SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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

38± ACRES
WAYNE COUNTY, TN

$159,999



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

THE WAYNE 38

PROPERTY PROFILE

LOCATION:

- Gilchrist Road
  Cypress Inn, TN 38452
- Wayne County
- 12.4± Miles SW of Collinwood
- 23± Miles NE of Pickwick Lake
- 24± Miles NW of Florence, AL

COORDINATES:

- 35.03615, -87.80480

PROPERTY USE:

- Hunting
- Recreational
- Potential Mini-Farm
- Potential Home/Cabin Sites

PROPERTY INFORMATION:

- 38± Rural Acres
- Mature Pine Timber
- Recently Thinned
- Interior Trails
- Deer & Turkey
- Power & Internet
- Multiple Build Sites
- Seller May Divide

TAX INFORMATION:

- Tax ID: 207-005.00
- 2025 Taxes: $393.57





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Information is believed to be accurate but not guaranteed.

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 38

INTRODUCING THE WAYNE 38 IN CYPRESS INN, TENNESSEE! Offering a unique combination of thinned mature pine timber, recreational opportunities, mini-farm potential, and multiple potential homesites, this 38± acre property in Wayne County is well suited for a private estate, family compound, weekend retreat, or hunting property, all with convenient access to local amenities and Pickwick Lake.

Surrounded by large land holdings and private, rural estates, the Wayne 38 offers a peaceful setting. The property underwent a heavy timber thinning in the fall of 2025, leaving behind thoughtfully spaced, towering pine timber. This well-established timber thinning opened up the forest floor, making way for plentiful native forbs and grasses to populate the forest floor, creating a habitat-rich environment prime for whitetail deer and wild turkey. Internal trails provide access throughout the acreage for hunting, hiking, trail riding, property maintenance, and enjoyment of the land.





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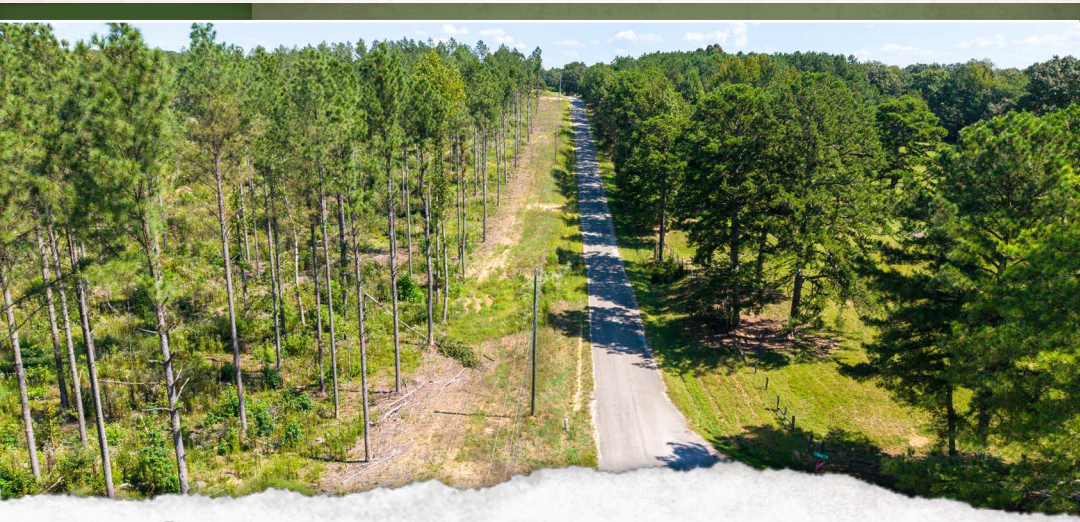
MORE ABOUT THE WAYNE 38

Multiple potential home or cabin sites are available throughout the land, providing flexibility for the new owner to build a custom home, establish a multi-generational family compound, or create a private cabin or recreational getaway. With a little work, the thinned timber provides ample opportunity for food plots, gardens, orchards, pasture, or a blank canvas for the new owner's vision of the property.

Just a short drive away, multiple boat launches can be found offering access to Pickwick Lake, a 50± mile long reservoir on the Tennessee River and recreational paradise. Known for excellent bass fishing and beautiful, scenic waterways, this nearby resource adds another element of outdoor recreation to an already versatile property.

The Wayne 38 offers a private rural setting while remaining convenient to local amenities and other recreational resources. With multiple potential building sites and strong recreational opportunities, this property is a blank canvas and ready for that new owner to create that vision of their own. This property is offered as a whole, but the seller is willing to divide.

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







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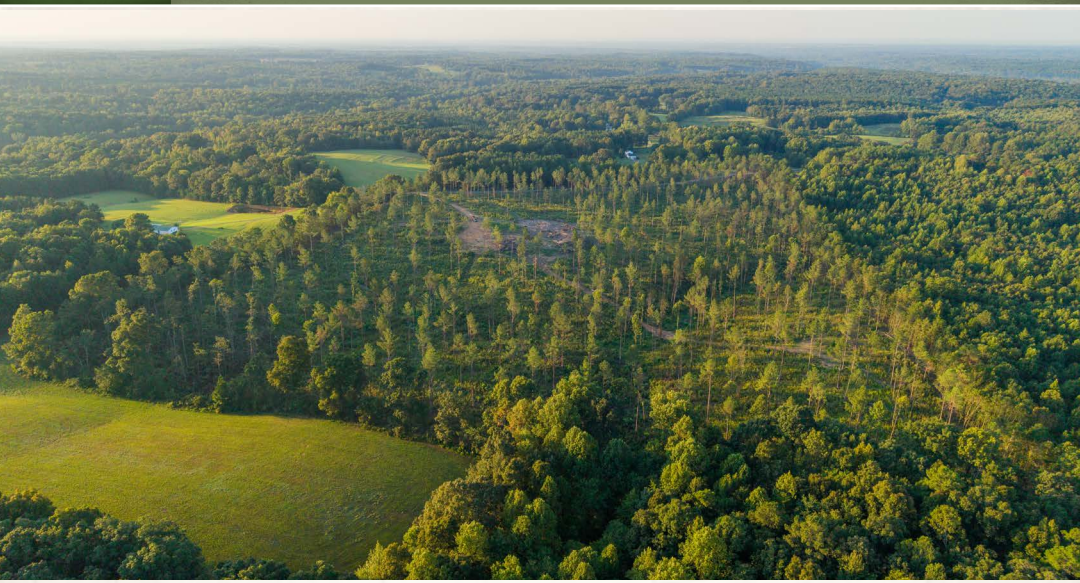
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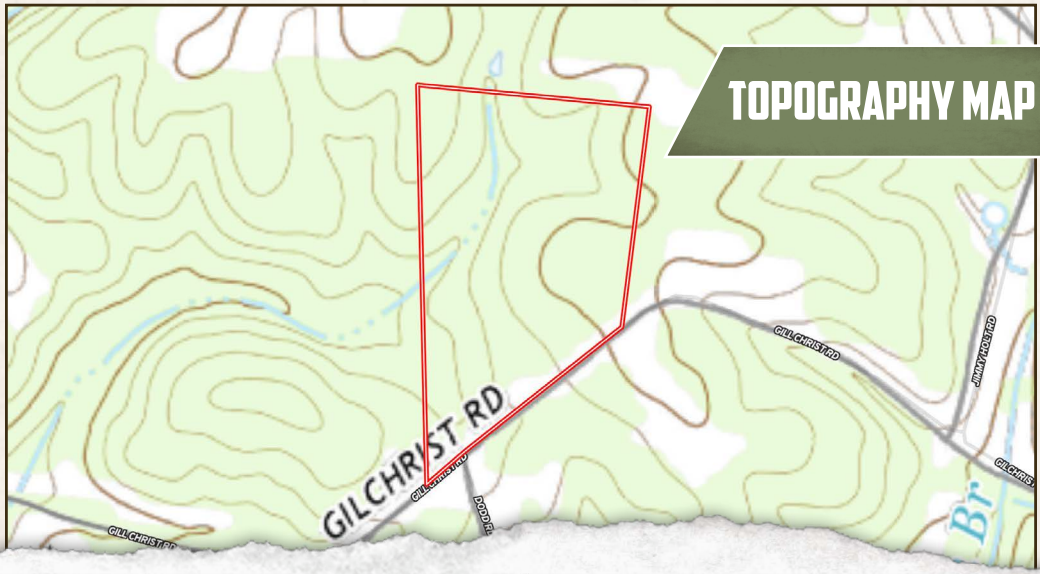
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INFRARED MAP



TOPOGRAPHY MAP





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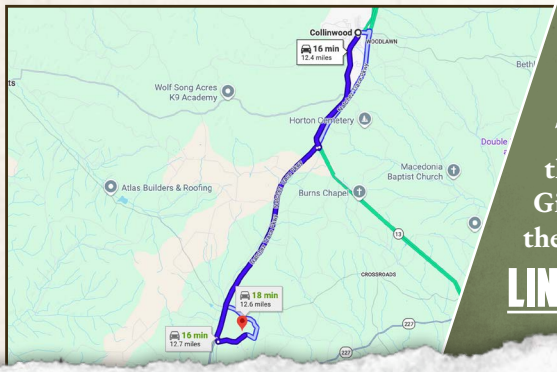
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38± ACRES | WAYNE COUNTY, TENNESSEE

land id. LINK





Directions From Collinwood, TN: Travel south on TN-13 for 4 miles. Turn right and then immediately turn left onto the Natchez Trace Parkway and continue for 7.1 miles. Turn left onto Big Cypress Road and then immediately turn left again onto Gilchrist Road and proceed 0.9 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS





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