

DEBERRY TRACT  
Highway 100  
Henderson, TN 38340

**\$469,385**  
241± Acres  
Chester County



**DEBERRY TRACT**  
**Henderson, TN / Chester County**

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**SUMMARY**

**Address**

Highway 100

**City, State Zip**

Henderson, TN 38340

**County**

Chester County

**Type**

Recreational Land, Undeveloped Land, Timberland, Hunting Land, Riverfront

**Latitude / Longitude**

35.40959 / -88.76285

**Acreage**

241

**Price**

\$469,385

**Property Website**

<https://compasslandpartners.com/property/deberry-tract-chester-tennessee/91115/>



## **DEBERRY TRACT**

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#### **PROPERTY DESCRIPTION**

Located north of Hwy 100, only 80 miles east of Memphis and 30 minutes south of Jackson, the Deberry Tract in Chester County, Tennessee, is an exceptional hunting and recreational property!

The tract is fully wooded with approximately 1/3 of the acreage in mature merchantable loblolly pine. The remainder of the timber is white oak dominated hardwoods that were lightly thinned in 2015. Water features include a spring fed creek and a beaver pond located in the center of the acreage. Multiple high-quality water sources attract wildlife from the State Park and surrounding farms and hold them on the property year-round! Finally, new trails and food plots are present throughout the terrain. The outdoor world is your playground with this unrestricted +/- 240-acre piece of land.

A savvy developer has many options to consider. Several quality building sites are present and power is only a short distance away. With Chickasaw State Park, State Forest, and a golf course on the other side of road combined with heavy traffic in the area, this location presents endless possibilities. C

ontact us today for more details!

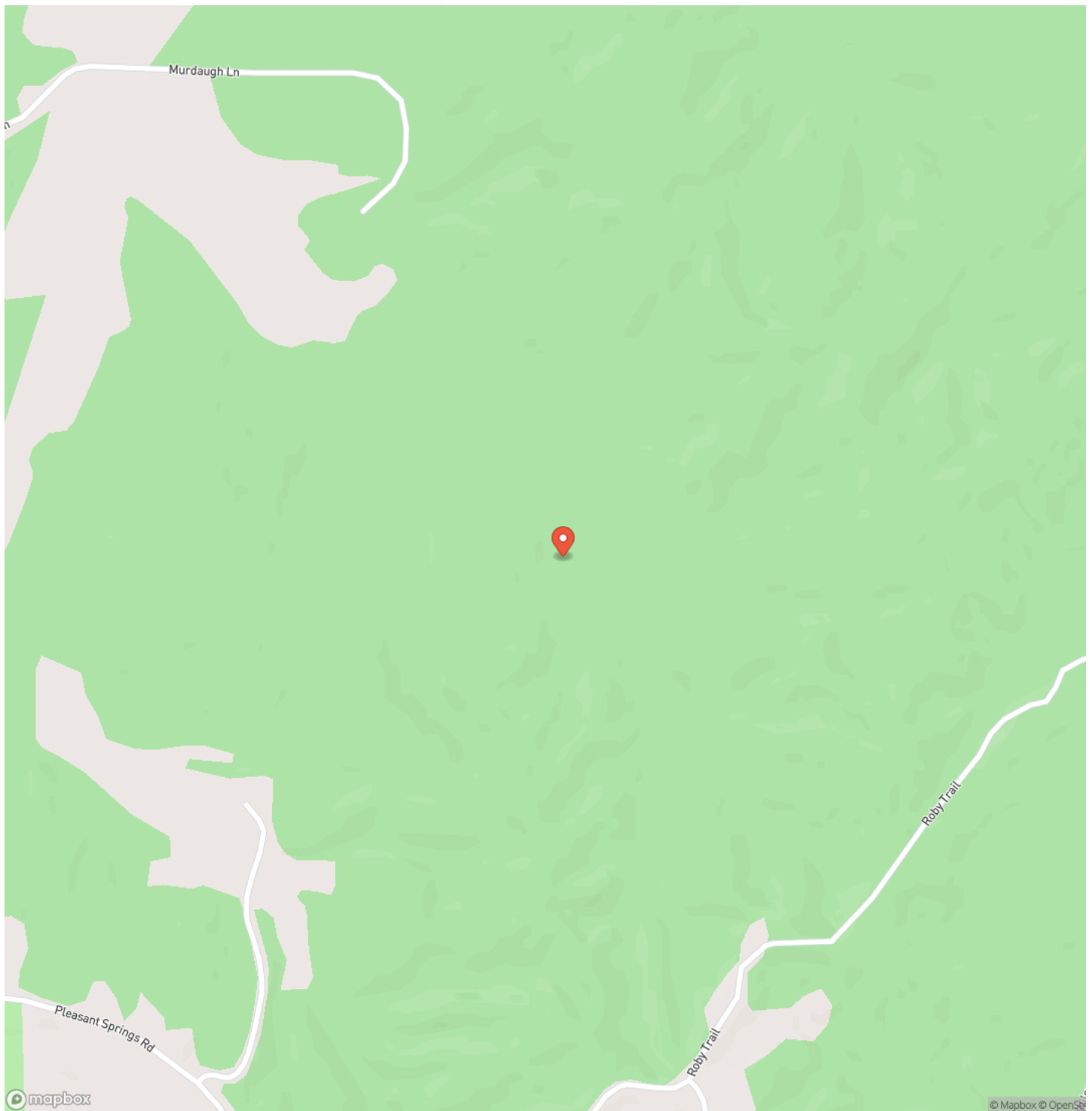


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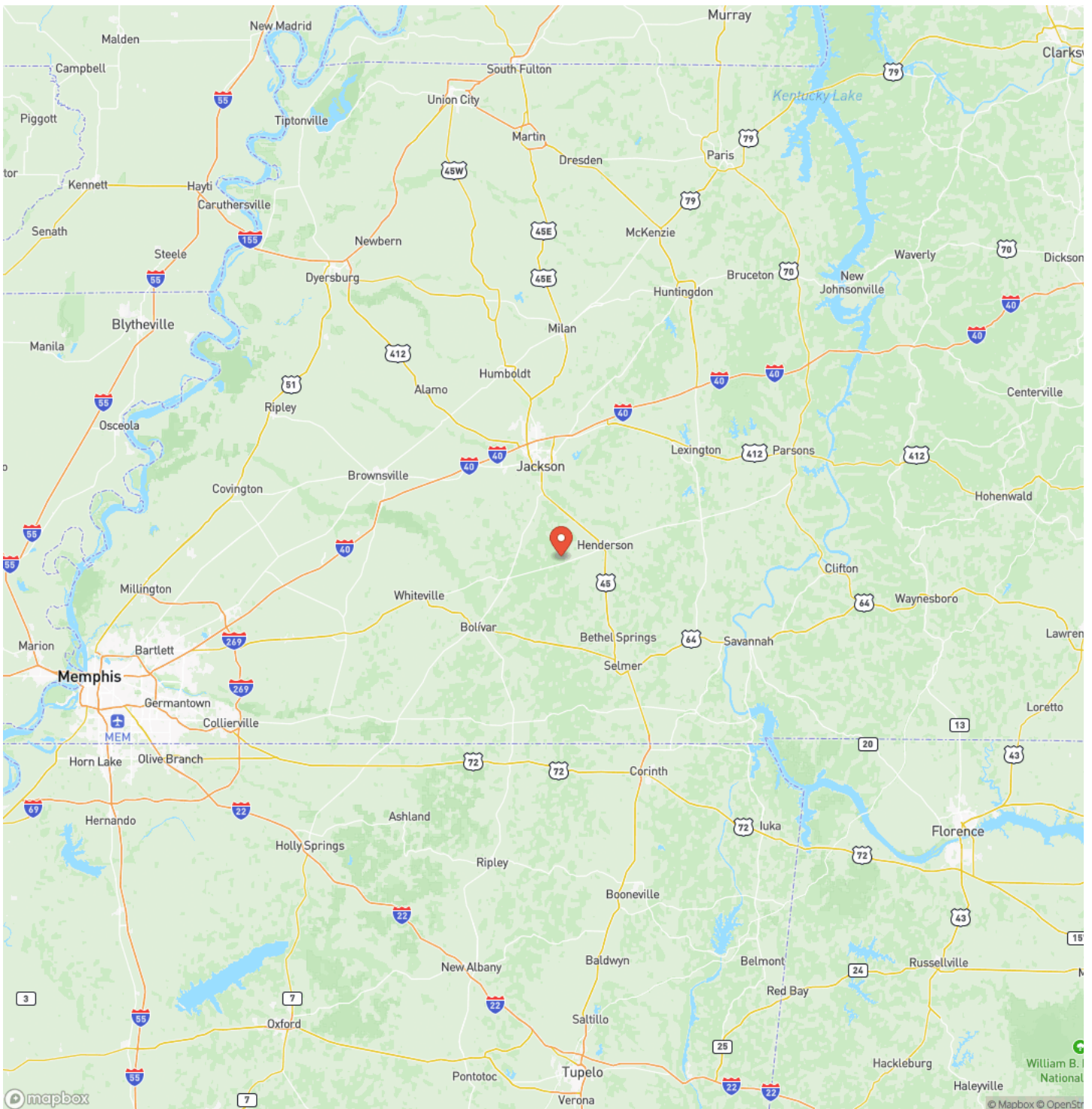
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## Locator Map



## Locator Map



## Satellite Map



## Henderson, TN / Chester County

**For more information contact:**



## Michael Davis

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## City / State / Zip

## NOTES



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**<https://compasslandpartners.com/>**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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