SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

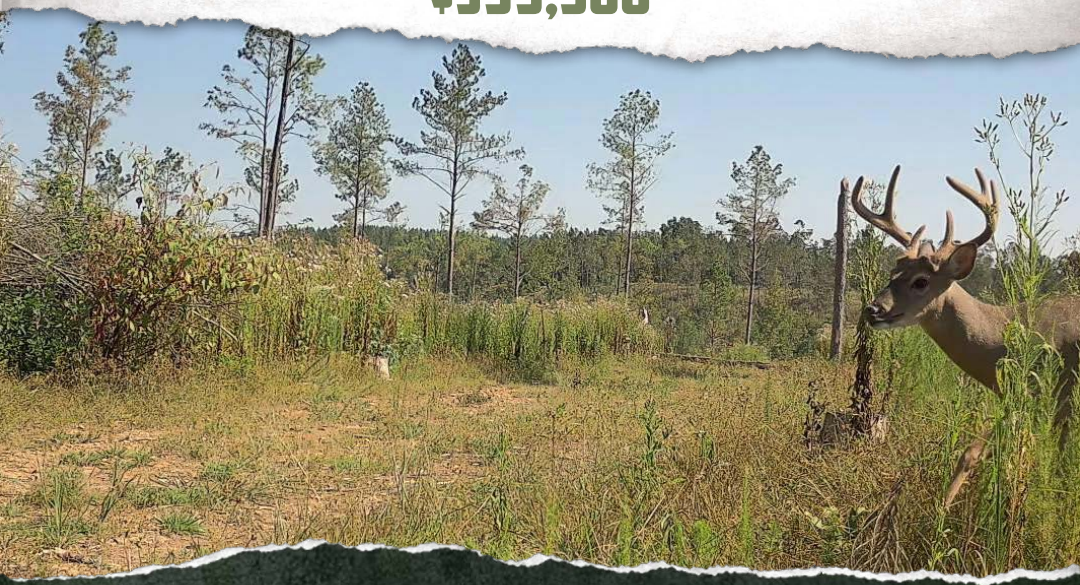


A HABITAT-RICH RECREATIONAL
TENNESSEE GETAWAY

Offered as a whole, but seller is willing to divide.

226.5± ACRES
WAYNE COUNTY, TN

$599,900



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

THE WAYNE 226.5

PROPERTY PROFILE

LOCATION:

- Second Creek Road
  Lutts, TN 38471
- Wayne County
- 15.5± Miles SW of Collinwood
- 27.9± Miles SE of Savannah
- 28.7± Miles NW of Florence, AL
- 46.4± Miles SW of Lawrenceburg
- 88.1± Miles NW of the Huntsville International Airport in Huntsville, AL

COORDINATES:

- 35.077699, -87.862845

PROPERTY USE:

- Hunting
- Investment
- Recreational
- Potential Cattle Farm
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 226.5± Acres
- Established Interior Road System
- Large Pines & Hardwood Timber
- Recently Thinned & Burned
- Patterson Branch Frontage
- Power & Internet Available
- Established Gravel Drive
- Native Forbs & Grasses
- Hunting Blinds
- Seller May Divide

TAX INFORMATION:

- Parcel ID: 175-021.01
  - 2025 Taxes: $52.53
- Parcel ID: 175-023.00
  - 2025 Taxes: $509.72
- Parcel ID: 188-008.03
  - 2025 Taxes: $92.34







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7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809

2121 5th Street, Ste 206 - Meridian, MS 39301 | O: 334-931-0090

WELCOME TO THE WAYNE 226.5

WELCOME TO THE WAYNE 226.5. If you are looking for a place to relax and unwind in the hills of Tennessee, this 226.5± acre recreational property is worth a look. Located off Second Creek Road in Lutts, the Wayne County property offers a quiet retreat with convenient necessities at nearby Collinwood and is just a short drive south to the famous "Hit Recording Capital of the World": Muscle Shoals, Alabama. Surrounded by large landowners, expansive tracts of wildlife habitat, and rich farmland, the Wayne 226.5 is a prime recreational getaway.

The timber on the property was heavily thinned last fall, leaving behind large pines and mast-producing oaks dispersed about. Following the timber thinning, the property was control-burned, creating an abundance of native browse to re-populate the once sunlit, starved forest floor. The property is filled with native forbs and grasses, offering essential nutrients and habitat to supplement the already thriving wildlife that call it home.







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MORE ABOUT THE WAYNE 226.5

An established internal trail system intersects throughout the Wayne 226.5, and two shooting houses are situated within prime areas and ready for you to hunt this fall. Patterson Branch, a year-round flowing creek, cuts through the heart of the tract, creating that perfect water source and the quintessential Tennessee peacefulness. Additionally, there are numerous large clearings that could be established as food plots. With a little work, this property could also serve well as a cattle farm; remnants of old fencing from years past indicate this was once a part of the property's story.

A 6± acre clearing is situated on the southwest corner of the property, and with established wildlife habitat, hunting infrastructure, year-round water, power and fiber internet, and close proximity to amenities, the Wayne 226.5 offers an excellent opportunity to establish that recreational retreat or rural homestead you have dreamed about. The seller may also consider dividing the tract into multiple smaller parcels.

Call Tyler Clark or Shane Martin today to schedule a private showing and experience #TheSmallTownWay!







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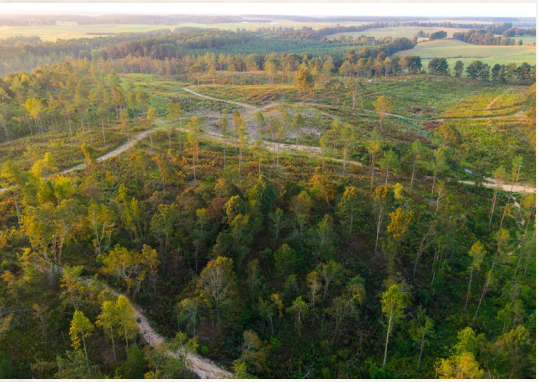











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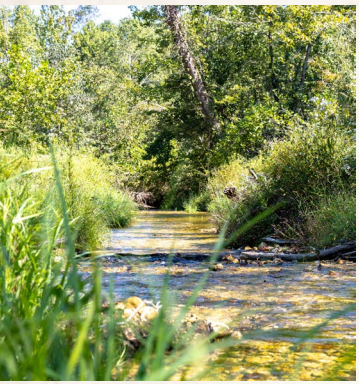

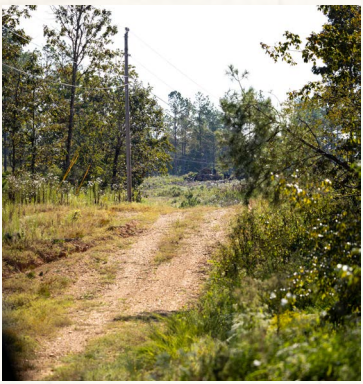

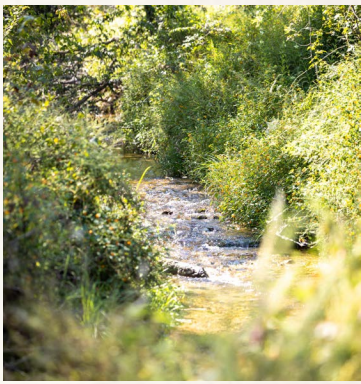







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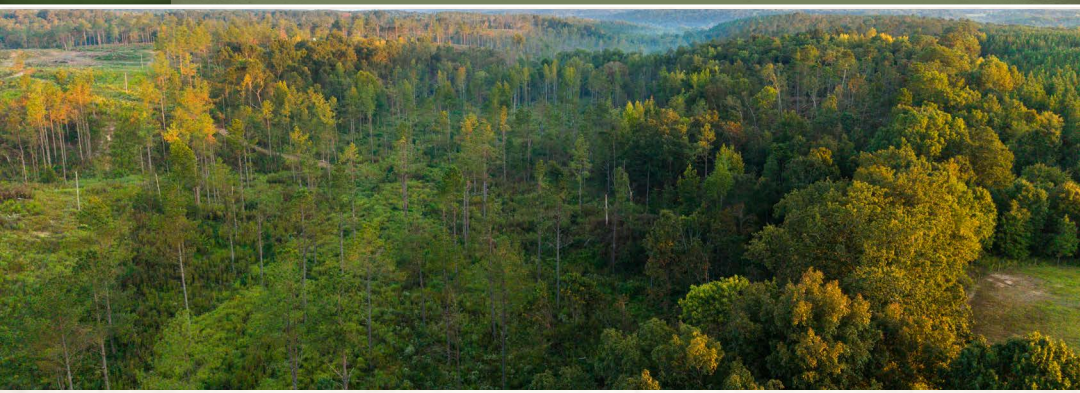

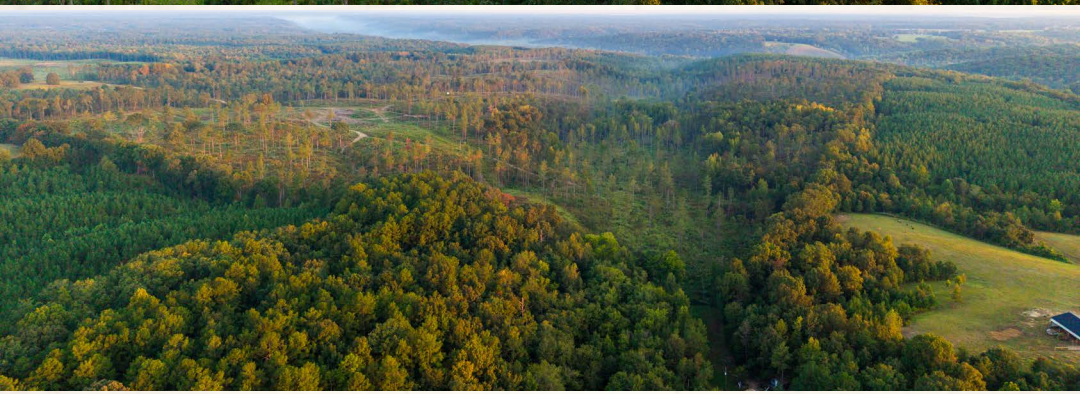





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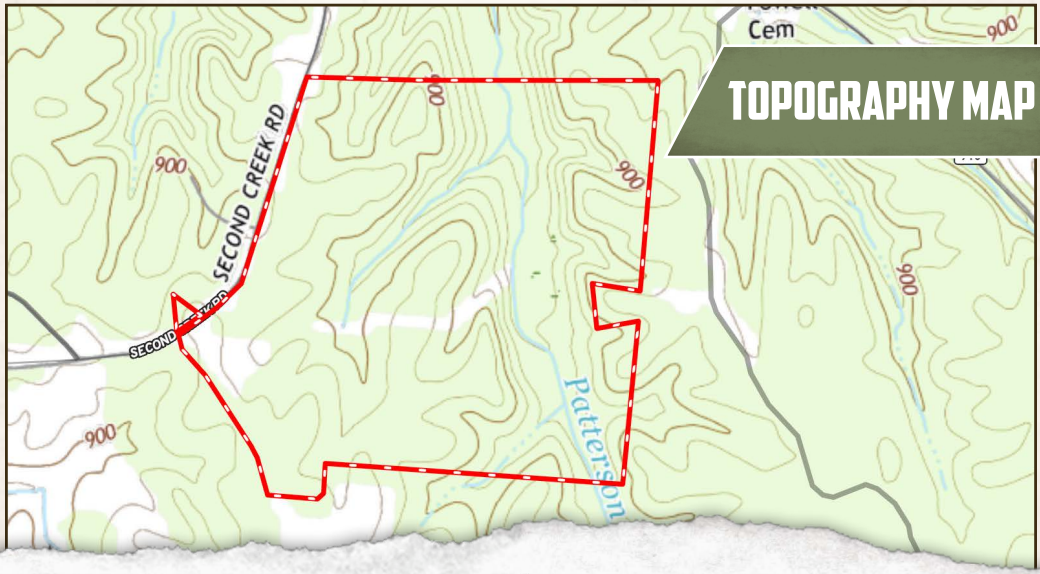
INFRARED MAP



TOPOGRAPHY MAP





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land id. LINK





Directions From Collinwood, TN: Travel south on the Natchez Trace Parkway for 10.2 miles. Turn right onto Weatherford Creek Road and proceed 4 miles. Turn left onto Second Creek Road and continue for 0.9 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS





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