



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

41.63± ACRES
SHELBY COUNTY, TN
\$562,005

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

THE SHELBY 41.63

PROPERTY PROFILE

LOCATION:

- Mulberry Road
Millington, TN 38004
- Shelby County
- 2.5± Miles NE of Tipton-
Rosemark Academy
- 4± Miles S of Atoka
- 13± Miles NW of Arlington

COORDINATES:

- 35.38640, -89.76085

TAX INFORMATION:

- Parcel # D0-108-0-0042C

PROPERTY USE:

- Hunting
- Investment
- Recreational
- Income-Producing
- Horses & Livestock
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 41.63± Total Surveyed Acres
- 35± Acres of Crop Production
- 600'± Road Frontage
- Boundary Line is Approximate
- Deer & Turkey



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KEITH MOFFITT

LAND SPECIALIST

C: 901-485-7967

O: 901-910-1809

kmoffitt@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE SHELBY 41.63

WELCOME TO THE SHELBY 41.63. Discover the perfect combination of income-producing farmland, recreation, and investment potential with this exceptional 41.63± acre tract in Atoka, Tennessee. Conveniently located just 2.5± miles northeast of Tipton-Rosemark Academy and 13± miles northwest of Arlington, this Shelby County property offers the privacy of country living with easy access to nearby communities and amenities.

Featuring approximately 600 feet of road frontage, the Shelby 41.63 provides excellent access and multiple opportunities for future use. 35± acres are currently in crop production, offering valuable annual income while maintaining the property's agricultural appeal. The balance of the acreage provides excellent wildlife habitat, making this tract an attractive destination for outdoor enthusiasts. Known for its abundant deer and turkey populations, the Shelby 41.63 is well-suited for hunting and recreational enjoyment.

Whether you're looking to build a custom home, establish a small farm, raise horses and livestock, or simply enjoy a private rural retreat, the Shelby 41.63 offers endless possibilities.

**Call Keith Moffitt today to schedule a private showing
and experience #TheSmallTownWay!**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KEITH MOFFITT

LAND SPECIALIST

C: 901-485-7967

O: 901-910-1809

kmoffitt@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

41.63± ACRES **SHELBY COUNTY, TENNESSEE**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KEITH MOFFITT

LAND SPECIALIST

C: 901-485-7967

O: 901-910-1809

kmoffitt@smalltownproperties.com

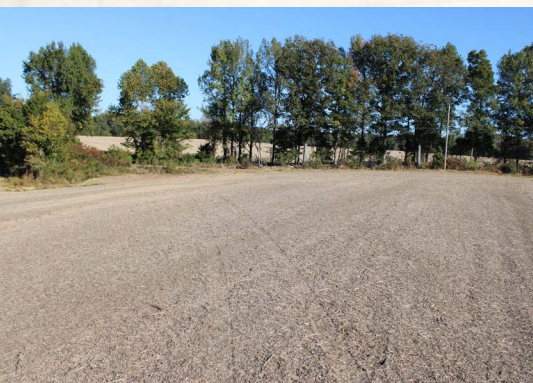
7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

41.63± ACRES

SHELBY COUNTY, TENNESSEE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KEITH MOFFITT

LAND SPECIALIST

C: 901-485-7967

O: 901-910-1809

kmoffitt@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

41.63± ACRES **SHELBY COUNTY, TENNESSEE**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KEITH MOFFITT

LAND SPECIALIST

C: 901-485-7967

O: 901-910-1809

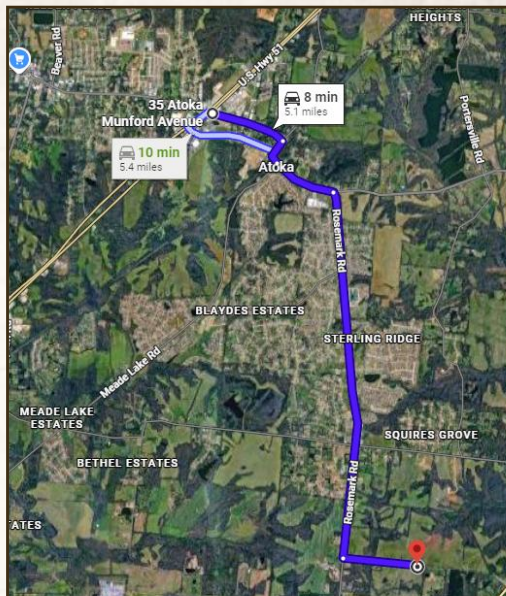
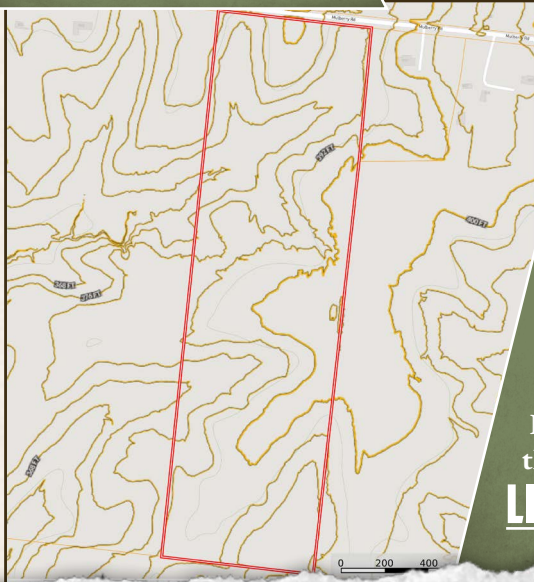
kmoffitt@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

41.63± ACRES SHELBY COUNTY, TENNESSEE



Directions From the intersection of Hwy 51 and Atoka Munford Avenue in Atoaka, TN: Travel east on Atoka Munford Avenue for 0.6 miles. Turn right onto Main Street and proceed 0.2 miles. Continue onto Atoka Idaville Road for 0.5 miles. At the traffic circle, turn right onto Rosemark Road and travel 3.1 miles. Turn left onto Mulberry Road. The property will be 0.6 miles on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KEITH MOFFITT

LAND SPECIALIST

C: 901-485-7967

O: 901-910-1809

kmoffitt@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.