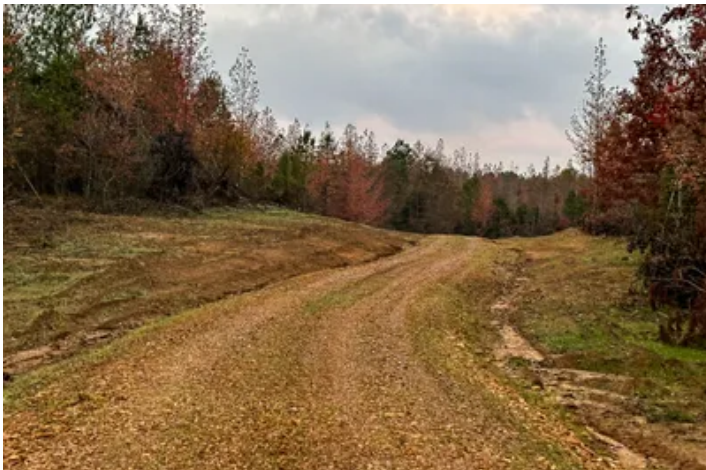


HINES GIN RETREAT
0 Hines Gin Road
Selmer, TN 38375

\$326,700
99± Acres
McNairy County



HINES GIN RETREAT
Selmer, TN / McNairy County

SUMMARY

Address

0 Hines Gin Road

City, State Zip

Selmer, TN 38375

County

McNairy County

Type

Hunting Land, Farms, Recreational Land, Ranches

Latitude / Longitude

35.184048 / -88.664528

Acreage

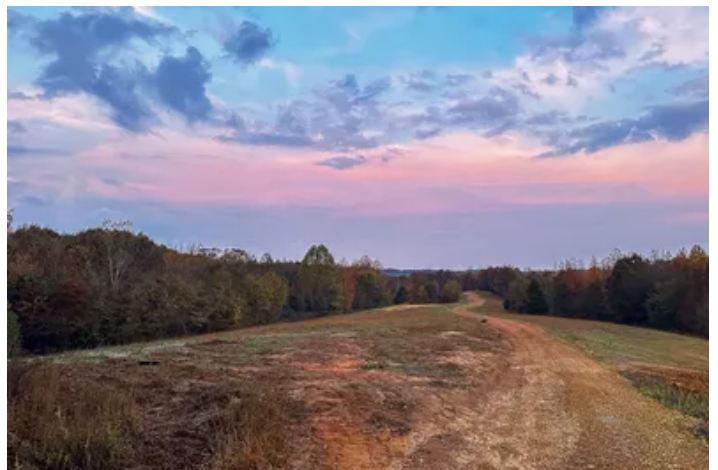
99

Price

\$326,700

Property Website

<https://compasslandpartners.com/property/hines-gin-retreat/mcnairy/tennessee/97554/>



HINES GIN RETREAT

Selmer, TN / McNairy County

PROPERTY DESCRIPTION

Escape to your own private haven with the Hines Gin Road Retreat, a 99-acre property in Selmer, Tennessee. This exceptional offering presents a blend of natural beauty and versatile potential, perfect for those seeking a hunting property, a recreational paradise, or a farm/ranch location. Imagine exploring diverse landscapes and enjoying the tranquility of your own expansive acreage, a true escape from the everyday hustle and bustle.

Location

Nestled within the charming city of Selmer in McNairy County, Tennessee, this property provides the peaceful ambiance of rural living while maintaining convenient access to local amenities. The area is renowned for its natural beauty and community spirit, offering a desirable setting for both residents and visitors.

Land and Terrain

This impressive 99-acre parcel boasts a diverse and dynamic terrain. The soil features a mix of clay and gravel, providing a robust foundation for various uses. The land is thoughtfully divided with areas that are cleared, grassed, and wooded, offering a rich tapestry of landscapes. This variety provides both open spaces for potential development or cultivation and dense woodlands for privacy and wildlife habitat.

Improvements and Infrastructure

The property features a serene pond, adding a picturesque element and serving as a valuable water source for wildlife and potential livestock. The existing infrastructure provides a solid foundation, allowing new owners the freedom to envision and implement further enhancements to suit their specific needs and aspirations.

Water and Utilities

A beautiful pond graces the property, offering a natural water feature and potential for various recreational activities or agricultural support. The land is ready for you to add your preferred utility connections and design a system that perfectly aligns with your vision for development and comfort.

Wildlife and Vegetation

The Hines Gin Road Retreat is a haven for wildlife, including dove, small game, turkey, and whitetail deer, making it an ideal spot for nature enthusiasts and hunters alike. The diverse vegetation includes cleared, grassed, and wooded areas that create a rich and varied ecosystem, supporting the wildlife population.

Current and Potential Use

Currently utilized for hunting and recreation, this property offers incredible versatility. Its potential extends to mixed use, making it suitable for a range of possibilities from a private estate to a working farm or ranch. The recreational opportunities are vast, including ATV trails, bike trails, hiking trails, and exceptional hunting.

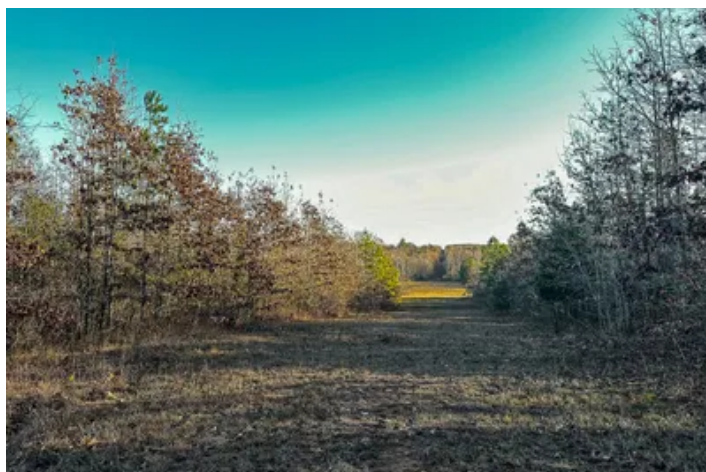
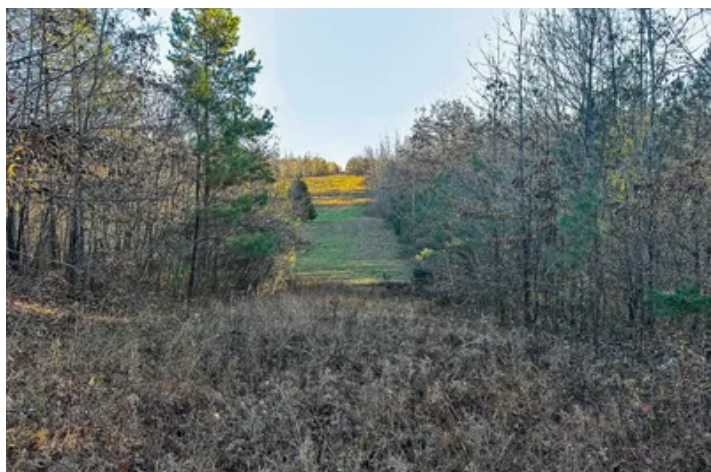
Access and Easements

Access to the property is excellent, with frontage on a county road. Both asphalt and gravel roads ensure easy year-round entry. The property conveys with valuable property rights, including mineral and other rights, providing comprehensive ownership.

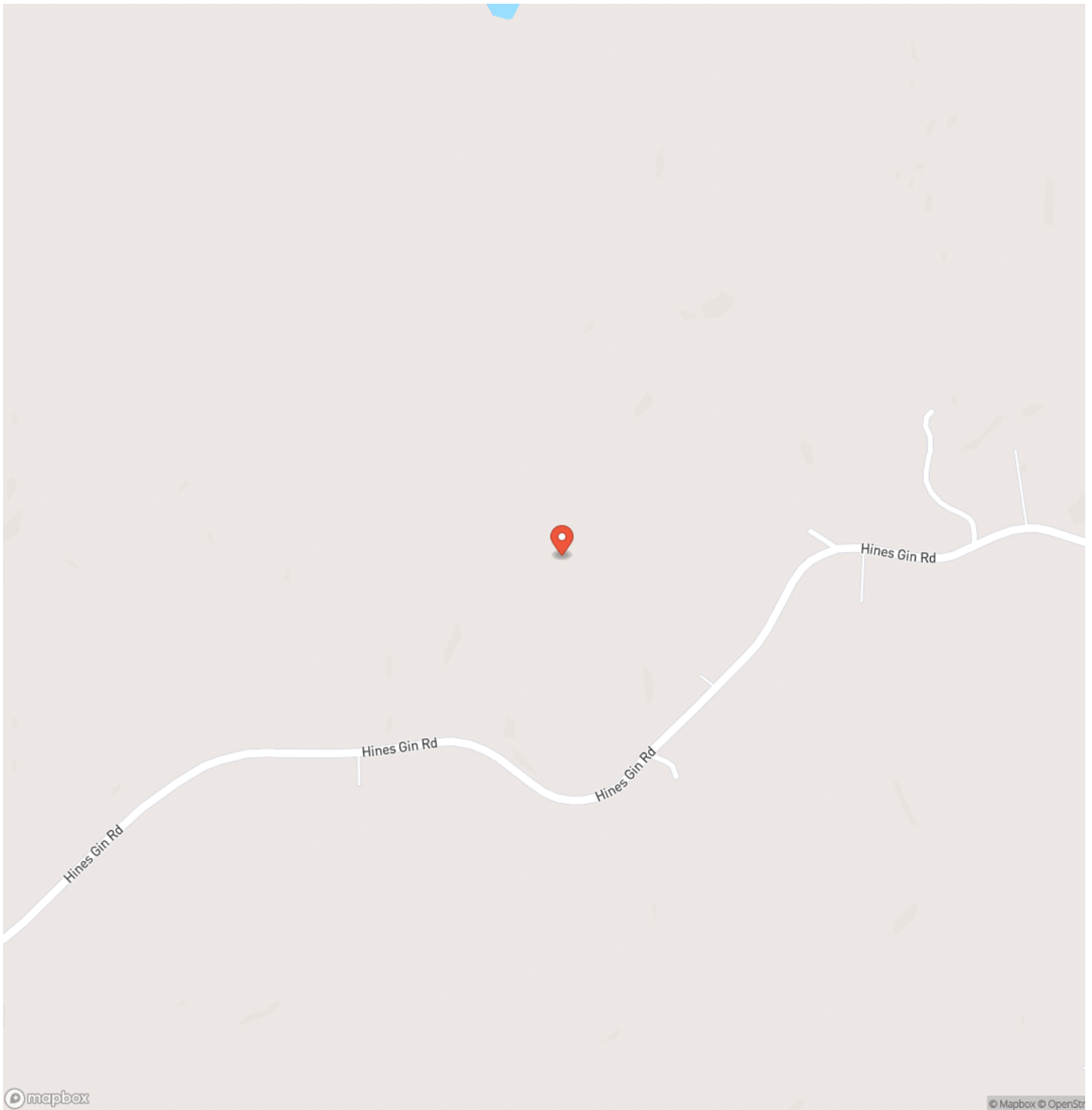
Contact us today to learn more or to schedule a visit.



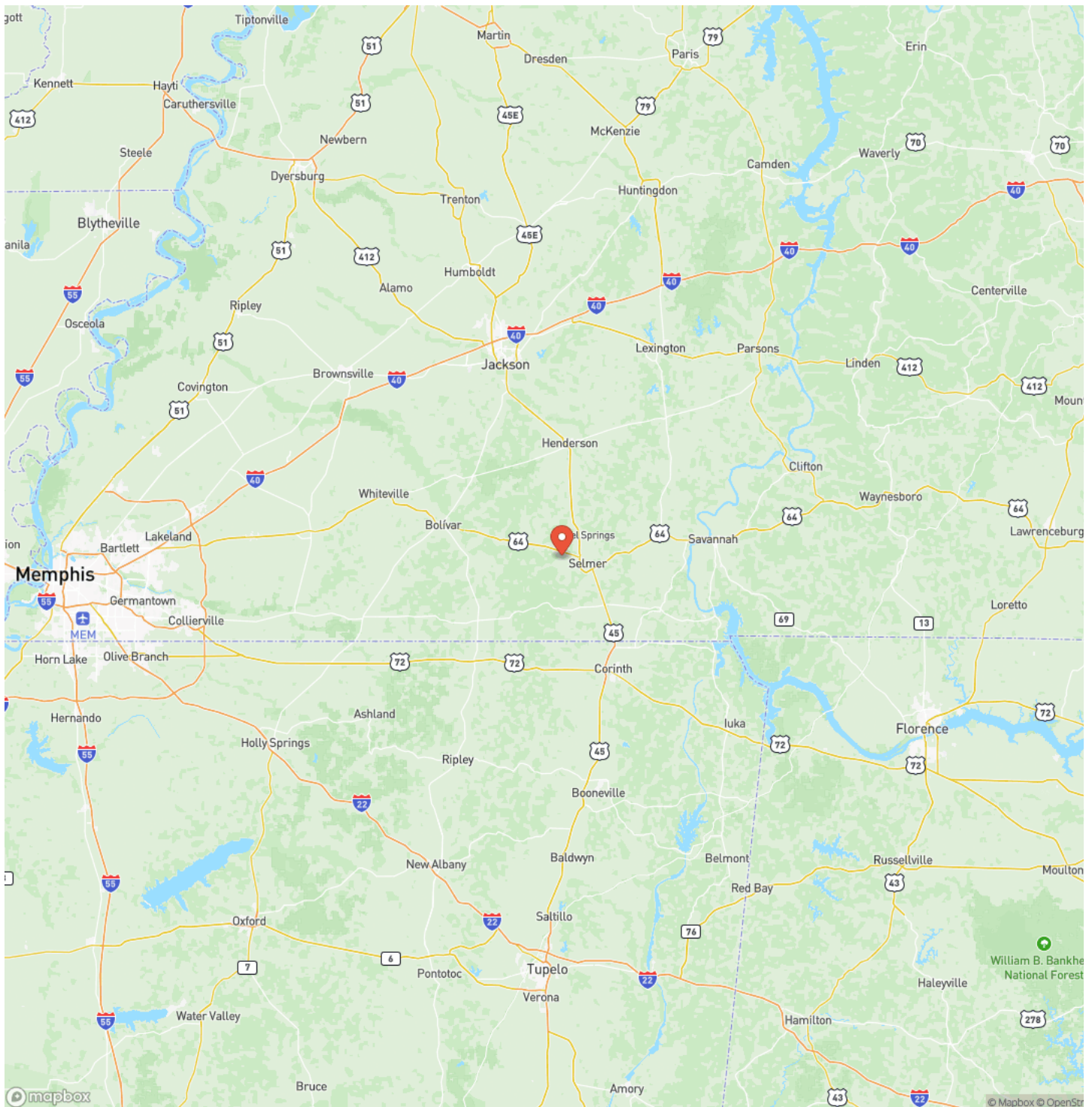
HINES GIN RETREAT
Selmer, TN / McNairy County



Locator Map



Locator Map



Satellite Map



HINES GIN RETREAT
Selmer, TN / McNairy County

LISTING REPRESENTATIVE

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NOTES

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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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