

THE FAYETTE 49

PROPERTY PROFILE

LOCATION:

- Bateman Road Moscow, TN 38057
- Fayette County
- 0.5± Miles N of the Ghost River WMA
- 5± Miles N of the Mississippi State Line
- 20.5± Miles E of Collierville
- 32± Miles E of Germantown

COORDINATES:

• 35.039194, -89.350602

TAX INFORMATION:

- P024177 02901
- Taxes TBD

PROPERTY USE:

- Potential Home Site
- Potential Family Compound
- Recreational
- Deer & Turkey Hunting

PROPERTY INFORMATION:

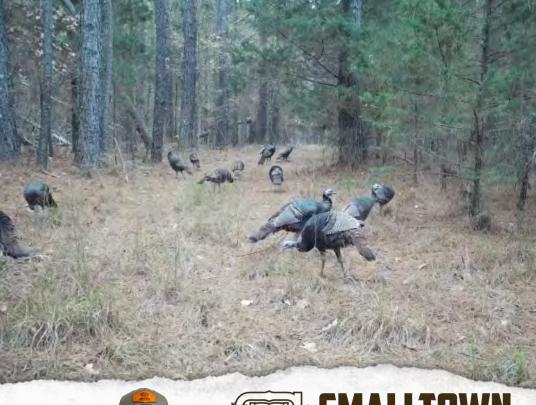
- 49± Acres
- Gently Rolling Terrain
- Mix of Mature Hardwoods and Pines
- Established Trails
- Built Drive off Bateman Road



WELCOME TO THE FAYETTE 49

THE FAYETTE 49 OFFERS AN EXCEPTIONAL OPPORTUNITY FOR THOSE SEEKING A PRIVATE BUILD SITE WITH THE IDEAL BALANCE OF SECLUSION, RECREATION, AND CONVENIENCE. The 49± acre Fayette County, Tennessee, property features a healthy mixed stand of timber and provides quality deer and turkey hunting. If you are an outdoor enthusiast or are looking for a peaceful retreat, the Fayette 49 is a solid choice!

Located just down the road is a boat ramp on the Ghost River WMA, a 2,306± acre protected section of the Wolf River, offering outstanding access to kayaking, fishing, and wildlife viewing.





SMALLTOWN HUNTING PROPERTIES & REAL ESTATESM

SHANE MARTIN

ASSOCIATE BROKER C: 901-827-0224

O: 423-568-8339

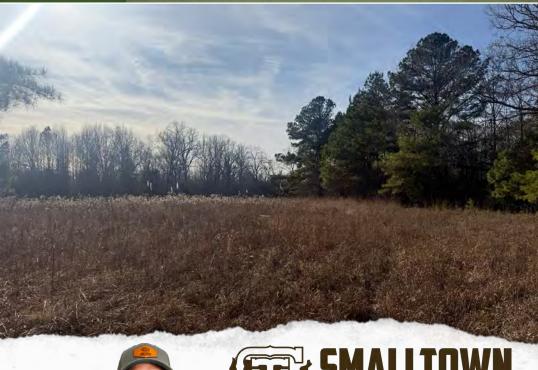
shane@smalltownproperties.com P.O. Box 9 - Birchwood, TN 37308

MORE ABOUT THE FAYETTE 49

A constructed drive off Bateman Road provides easy entry to the property, while an established internal trail system allows for convenient travel throughout the land. Whether envisioned as a single estate home or a family compound, this tract offers excellent potential for a long-term investment or personal use.

Despite its quiet, rural setting, the property is conveniently located just a short drive from Collierville, the Memphis metro area, and the Mississippi state line. With a rare combination of privacy, accessibility, and recreational value, the Fayette 49 is worth considering.

> Call Shane Martin today to schedule a personal tour and experience #TheSmallTownWay!





SMALLTOWNHUNTING PROPERTIES & REAL ESTATESM

SHANE MARTIN

ASSOCIATE BROKER C: 901-827-0224

O: 423-568-8339

shane@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308















SMALLTOWN HUNTING PROPERTIES & REAL ESTATESM

SHANE MARTIN

ASSOCIATE BROKER

C: 901-827-0224 O: 423-568-8339

shane@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308















SMALLTOWN HUNTING PROPERTIES & REAL ESTATESM

SHANE MARTIN

ASSOCIATE BROKER

C: 901-827-0224 O: 423-568-8339

shane@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308





Directions From the Cross-Street of Hwy 76 and Hwy 57 in Moscow, TN: Travel 2.5 miles east on TN-57. Turn right on Bateman Road and continue 1.0 mile to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN HUNTING PROPERTIES & REAL ESTATESM

& REAL ESTATE

SHANE MARTIN

ASSOCIATE BROKER

C: 901-827-0224

O: 423-568-8339

shane@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed