



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WELCOME TO

The Zoo



TWO EQUITY SHARES AVAILABLE
HARDEMAN COUNTY, TN
\$485,000 EACH



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

LOCATION:

- 1595 Prince Lane
Grand Junction, TN 38039
- Hardeman County
- 2± Miles N of the MS State Line
- 10± Miles SE of Ames Plantation
- 33± Miles E of Collierville
- 180± Miles SW of Nashville

COORDINATES:

- 35.015068, -89.140654

PROPERTY USE:

- Hunting & Fishing
- Recreational
- Weekend Getaway
- Income Potential Through New Carbon Credit Program

PROPERTY INFORMATION:

- 1,840± Acres Under Fence
- 4,000± SqFt Lodge
- One Private Furnished Bedroom Included
- Equity Ownership Structure:
 - 10 Total Shares
 - 8 Current Members
- 90± Acre Fishing Lake
- Trophy Whitetail Deer, Wild Turkey, Bass, and Small Game
- 30+ Strategically Placed Hunting Blinds
- Club-Owned Equipment for Member Use
- 400± Acres in Cultivation for Wildlife Food and Income
- Caretaker On-Site
- Multiple Barns/Sheds for Equipment and Storage
- Shooting Range On-site
- Extensive Interior Trail System



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SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE ZOO

WELCOME TO “THE ZOO”—AN EXCEPTIONAL HIGH-FENCE HUNTING CLUB IN HARDEMAN COUNTY, TENNESSEE, offering true equity ownership in one of the most intensively managed recreational tracts in the region. Opportunities like this are few and far between.

Spanning 1,840± acres, this remarkable property has earned a reputation for producing trophy-class whitetail deer, with numerous harvests exceeding 180 inches. The land also supports a strong population of wild turkey and abundant small game, creating year-round recreational opportunities for members.



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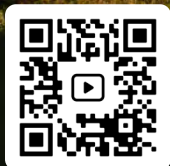
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MORE ABOUT THE ZOO

At the heart of The Zoo sits a well-appointed 4,000± square foot lodge overlooking a beautiful 90± acre lake. Both scenic and highly productive, the lake is known for trophy bass fishing. Membership includes a private, furnished bedroom within the lodge, offering comfort and convenience for extended stays.

The property was thoughtfully developed to balance wildlife habitat with income-producing potential. Approximately 500 acres of open ground, primarily in active cultivation, generate revenue while providing a consistent food source for wildlife. Additional acreage is planted annually in dedicated food plots to further enhance habitat. The remaining 1,200± acres of mature hardwood timber offer excellent cover, diversity, and natural beauty throughout.



[CLICK HERE OR SCAN THE CODE TO WATCH A VIDEO](#)



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MORE ABOUT THE ZOO

Hunters will appreciate the extensive infrastructure already in place, including more than 30 strategically positioned box and ladder stands, along with access to club-owned equipment. An on-site, full-time caretaker ensures the property is maintained at a high level year-round.

Ownership is structured as a limited, equity-based club with just 10 total shares, currently with 8 members. The Zoo is also enrolled in a carbon credit program, generating additional income that helps offset annual dues and enhances long-term sustainability.

Whether you're looking for a premier hunting destination, a shared legacy property, or a turnkey recreational investment, The Zoo truly stands in a class of its own.

Contact Shane Martin today to schedule a private tour and experience #TheSmallTownWay.

**Shown by appointment only.*



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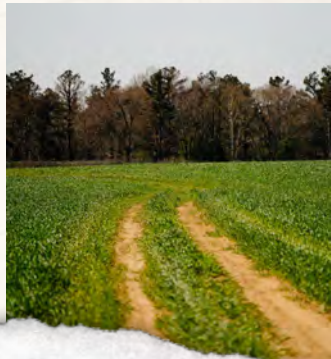
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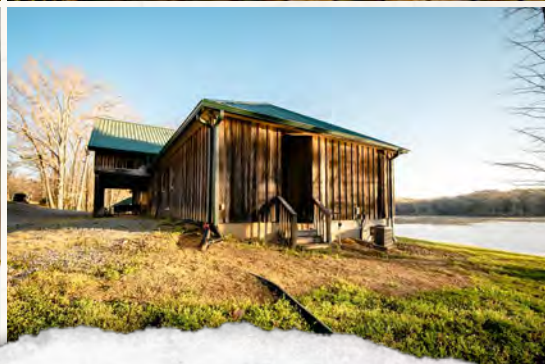
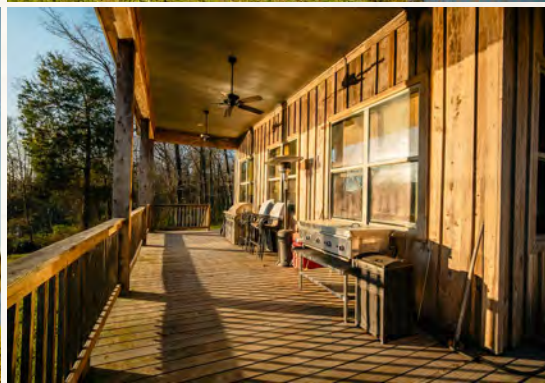
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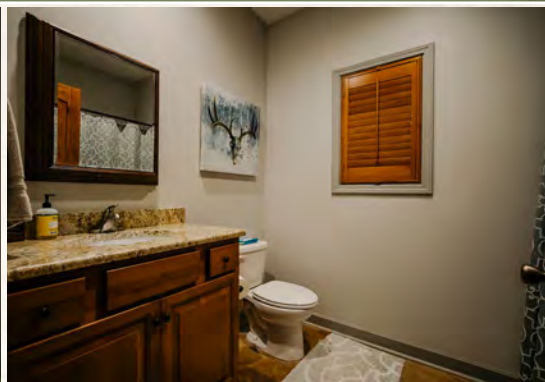
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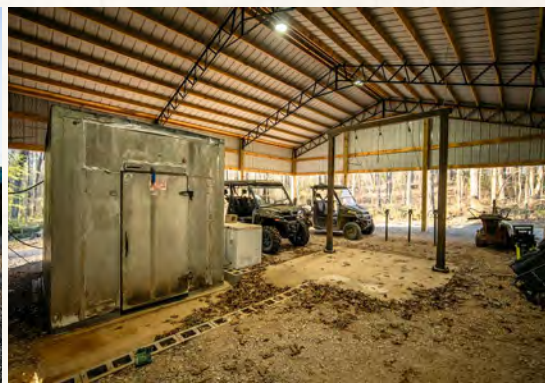
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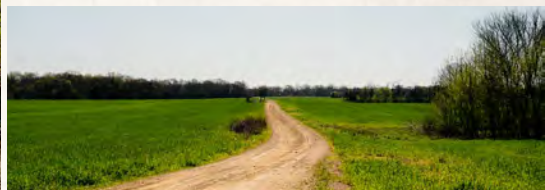
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SOIL MAP



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SOIL MAP LEGEND

Boundary 1660.58 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
STF	Smithdale and Toinette soils, 20 to 45 percent slopes	506.0 4	30.47	0	15	7e
LeB2	Lexington silt loam, 2 to 5 percent slopes, moderately eroded	259.4 6	15.62	0	77	2e
Gu	Gullied land-Hapudults complex, very steep	177.0 4	10.66	0	-	-
DeC3	Deanberg clay loam, 5 to 8 percent slopes, severely eroded	167.7 4	10.1	0	66	4e
SaE3	Smithdale loam, 12 to 25 percent slopes, severely eroded	128.5 3	7.74	0	50	7e
Iu	Iuka silt loam, occasionally flooded	88.08	5.3	0	81	2w
SeD	Smithdale and Lexington soils, 8 to 12 percent slopes	62.0	3.73	0	75	4e
SaD3	Smithdale and Lexington soils, 8 to 12 percent slopes, severely eroded	51.55	3.1	0	64	6e
Oc	Ochlockonee silt loam, rarely flooded	51.01	3.07	0	79	1
W	Water	49.55	2.98	0	-	-
LeA	Lexington silt loam, 0 to 2 percent slopes	33.08	1.99	0	80	2e
LeB3	Lexington silty clay loam, 2 to 5 percent slopes, severely eroded	28.57	1.72	0	70	3e
DeB3	Deanberg clay loam, 2 to 5 percent slopes, severely eroded	25.48	1.53	0	67	3e
Nu	Nugent loamy sand, occasionally flooded	15.26	0.92	0	48	3s
LeC3	Lexington silty clay loam, 5 to 8 percent slopes, severely eroded	7.63	0.46	0	65	4e
RB	Rosebloom and Bibb soils, frequently flooded	6.79	0.41	0	53	5w
UC	Urbo and Chenneby soils, frequently flooded	2.76	0.17	0	61	4w
PrC3	Providence silty clay loam, 5 to 8 percent slopes, severely eroded	0.01	0.0	0	37	4e
TOTALS		1660. 58(*)	100%	-	43.53	4.72

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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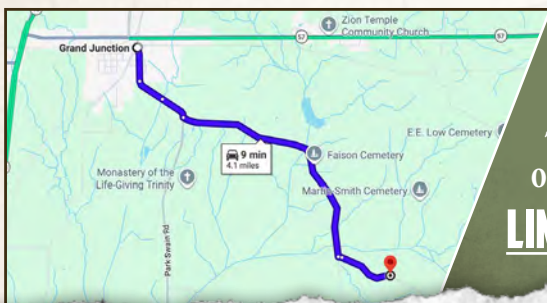
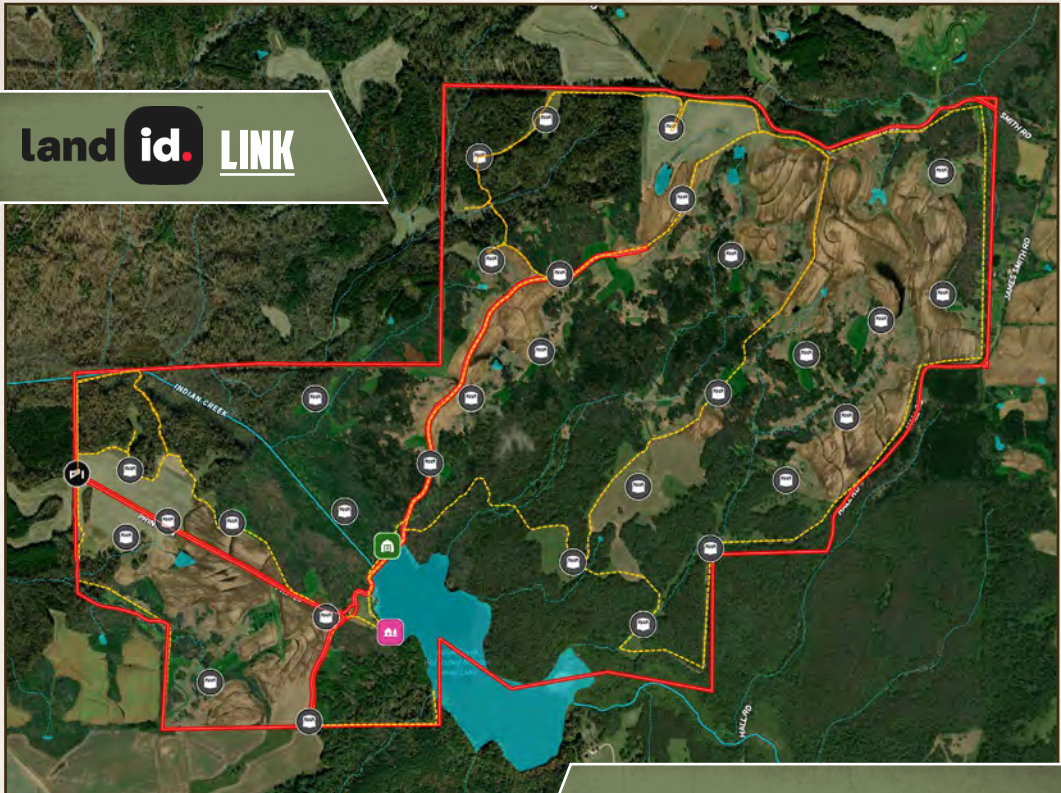
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land id. LINK



Directions From Grand Junction, TN: Travel 1 mile south on Tippah Street/Park Swain Lane. Turn left on Holder Road and continue 2.5 miles. Turn left toward Prince Lane and travel 0.6 miles to the end of the road at The Zoo.

LINK TO GOOGLE MAP DIRECTIONS



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