



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

1,379± ACRES
DECATUR COUNTY, TN
\$1,995,000

WELCOME TO
Cub Creek Preserve

WORLD-CLASS RECREATION OPPORTUNITY

OFFICE: (423) 568-8339 OR (901) 910-1809 | WWW.SMALLTOWNPROPERTIES.COM

CUB CREEK PRESERVE

PROPERTY PROFILE

LOCATION:

- Bunches Chapel Road
Parsons, TN 38363
- Decatur County
- Borders the Tennessee
Wildlife Refuge
- 6± Miles NE of Parsons
- 50± Miles E of Jackson
- 100± Miles SW of Nashville

COORDINATES:

- 35.6865, -88.06555

TAX INFORMATION:

- Tax IDs:
 - 037 003.00
 - 037 004.00
 - 044 001.01
 - 044 002.00
- 2025 Taxes: \$10,674

PROPERTY USE:

- Hunting & Fishing
- Conservation
- Investment
- Potential Cabin/Home Sites
- Horseback & ATV/UTV Riding

PROPERTY INFORMATION:

- 1,379± Acres
- 3+ Miles of Perennial
Streams & Creeks
- 10+ Miles of Internal Roads
- Enrolled in a Conservation Easement
from the Foothills Land Conservancy
- Two 2± Acre Building Envelopes
for up to 10,000± SqFt Home/Cabin
- High Population of
Whitetail Deer and Turkey
- 20 Established Food Plots



JASON HEATHCOE, ALC | PRINCIPAL BROKER - EAST TN
C: 931-808-0624 | jason@smalltownproperties.com

SHANE MARTIN | PRINCIPAL BROKER - WEST TN
C: 901-827-0224 | shane@smalltownproperties.com

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7115 Hwy 64 - Oakland, TN 38060

WELCOME TO CUB CREEK PRESERVE

TAKE ADVANTAGE OF A RARE OPPORTUNITY TO OWN CUB CREEK PRESERVE—A LARGE, CONTIGUOUS TENNESSEE RECREATIONAL AND CONSERVATION PROPERTY WHERE LONG-TERM STEWARDSHIP AND OUTDOOR ENJOYMENT COME TOGETHER ON APPROXIMATELY 1,379 ACRES. Located in Decatur County and positioned along the Tennessee River corridor, this conservation easement property offers the privacy, scale, and natural character that are becoming increasingly difficult to find. Bordering the Tennessee National Wildlife Refuge (Busseltown Unit) for more than three miles, Cub Creek Preserve provides direct adjacency to protected habitat while remaining highly usable for recreation, wildlife management, and family enjoyment.

One of the most unique features of Cub Creek Preserve is that it includes two designated building envelopes, each approximately two acres in size. Within each building envelope, owners can build up to a 10,000-square-foot home or cabin, giving plenty of room to create a private retreat without impacting the rest of the property. Whether your goal is building a family getaway, creating a hunting camp, enjoying weekends outdoors, or holding a long-term Tennessee land investment, Cub Creek Preserve offers a combination of large acreage, outdoor recreation, and residential opportunity—a rare find.



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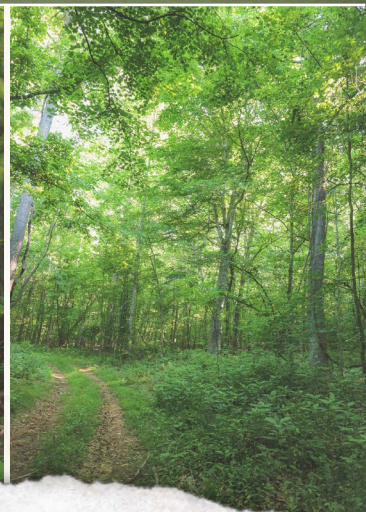
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MORE ABOUT CUB CREEK PRESERVE

Built for those who want to experience the land, not just own it, Cub Creek Preserve features more than 10 miles of established trails that create easy access throughout the property. Whether riding ATVs or horseback, dirt biking, mountain biking, or simply exploring on foot, the trail system allows owners and guests to experience changing elevations and natural features. Limestone outcroppings, rolling ridges, and elevated viewpoints create sweeping Tennessee landscape views and a setting that feels both remote and accessible.

Water is a defining feature here, with over three miles of perennial streams, multiple flowing branches, and a natural cave-fed spring that supports wildlife and the land's overall ecological value.

For hunters and wildlife enthusiasts, Cub Creek Preserve delivers the type of habitat and management infrastructure that serious land buyers search for. The property supports healthy populations of whitetail deer and wild turkey and includes 20± established food plots already positioned throughout. The combination of mature timber, water sources, varied topography, edge habitat, and direct border with the wildlife refuge creates an exceptional environment for hunting, wildlife observation, and year-round outdoor recreation.



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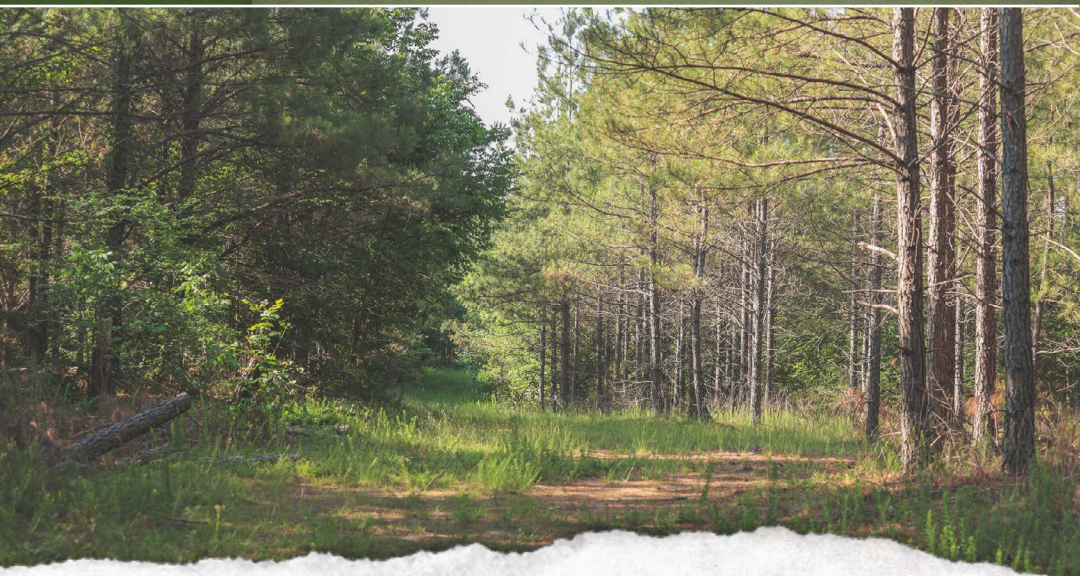
MORE ABOUT CUB CREEK PRESERVE

The conservation easement protects the long-term character of the land while still allowing recreational use, responsible timber harvesting, and continued enjoyment of its natural resources.

Beyond the property lines, owners will enjoy convenient access to some of Middle and West Tennessee's most recognized outdoor destinations. Located just minutes from the Tennessee River and close to Mousetail Landing State Park, opportunities for fishing, boating, hiking, and exploring continue well beyond the preserve itself.

Whether your vision is creating a private hunting retreat, establishing a family legacy property, managing wildlife habitat, or securing a long-term land investment, Cub Creek Preserve offers an uncommon combination of conservation value, recreation, and large-acre ownership in one of Tennessee's most naturally rich regions.

**Contact Jason Heathcoe or Shane Martin today to schedule
a private tour and experience #TheSmallTownWay!**



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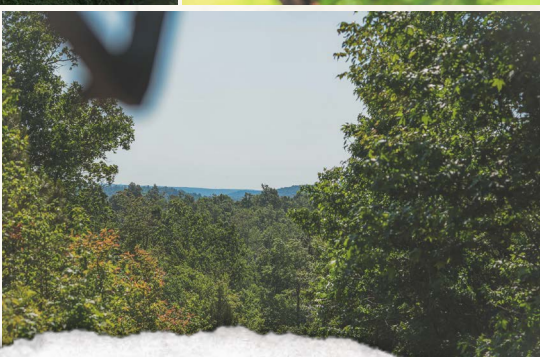
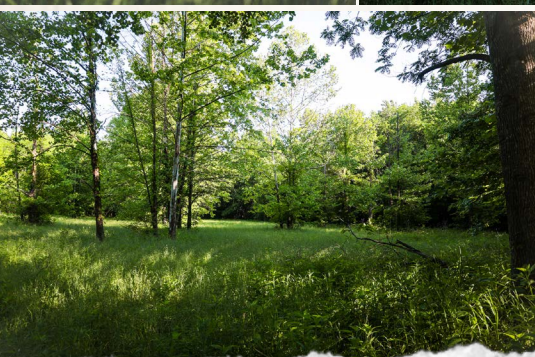
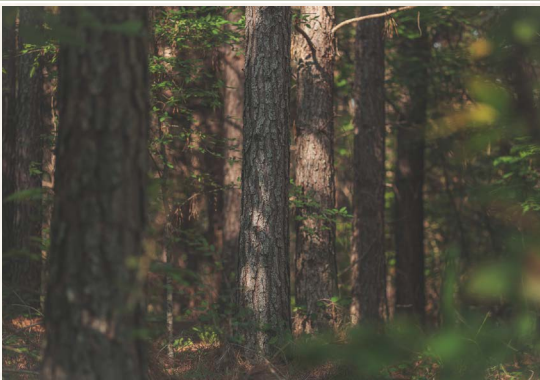
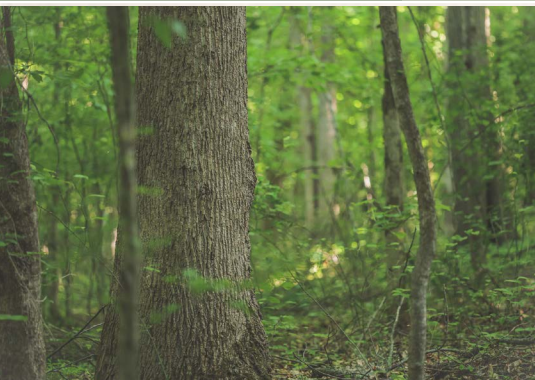
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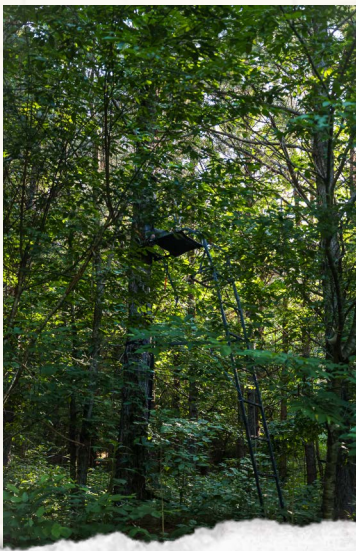
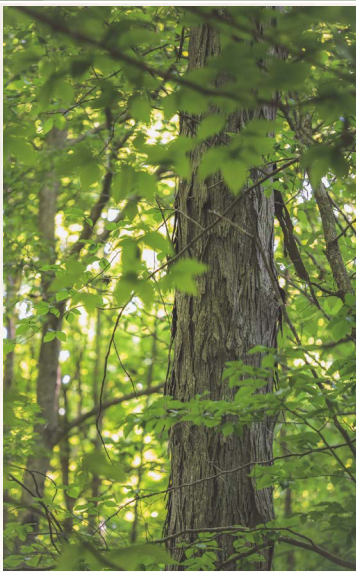
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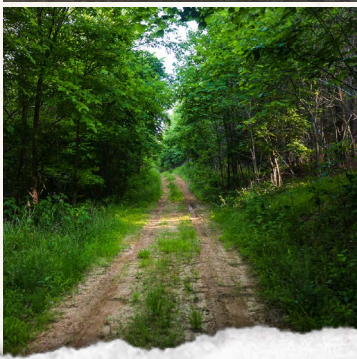
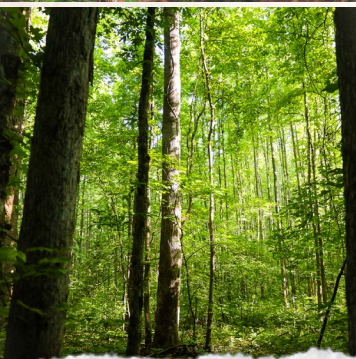
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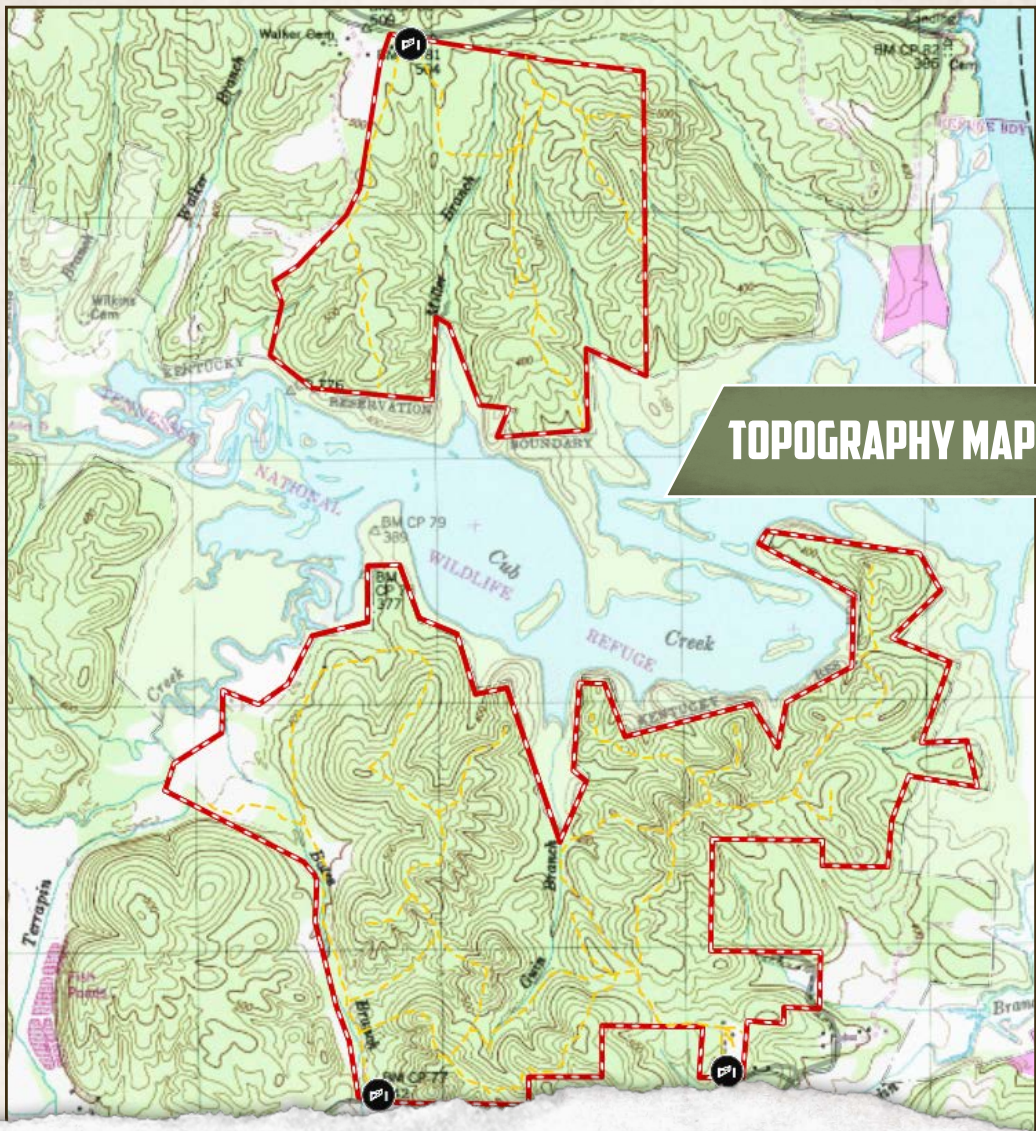
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TOPOGRAPHY MAP



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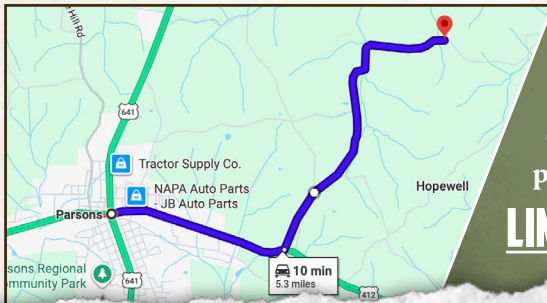
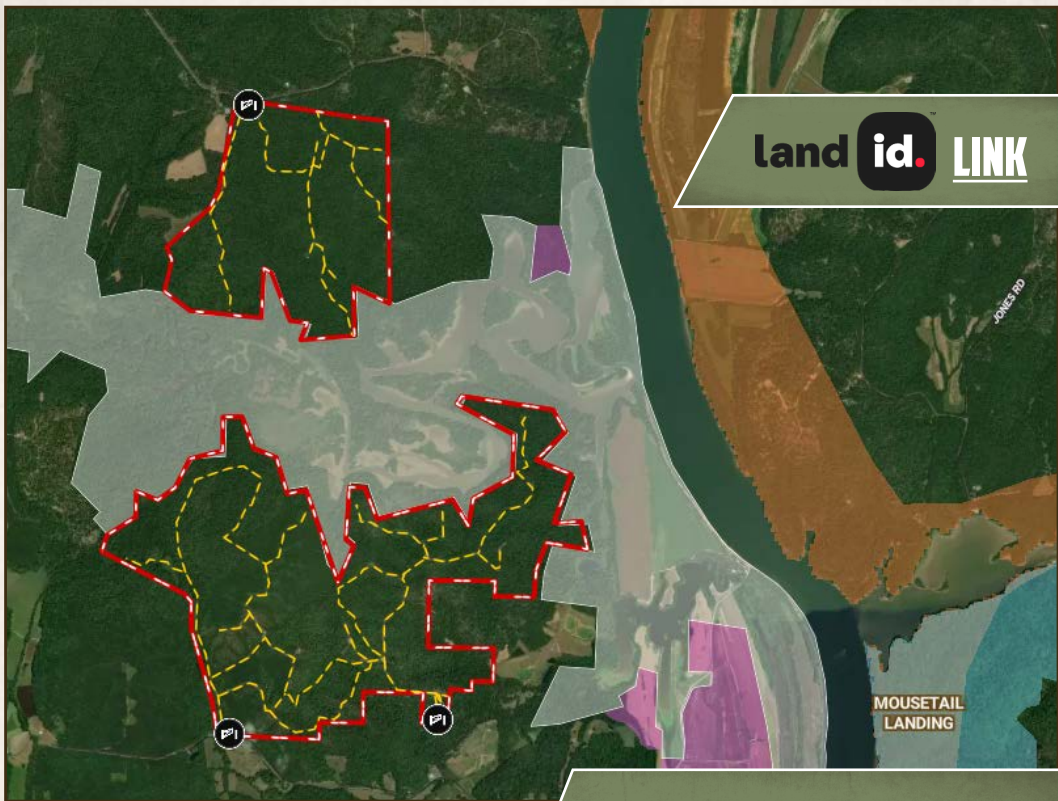
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Directions from Parsons, TN: Travel 1.9 miles on US-412 E. Turn left on Davis Mill Road and continue 0.7 miles. Make a slight right on Bunches Chapel Road, and travel 2.7 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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