

30± ACRES
FRANKLIN COUNTY, TN
\$260,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE FRANKLIN 30

PROPERTY PROFILE

LOCATION:

- Isbell Lane
Dechard, TN 37324
- Franklin County
- 4± Miles NE of Dechard
- 7± Miles NE of Winchester
- 9± Miles S of the Woods Reservoir
- 20± Miles E of Tim Ford Lake

PROPERTY INFORMATION:

- 30± Acres
- Floodable Duck Impoundment
- 3 Shooting Houses
- Multiple Food Plots
- Deer/Duck/Turkey/Small Game
- Additional Acreage Available

COORDINATES:

- 35.222064, -86.035421

TAX INFORMATION:

- 057 002.01
- Annual Taxes: \$82.80

PROPERTY USE:

- Hunting
- Recreational



JASON HEATHCOE, ALC | PRINCIPAL BROKER - EAST TN
C: 931-808-0624 | jason@smalltownproperties.com

BRYSON DALTON | LAND SPECIALIST
C: 423-413-6202 | bryson@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308 | O: 769-888-2522 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE FRANKLIN 30

INTRODUCING THE FRANKLIN 30! If you've been looking for a dream hunting tract just minutes from Winchester and a short drive to the Woods Reservoir or Tim Ford Lake, the Franklin 30 is the tract for you.

The Franklin 30 is absolutely **LITTERED** with wildlife. While taking photos, we saw over 20 deer, along with turkeys and some ducks. This tract offers a fully operational duck impoundment that can be dropped for the warm months and then flooded again for the winter. The property has provided many successful duck and deer hunts over the years and is poised to provide many more. There are three shooting houses in place along with multiple food plot locations. An extensive road system extends throughout the tract, making it easy to traverse. 11± additional acres are available for purchase, creating just endless opportunity.

We can't wait to show you the Franklin 30!
Contact Bryson Dalton or Jason Heathcoe today to schedule a private showing and experience #TheSmallTownWay.



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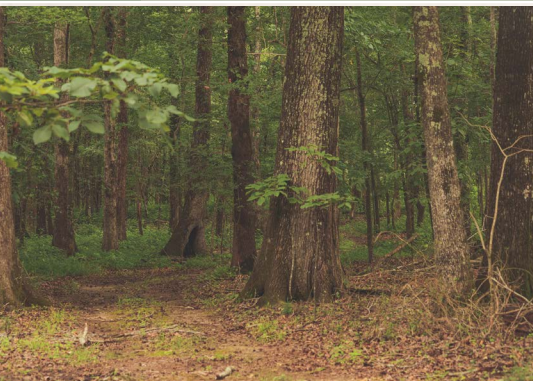
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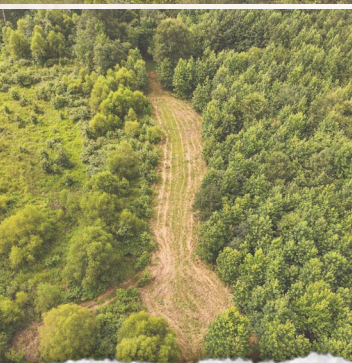
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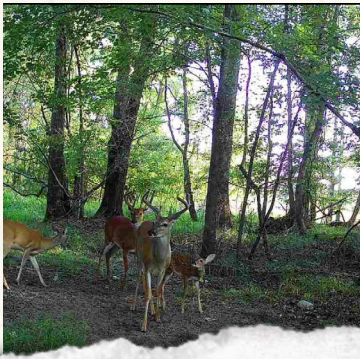
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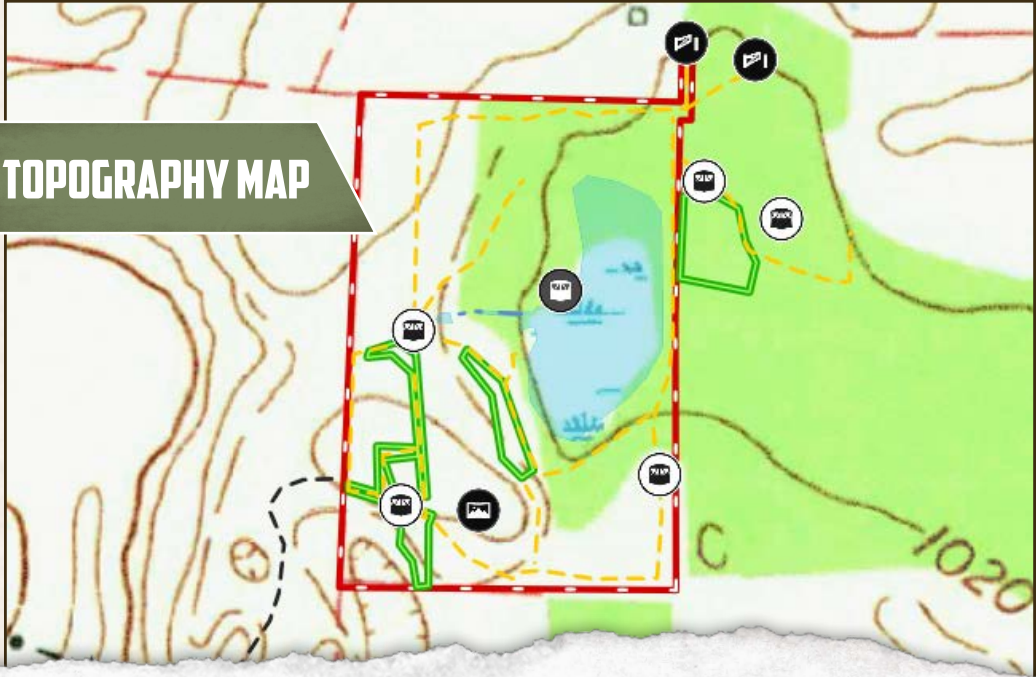
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STREET MAP



TOPOGRAPHY MAP



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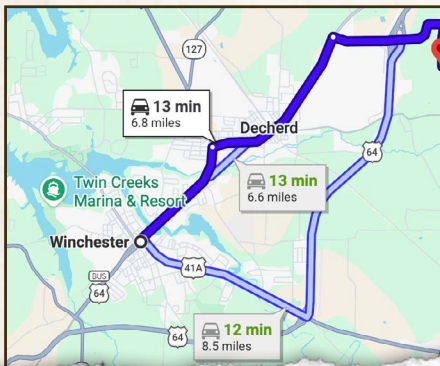
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land id. LINK



Directions From Winchester, TN:
Travel north on Highway 41A for 1.7 miles. Turn right onto W Main Street and continue for 2.6 miles. Turn right onto Nissan Powertrain Drive and proceed for 1.8 miles. Turn right onto Isbell Lane, and the property will be on the right in 0.6 miles.

LINK TO GOOGLE MAP DIRECTIONS



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