



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**253.5± ACRES**  
**HAYWOOD COUNTY, TN**  
**\$750,000**

WELCOME TO

*Huckabee Woods*

OFFICE (901) 910-1809 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# HUCKABEE WOODS

# PROPERTY PROFILE

## LOCATION:

- Estanaula Road  
Brownsville, TN 38012
- Haywood County
- 1.3± Miles N of the Hatchie River  
National Wildlife Refuge
- 11± Miles SE of Brownsville
- 30± Miles SW of Jackson
- 69± Miles NE of Memphis
- 155± Miles SW of Nashville

## COORDINATES:

- 35.500057, -89.141054

## TAX INFORMATION:

- 110-004.00
- \$710.65 (2025)

## PROPERTY USE:

- Hunting
- Recreation
- Conservation
- Timber Investment

## PROPERTY INFORMATION:

- 253.5± Acres
- Merchantable  
Hardwood Timber
- Established Trail System
- Redneck Hunting Blind
- Skid Duck Blind
- Deer/Duck/Turkey
- Small Game
- Creek Frontage



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**SHANE MARTIN**

PRINCIPAL BROKER | WEST TENNESSEE

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7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

# WELCOME TO HUCKABEE WOODS

**HUCKABEE WOODS IS A RARE OPPORTUNITY TO OWN 253.5± ACRES OF A HIGHLY DIVERSE RECREATIONAL AND TIMBER INVESTMENT TRACT IN THE HEART OF HAYWOOD COUNTY, TENNESSEE.** Conveniently located just over one mile from the Hatchie National Wildlife Refuge, Huckabee Woods offers exceptional access to one of West Tennessee's most renowned natural corridors.

Designed with both the outdoorsman and investor in mind, Huckabee Woods features an established trail system that allows for easy navigation by side-by-side or ATV across the entire tract. The land supports a strong population of wildlife, making it a proven hunting property for duck, deer, turkey, and small game. Hunting improvements are already in place, including a Redneck hunting blind and a skid-mounted duck blind, providing immediate usability for the next owner.



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# MORE ABOUT HUCKABEE WOODS

A creek runs through Huckabee Woods, enhancing habitat diversity and supplying a consistent water source for wildlife. The combination of timber, water, and natural cover creates an ideal environment for sustaining game year-round.

From an investment standpoint, Huckabee Woods offers significant upside with merchantable hardwood timber and no conservation easements or government program restrictions. This unrestricted status gives the new owner full flexibility for future management strategies, including the potential to enroll in carbon credit programs or implement conservation initiatives tailored to their goals.

Whether you are looking for a turnkey hunting property, a long-term timber investment, or a private recreational retreat, Huckabee Woods presents a unique blend of natural beauty, income potential, and outdoor opportunity.

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



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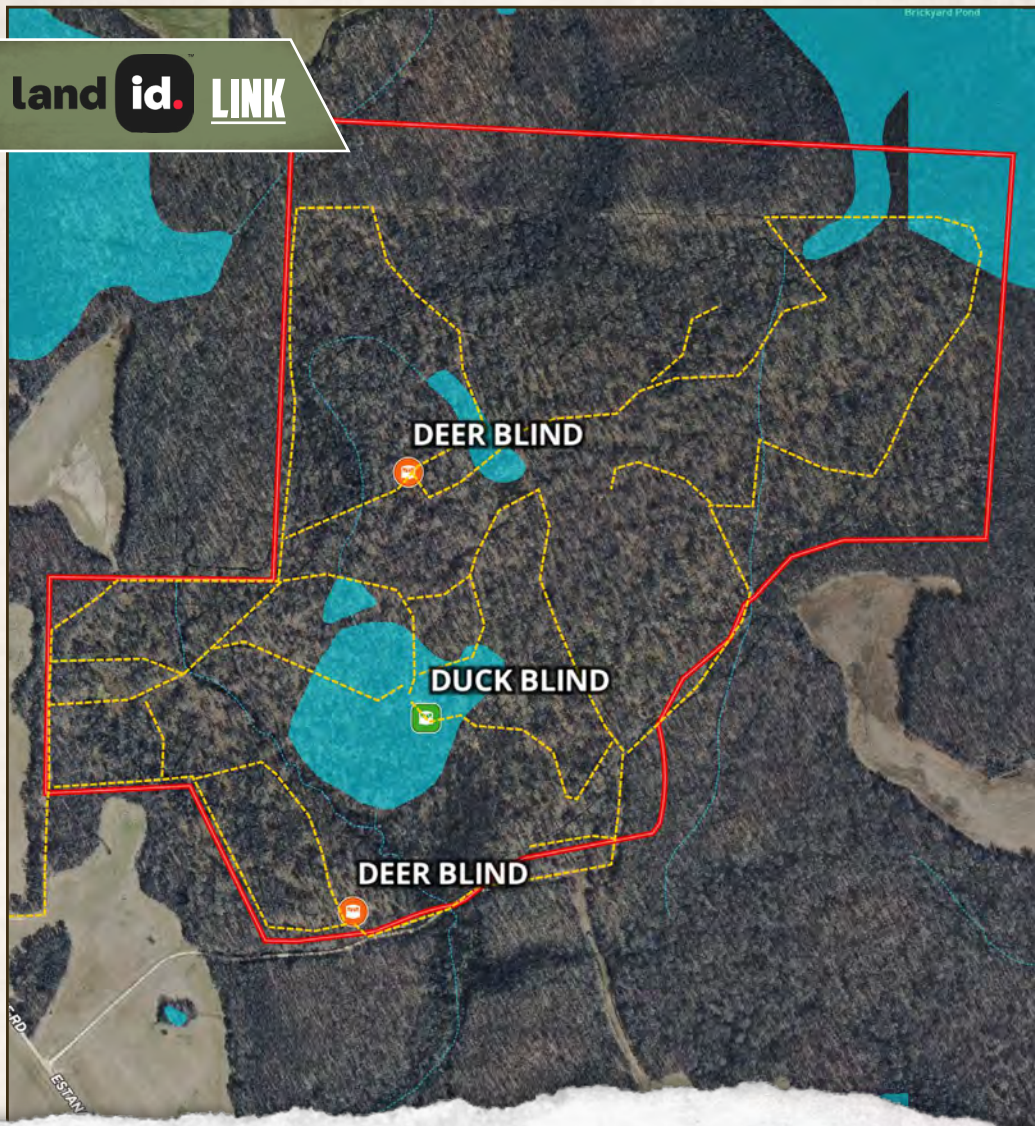
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Brickyard Pond

land **id.** LINK



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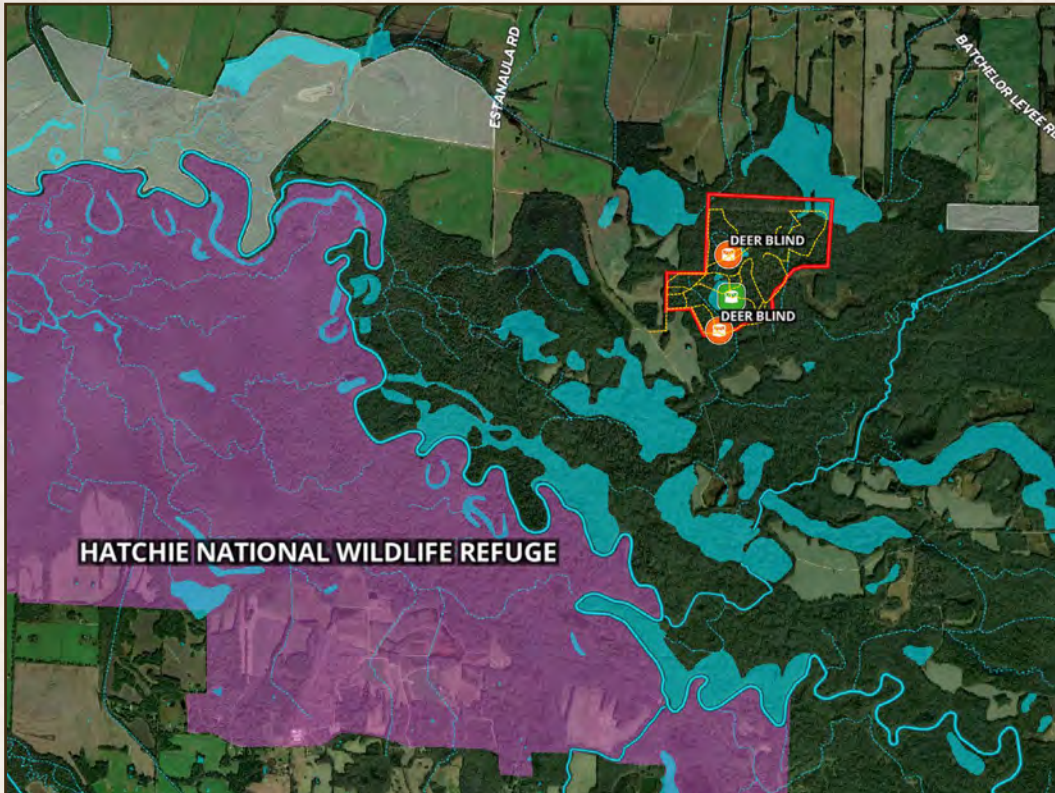
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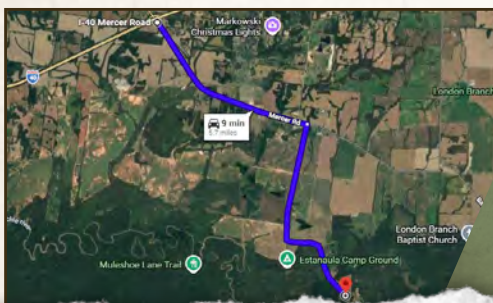
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HATCHIE NATIONAL WILDLIFE REFUGE



Directions From Brownsville, TN:  
 Travel on Mercer Road for 4.5 miles.  
 Turn right onto Estantaula Road and  
 continue for 3 miles to the property on  
 the left.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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