

**252± ACRES**  
**CHESTER COUNTY, TN**  
**\$541,800**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (662) 238-4077

# THE CHESTER 252

## PROPERTY PROFILE

### LOCATION:

- Old Cave Springs Road  
Henderson, TN 38340
- Chester County
- 21.4± Miles NE of Bolivar
- 24.5± Miles SE of Jackson

### COORDINATES:

- 35.332426, -88.728030

### PROPERTY USE:

- Recreation
- Hunting
- Investment
- Timberland

### PROPERTY INFORMATION:

- 252± Acres
- Gated Entrance
- Plantation Pines
- Cutover
- Thinned Timber
- Gravel Road System
- Established Internal Trails
- Deer & Turkey
- 4 Shooting Houses
- Multiple Food Plots
- 3,050'± of Road Frontage

### TAX INFORMATION:

- Parcel# 082-023.00
- 2024 - \$1324



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**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

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50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE CHESTER 252

WELCOME TO A TRUE OUTDOOR HAVEN TUCKED AWAY IN THE HEART OF CHESTER COUNTY, TN. Spanning an impressive 252± acres, this property offers a diverse landscape with plantation pines, thinned timber, and areas of cutover, creating a dynamic mix of habitat. This combination is ideal for supporting the region's thriving wildlife population.

Known for its trophy bucks and exceptional turkey hunting, this area is a destination for serious sportsmen. The property is already well-equipped for hunting, featuring four strategically placed shooting houses that overlook established food plots. A gated entrance off Old Cave Springs Road ensures privacy, and navigating throughout the tract is seamless thanks to an outstanding road and trail system. A gravel road spans the entire length of the property, wide enough for a semi-truck.



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# MORE ABOUT THE CHESTER 252

Situated behind Cave Springs Baptist Church with approximately 3,050 feet of road frontage, the property is both accessible and secluded. Whether you're looking for a turnkey hunting retreat or a blank canvas to shape into your private wildlife sanctuary, the Chester 252 will deliver.

Priced to sell and conveniently located to Bolivar and Jackson, this is the recreational investment you've been waiting for.

**Contact Annah Barnes today to schedule a private tour!**



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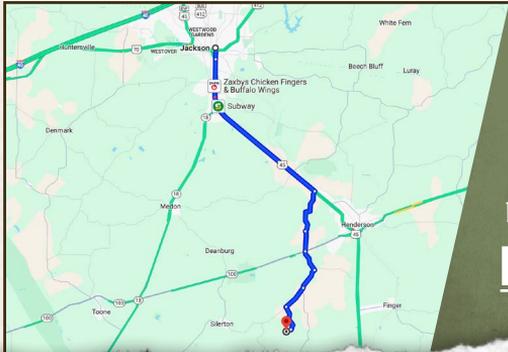
CHESTER COUNTY, TENNESSEE

land id. LINK



Directions From Jackson, TN:  
Travel 12.9 miles south on US-45.  
Turn right on Wilson School Road and proceed 3.2 miles. Turn left on Wayne Harris Road (which becomes TN-225) and travel 2.9 miles. Turn right to stay on TN-225 S and proceed as the road becomes Silerton Road. Turn left on Cave Springs Road and travel 2.2 miles. Turn right on Old Cave Springs Road and in 0.4 miles, the destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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