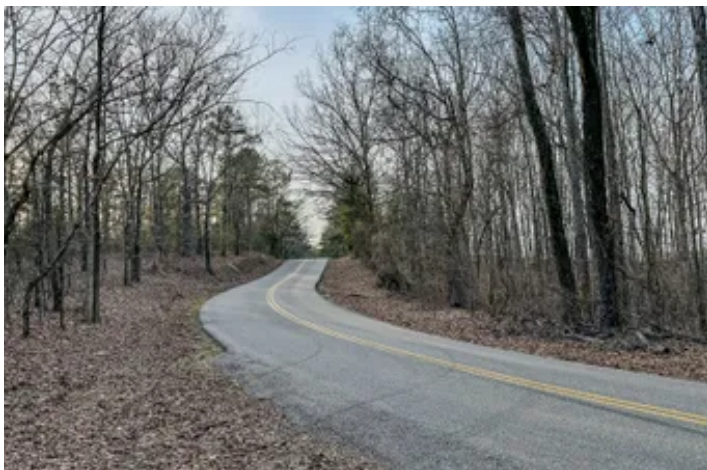


CENTER HILL ROAD
Center Hill Rd
Finger, TN 38334

\$796,000
199± Acres
McNairy County



CENTER HILL ROAD
Finger, TN / McNairy County

SUMMARY

Address

Center Hill Rd

City, State Zip

Finger, TN 38334

County

McNairy County

Type

Timberland, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

35.34534 / -88.53726

Acreage

199

Price

\$796,000

Property Website

<https://compasslandpartners.com/property/center-hill-road-mcnairy-tennessee/91217/>



CENTER HILL ROAD

Finger, TN / McNairy County

PROPERTY DESCRIPTION

EXCEPTIONAL ROAD FRONTAGE + CREEK ACCESS IN WEST TENNESSEE

Welcome to the **Center Hill Road Tract**, an outstanding +/- 199-acre tract that perfectly balances immediate recreational enjoyment with long-term investment potential. Located in **McNairy County**, this property offers the rare combination of extensive road frontage, mature timber assets, and prime hunting habitat, all within easy reach of **Jackson** and other **West Tennessee** communities.

The **Center Hill Road Tract** represents an exceptional opportunity for discerning buyers seeking a turnkey recreational property with timber income potential. With nearly **1,500 feet of road frontage** and established internal access, this tract provides multiple development scenarios while maintaining its natural character and wildlife habitat.

LOCATION & ACCESSIBILITY

PRIME WEST TENNESSEE LOCATION

- **Jackson, TN** - 29 miles (regional hub with shopping, dining, healthcare)
- **Lexington, TN** - 30 miles (county seat with full services)
- **Savannah, TN** - 23 miles (historic river town)
- 20 minutes from **Chickasaw State Park** - additional recreational amenities

EXCEPTIONAL ROAD ACCESS

- Nearly **1,500 feet of road frontage** on both sides of **Center Hill Road**
- Multiple entry points for flexible access and development
- Internal roads and trails throughout the property
- Power available along the road frontage for immediate utility access

Natural Assets & Features

TIMBER RESOURCES

- Valuable pine and mature hardwood covering most of the tract
- Diverse forest composition providing sustainable harvest opportunities
- Well-maintained timber stands with excellent growth potential
- Strategic timber management opportunities for long-term income

WATER FEATURES

- **1,000 feet** of frontage on **Tar Creek** along the western boundary
- Year-round water source supporting wildlife populations
- Scenic creek frontage adds recreational and aesthetic value
- Potential for fishing and water-based recreation

WILDLIFE & HUNTING

- Excellent deer and turkey habitat throughout the property
- Established wildlife food plots strategically placed across the tract
- Diverse terrain supporting varied game populations
- Ready-to-hunt property with proven wildlife management

Investment Advantages

This property delivers multiple value streams that align with current market demand:

Recreational Premium: West Tennessee's growing reputation as a hunting and outdoor recreation destination continues to drive property values. The combination of established food plots, mature timber, and creek frontage creates an ideal recreational environment.



Timber Investment: The tract's valuable pine and hardwood timber provides both immediate selective harvest opportunities and long-term appreciation potential through sustainable forest management.

Development Flexibility: With extensive road frontage on both sides of **Center Hill Road** and available power, the property offers numerous development scenarios—from family compounds to recreational subdivisions.

Strategic Location: Positioned in peaceful rural **McNairy County** yet accessible to **Jackson**'s employment base and amenities, this tract appeals to both local and out-of-state buyers seeking **Tennessee** recreational properties.

Key Property Highlights

INFRASTRUCTURE READY • Nearly **1,500 feet of road frontage** provides multiple access points • Internal road and trail system for property management • Power readily available for improvements • Established food plots and wildlife management systems

NATURAL AMENITIES • **1,000 feet of Tar Creek frontage** • Mature hardwood and valuable pine timber • Proven deer and turkey populations • Diverse habitat supporting various wildlife species

RECREATIONAL POTENTIAL • Turnkey hunting property with established management • Creek access for fishing and water recreation • Trail system for hiking, ATV use, and property enjoyment • Close proximity to **Chickasaw State Park** for additional outdoor activities

The **Center Hill Road Tract** offers the perfect blend of recreational enjoyment and investment potential in one of **West Tennessee**'s most desirable rural areas. With its exceptional road frontage, mature timber, and prime hunting habitat, this property represents outstanding value in today's competitive land market.

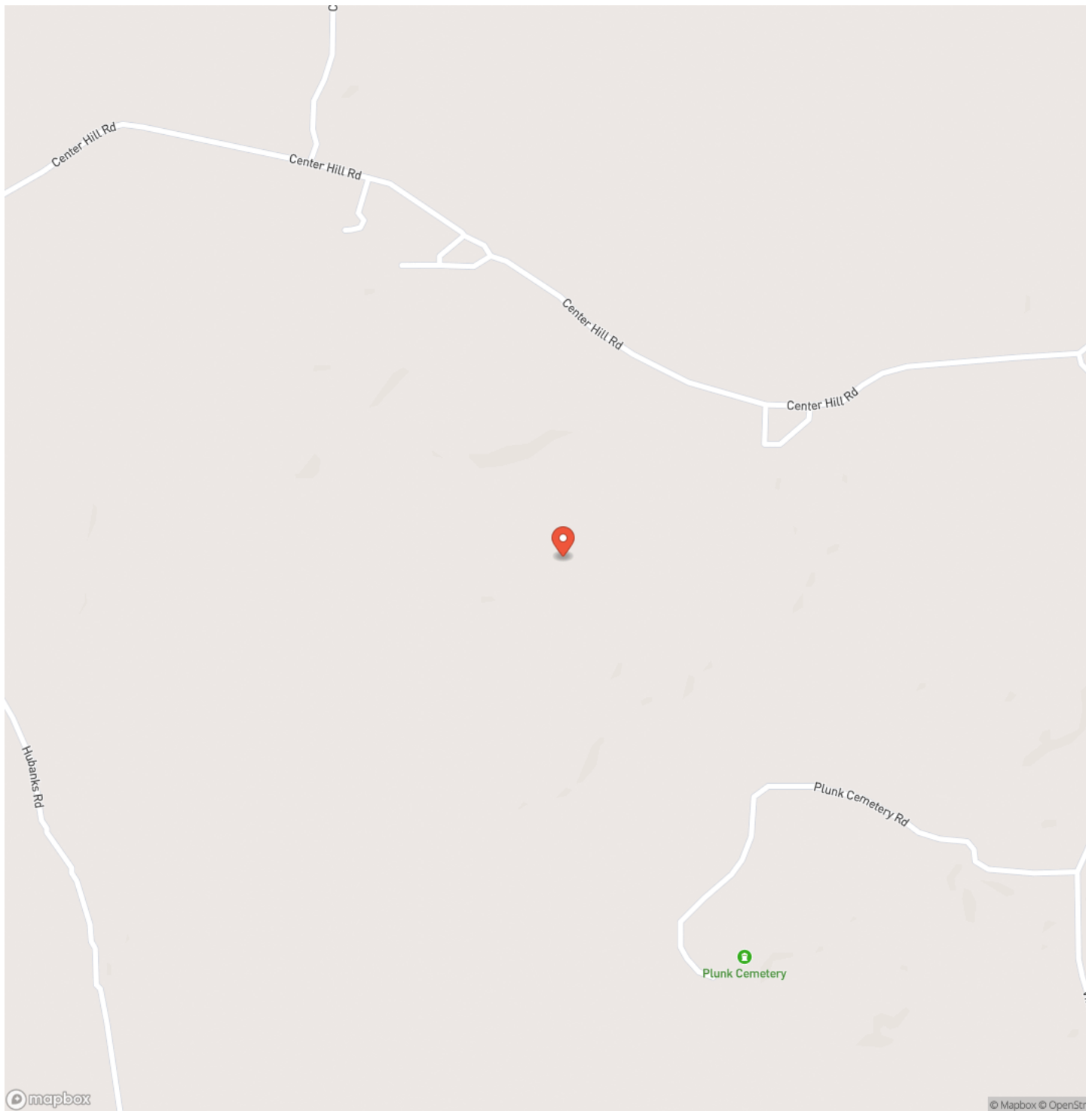
Contact **Compass South Land Sales** today to schedule your private showing.



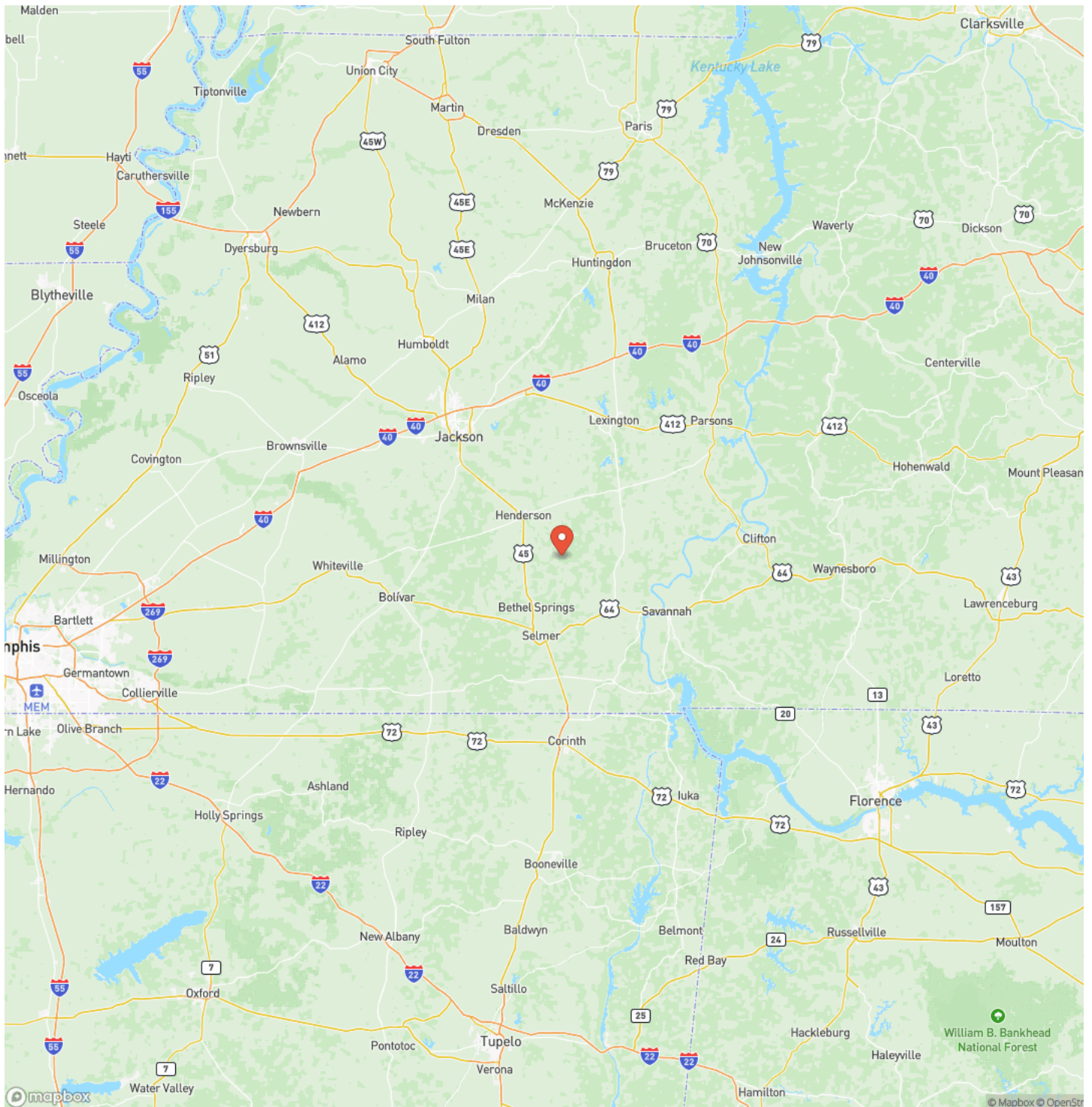
CENTER HILL ROAD
Finger, TN / McNairy County



Locator Map



Locator Map



Satellite Map



CENTER HILL ROAD
Finger, TN / McNairy County

LISTING REPRESENTATIVE

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NOTES



MORE INFO ONLINE:

<https://compasslandpartners.com/>

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