SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

WELCOME TO

The Hatchie

A CABIN ON 1,486± ACRES
HARDEMAN/MCNAIRY COUNTIES, TN

$4,600,000

FULLY-FURNISHED CABIN

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

THE HATCHIE

PROPERTY PROFILE

LOCATION:

- 890 Vernie Kirk Road
  Pocahontas, TN 38061
- Hardeman & McNairy County
- 5.8± Miles W of
  Big Hill Pond State Park
- 26± Miles NW of Corinth, MS
- 50.2± Miles S of Jackson
- 88.8± Miles E of Memphis
- 168± Miles SW of Nashville

COORDINATES:

- 35.075206, -88.783365

PROPERTY USE:

- Residential
- Recreational
- Hunting & Fishing
- Investment

TAX INFORMATION:

- Tax Year: 2025
  - Parcel# 153-016.03: $1,029
  - Parcel# 155-003.02: $819
  - Parcel# 155-003.00: $837
  - Parcel# 144-003.00: $1,580
  - Parcel# 125-009.00: $166

PROPERTY INFORMATION:

- 1,486± Surveyed Acres
- 6,000± SqFt Fully-Furnished Cabin
  - 7 Bedrooms/4 Baths
  - Gas Logs in Living Room & Back Porch
  - Quartz Countertops
  - Cedar Locker Room
  - Gun Safe
  - Hot Tub
- 6± Miles of Hatchie River Frontage
- 6 Separate Access Points
- Ample Road Frontage
  - 5,600'± on Vernie Kirk Road
  - 3,550'± on Highway 57
  - 2,100'± on Peavine Road
- 30+ Established Food Plots
- 3 Developed Duck Holes
- Shooting Houses
- Box Blinds
- Tree Stands
- Deer/Turkey/Duck
- Owner/Agent

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ANNAH BARNES
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WELCOME TO THE HATCHIE

WELCOME TO THE HATCHIE, A RARE 1,486± ACRE RIVERFRONT LEGACY ESTATE IN POCAHONTAS, TENNESSEE, WITH SIX MILES OF HATCHIE RIVER FRONTAGE WINDING THROUGH METICULOUSLY MANAGED HABITAT, WORLD-CLASS HUNTING GROUNDS, AND A FULLY FURNISHED LODGE BUILT FOR GENERATIONS TO GATHER. Located in Pocahontas and spanning both Hardeman County and McNairy County, this extraordinary 1,486± surveyed acre contiguous tract represents one of the most significant turnkey recreational offerings in West Tennessee. The Hatchie is ideally positioned just 26± miles northwest of Corinth, Mississippi, 50.2± miles south of Jackson, 88.8± miles east of Memphis, and 168± miles southwest of Nashville, while being only 5.8± miles west of Big Hill Pond State Park, offering both accessibility and seclusion.

With roughly six miles of frontage along the Hatchie River flowing directly through the heart of the farm (approximately three miles on each side), the land provides exceptional habitat diversity, natural travel corridors, and long-term wildlife sustainability. The river effectively divides the property into multiple hunting and management zones, enhancing usability and preserving wildlife patterns year-round. The Hatchie features 5,600± feet of road frontage on Vernie Kirk Road, 3,550± feet on Highway 57, and 2,100± feet on Peavine Road, along with six separate access points that allow entry and exit based on prevailing wind direction without disturbing wildlife. The surrounding neighboring properties consist of large, well-managed tracts, further protecting the area's habitat quality and contributing to the consistency of mature wildlife in the region.

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MORE ABOUT THE HATCHIE

Positioned to offer privacy and amazing views, a fully-furnished 6,000± square foot custom cabin was thoughtfully designed for multi-generational enjoyment and entertaining. The lodge offers seven bedrooms and four baths, including five bedrooms on the main level, dedicated upstairs kids' quarters, two bunk rooms, a loft area, and a separate living space that provides both gathering areas and private retreats. Interior finishes reflect the character of the land itself, featuring cypress harvested from the property's own river bottom and cedar-lined closets sourced from on-site timber, along with quartz countertops and gas log fireplaces in both the living room and on the back porch. A dedicated locker room constructed of cedar provides organized storage for hunting gear and includes a gun safe, blending functionality with craftsmanship. A hot tub overlooks the surrounding landscape, creating the perfect place to relax after a day outdoors. Additional improvements include a tractor shed and an extensive internal road and ATV trail system that provides convenient access throughout the 1,486± acres.

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MORE ABOUT THE HATCHIE

This Hatchie is fully developed and truly turnkey, featuring more than 30 established food plots, multiple shooting houses, box blinds, and tree stands strategically positioned for prevailing winds, along with three developed duck holes. The diverse habitat supports strong populations of whitetail deer, exceptional turkey hunting, duck hunting along the river and managed holes, and excellent fishing opportunities. The balanced mix of river-bottom hardwoods, natural bedding areas, established food plots, and carefully managed trail systems allows the property not only to attract wildlife, but also to grow and hold mature game year-round.

Large contiguous tracts of this scale are increasingly rare, and properties offering extensive river frontage, substantial road frontage, multiple access points, established wildlife infrastructure, and a high-quality fully-furnished lodge spanning two counties are almost nonexistent. This is not raw land but a fully developed recreational estate built intentionally from the ground up to serve as a legacy asset, whether for a family estate, corporate retreat, private hunting preserve, or long-term land investment.

Contact Annah Barnes today to schedule a private showing and experience #TheSmallTownWay.

Owner/Agent.

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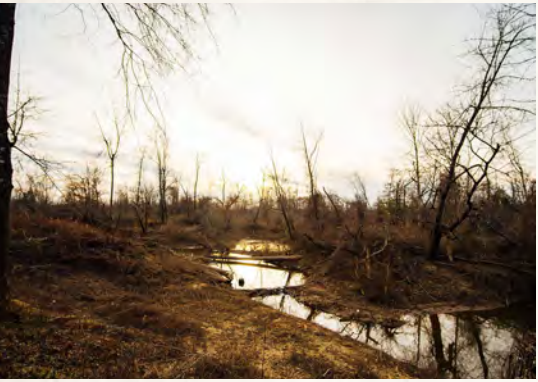

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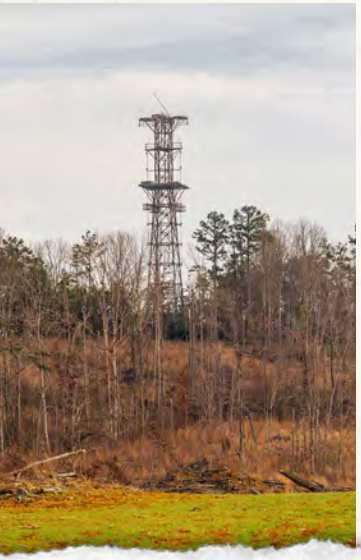
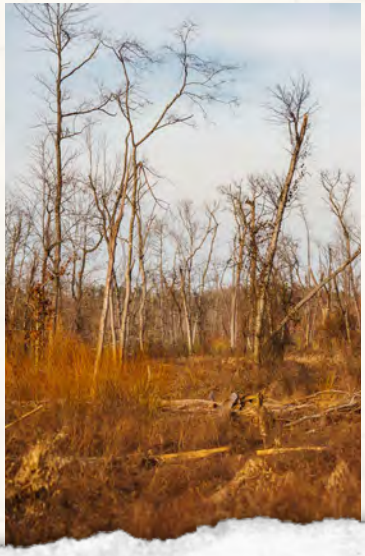

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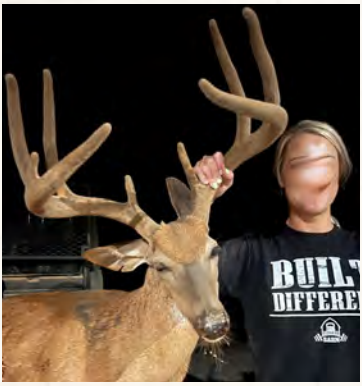

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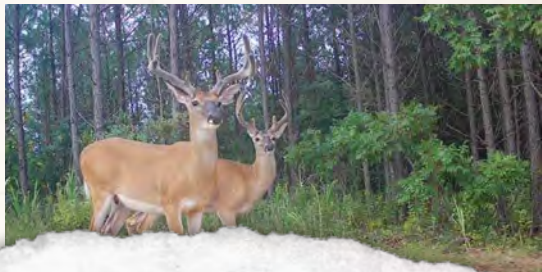

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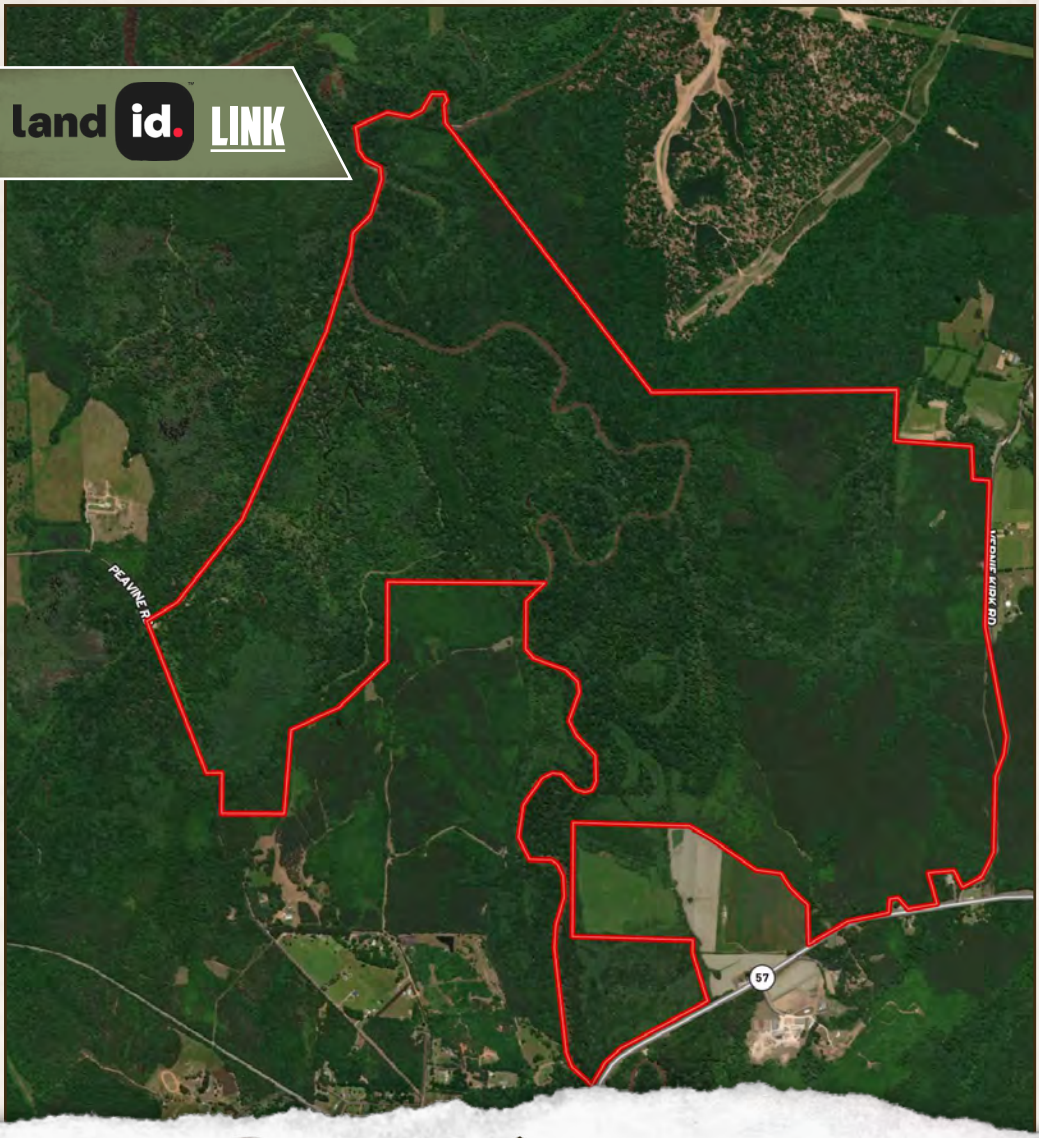

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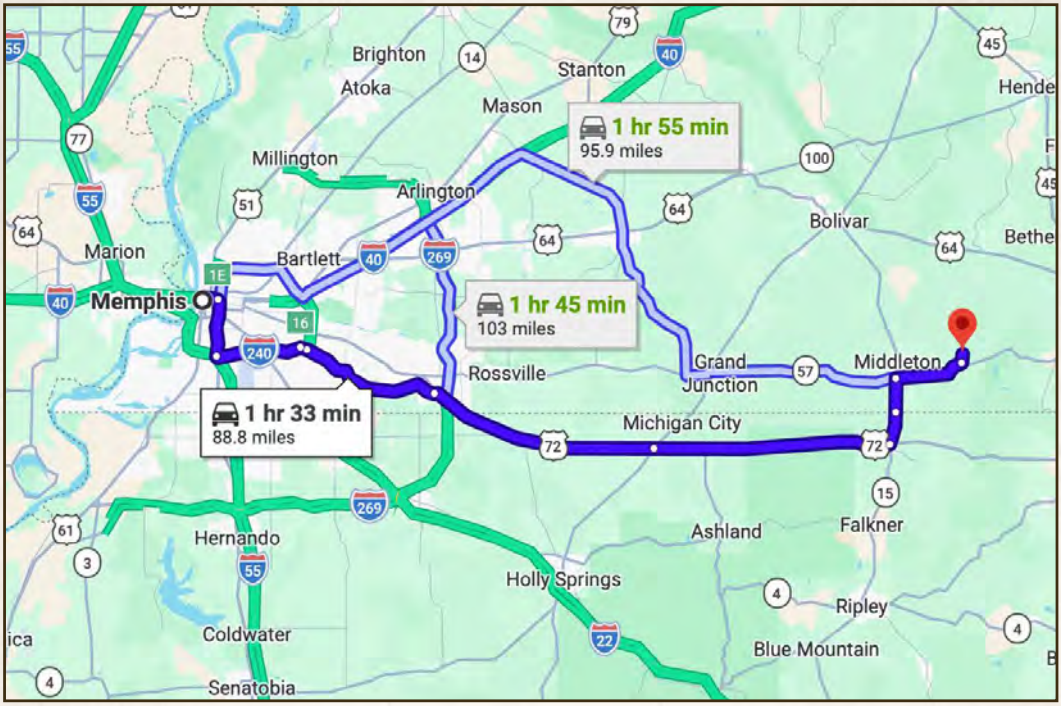

Directions From Memphis, TN: Travel 5.6 miles south on I-69. Merge onto I-240 E and continue 8.2 miles to exit #16. Continue on TN-385 E/Bill Morris Pkwy for 13.9 miles. Exit onto US-72 E toward Corinth and proceed 22.1 miles. Take the second exit at the traffic circle to stay on US-72 E and travel 22.4 miles. Turn left on MS-15 N and proceed 3.1 miles. Continue on TN-125 N for 3.2 miles. Turn right on TN-57 E and proceed for 6.7 miles. Turn left on Vernie Kirk Road and in 0.9 miles, the property's driveway will be on the left.

LINK TO GOOGLE MAP DIRECTIONS

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