Acres
- 4 Developed Duck Hunting Setups
- 3 Blinds; 2 in Cypress Timber
- 2 Managed Millet Openings
- Levee & Water Control Structure
- Seasonal Water from Nash Creek
- Old Channel of the
  Forked Deer River
- Established Interior Roads
- Parking Area & Boat Ditch
- Mature Hardwoods

TAX INFORMATION:

- 2025 Taxes
- 140-007.00: $436
- 140-006.00: $81





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WELCOME TO THE DYER 76

WELCOME TO THE DYER 76, A TURNKEY WEST TENNESSEE DUCK FARM WITH MANAGED MILLET OPENINGS AND CYPRESS TIMBER. Set up over millet in a managed opening or slip into a blind tucked among the cypress along an old river channel, the Dyer 76 offers four developed duck hunting setups and three existing blinds across 76± acres in Friendship near Dyersburg. From the established interior roads beneath the mature hardwoods to the levee and water control structure, you can see the care that has gone into getting this Dyer County farm ready for duck season.

Phase one and phase two are both planted in millet, with a levee and water control structure in place to help manage water through the season. In the owner's experience, water begins entering the farm through Nash Creek when the river reaches about 23.5 feet at the Eaton Boat Ramp, and the farm has historically held that water through duck season.



CLICK HERE OR SCAN THE CODE TO WATCH A VIDEO



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MORE ABOUT THE DYER 76

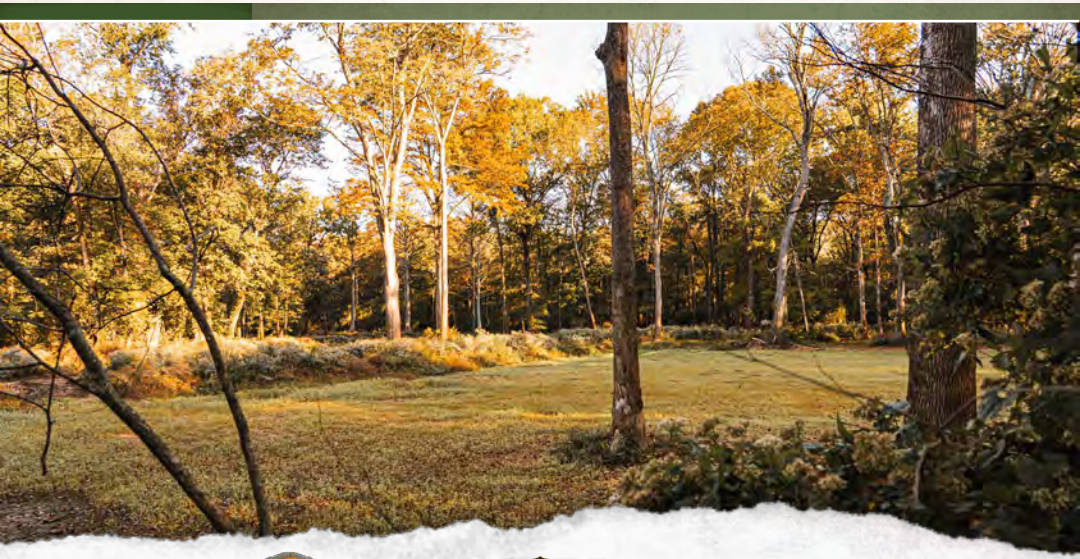
On the north end, two of the three blinds sit among the cypress along an old channel of the North Fork Forked Deer River. Those blinds give you a timber option when you want a different setup from the managed openings. The farm sits in the Tigrett Wildlife Management Area corridor, southwest of where the North and Middle Forks of the Forked Deer River meet. It lies northeast of Lake Lauderdale and northwest of Horns Bluff Refuge.

Access is by an easement, with a parking area, established interior roads, and a boat ditch on the property. The mature hardwoods and surrounding crop fields also provide habitat for deer and turkey, giving you a reason to come back after duck season ends.

Come walk the levee, see the millet openings, and step into the cypress blinds to get a feel for how the Dyer 76 hunts.

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

Showings by Appointment Only



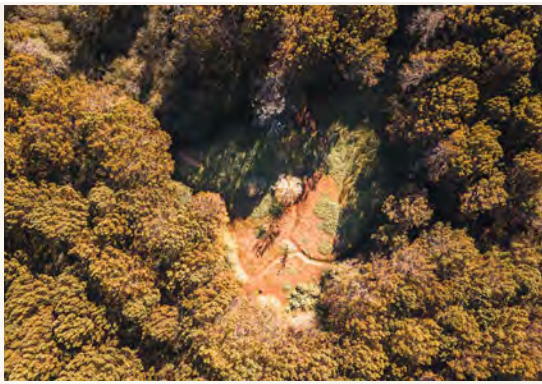


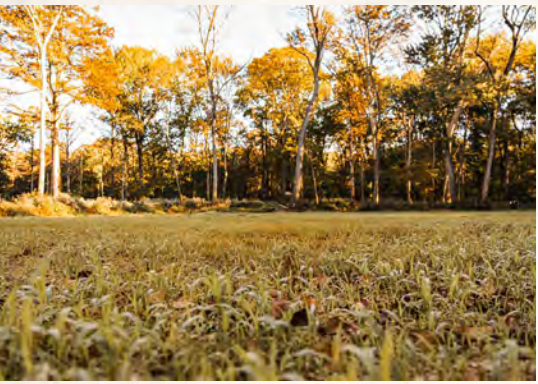
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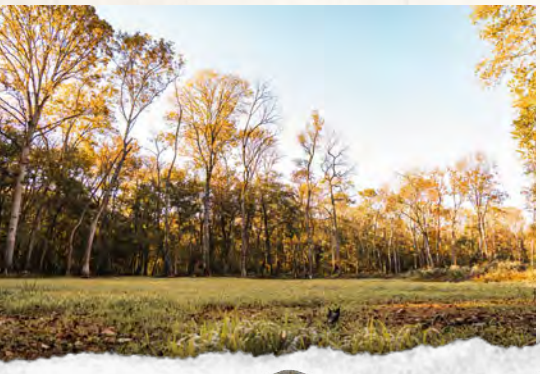
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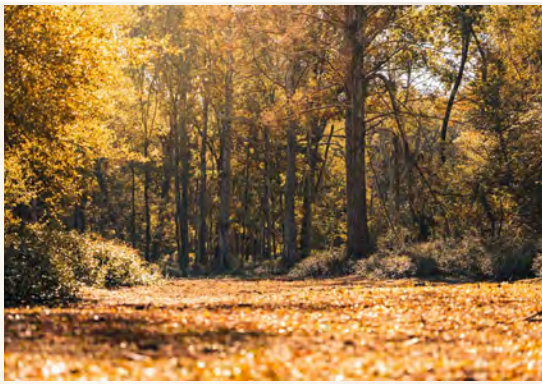


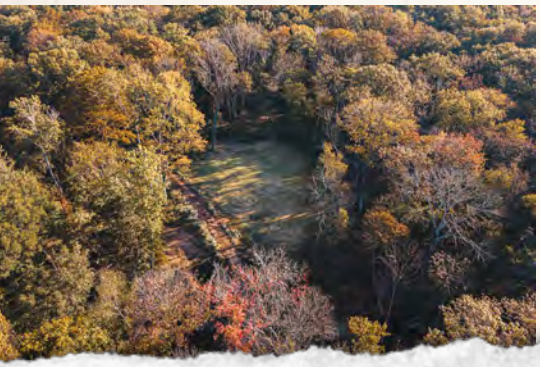
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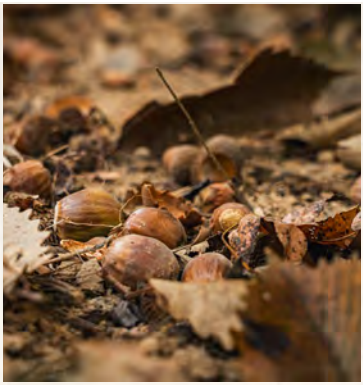





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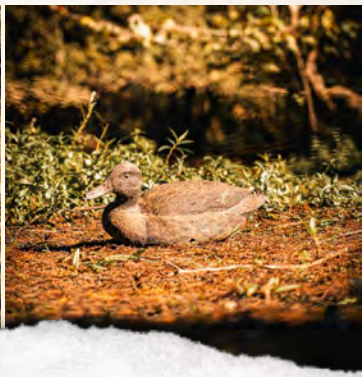
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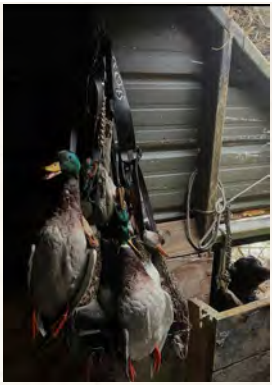
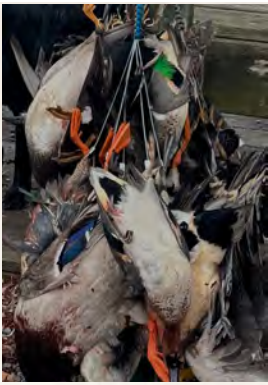
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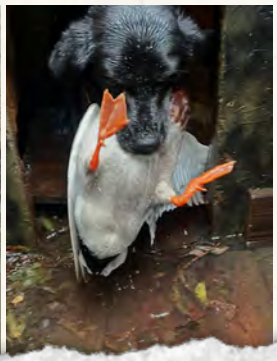
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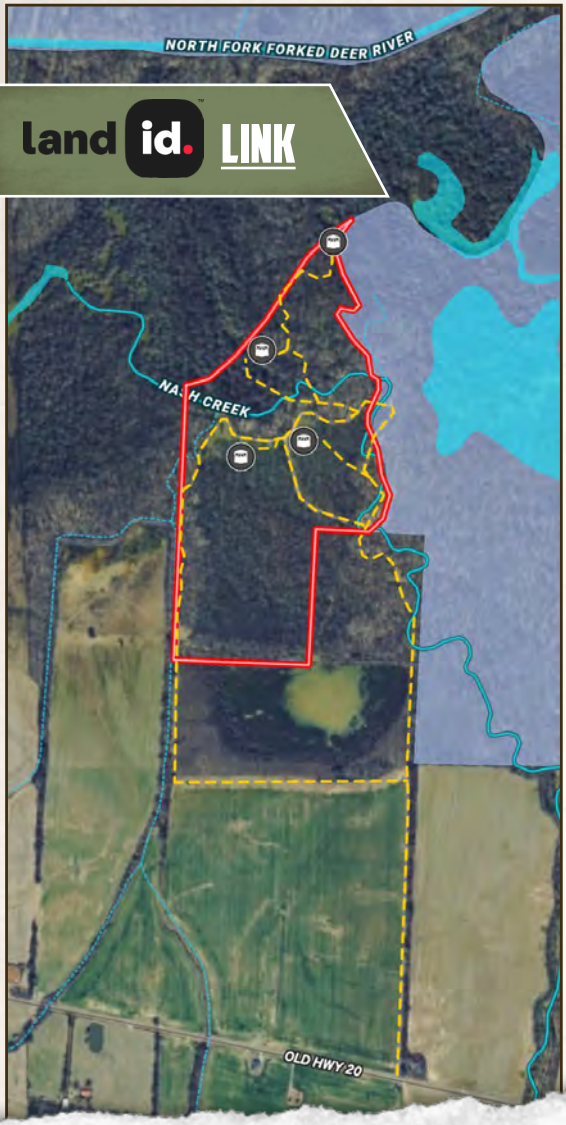


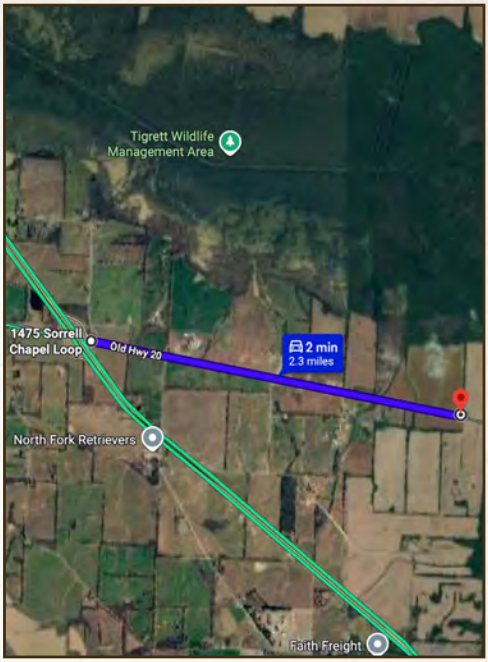


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Directions From the Intersection of Hwy 412 and Old Hwy 20 in Dyersburg, TN: Travel east on Old Hwy 20 for 2.3 miles to the gravel drive on the left.

LINK TO GOOGLE MAP DIRECTIONS



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