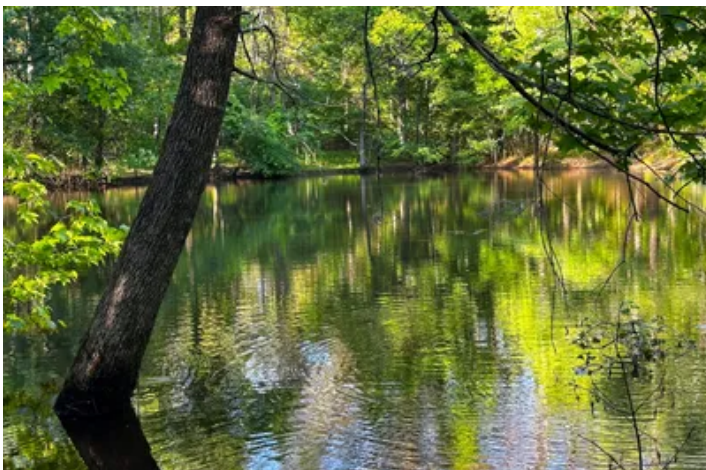


POST OFFICE TRACT
0 Post Office Rd
Michie, TN 38357

\$359,000
98± Acres
McNairy County



POST OFFICE TRACT
Michie, TN / McNairy County

SUMMARY

Address

0 Post Office Rd

City, State Zip

Michie, TN 38357

County

McNairy County

Type

Hunting Land, Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude

35.0462 / -88.4189

Acreage

98

Price

\$359,000

Property Website

<https://compasslandpartners.com/property/post-office-tract-mcnairy-tennessee/106290/>



POST OFFICE TRACT

Michie, TN / McNairy County

PROPERTY DESCRIPTION

The Post Office Tract is a 98-acre property near Michie, Tennessee, with a compelling mix of timberland, hunting land, recreational land, and undeveloped acreage. Whether you are an investor, a hunter, or someone looking for a versatile piece of ground with long-term potential, this property deserves a close look.

Location

Situated just 1.5 miles outside of Michie, Tennessee, the Post Office Tract offers convenient access to several regional towns and attractions. Selmer, TN is approximately 15 miles away, Savannah, TN is roughly 20 miles out, and Corinth, MS sits just 12 miles to the south. The property is also in close proximity to Shiloh National Military Park, Pickwick Landing State Park, Big Hill Pond State Park, and Tishomingo State Park, offering outstanding recreational resources. City water and power are available at the road. The combination of rural character with reasonable proximity to town services and regional amenities makes this an exceptionally well-positioned tract.

Access

The Post Office Tract fronts approximately 1,200 feet on Post Office Road, a paved county road that provides reliable, year-round access to the property. Once on-site, an internal road and trail system runs through the heart of the property, making it practical to navigate the entire acreage.

Topography

The soils on this tract consist of clay loam, gravel, and clay, which are typical of Middle Tennessee and West Tennessee and support both the mature timber stands and the water features found on the property. The internal trail network suggests the land has been actively managed and traversed, indicating that the terrain is workable throughout.

Improvements

This property currently has no structures, offering a clean slate for buyers with a specific vision. Without pre-existing improvements to work around, a new owner has full flexibility to develop the property according to their intended use, whether that means a hunting cabin, a residential homesite, or simply leaving the land in its natural state.

Timber

The Post Office Tract carries solid timber value across the entire acreage. Approximately 54 acres have mature pine, while the remaining 44 acres support a mature hardwood stand dominated by oak and hickory. The property is heavily wooded throughout, and a recent timber cruise is available upon request.

Wildlife and Recreation

Deer and turkey sign are abundant throughout the property, and the heavily wooded terrain with internal trail access creates excellent conditions for hunting whitetail deer, turkey, and small game. Beyond hunting, the existing ATV trail network makes this tract well-suited for outdoor recreation.

Water Features

The Post Office Tract includes two distinct water features that add meaningful value to the property. Approximately 2,000 feet of frontage along Little Lick Creek runs through the tract, and a half-acre pond located near the center of the property provides additional water for wildlife, recreation, and general land use.

Current and Potential Use

Currently used for hunting, recreation, and timber production, this tract holds strong potential for a range of uses, including residential development, farming, continued timber management, and long-term investment. The availability of utilities at the road, combined with



the road frontage and diverse land characteristics, makes this one of the more adaptable tracts in the area.

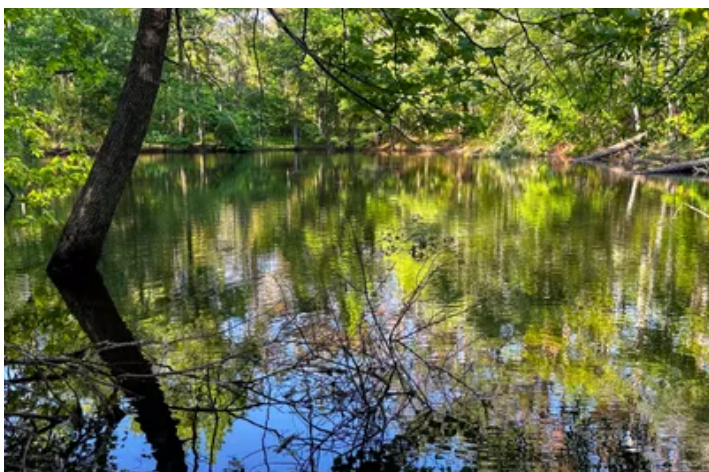
Summary

The Post Office Tract offers 98 acres of heavily wooded land near Michie, Tennessee, with mature pine and hardwood timber, abundant wildlife, creek and pond water features, and approximately 1,200 feet of paved road frontage - all within 1.5 miles of town and with utilities available at the road. The combination of timber value, recreational appeal, and development potential makes it a strong candidate for a wide range of buyers. Contact us today to learn more or to schedule a showing.

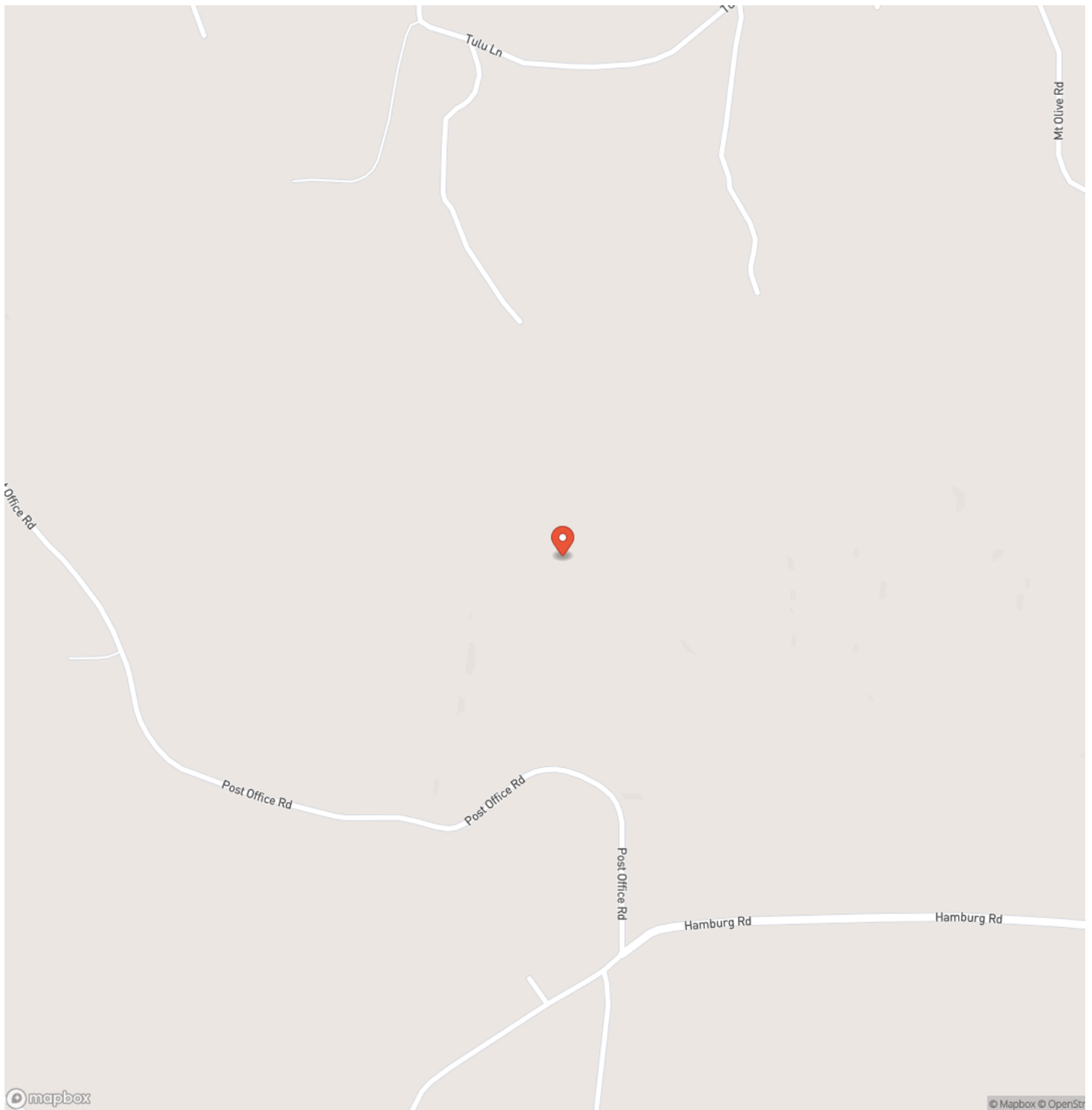
NOTE: Seller may consider dividing this property into smaller parcels.



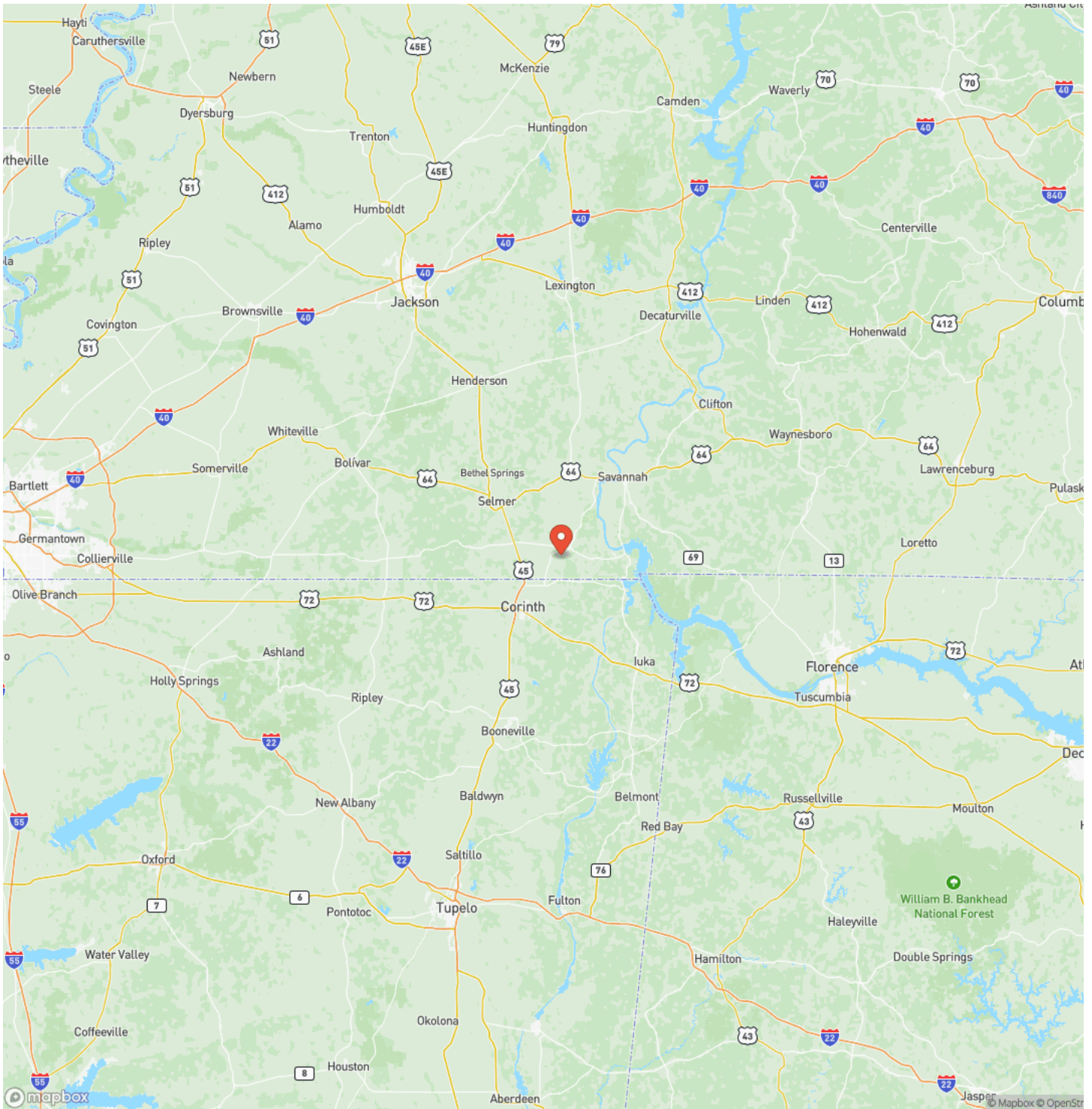
POST OFFICE TRACT
Michie, TN / McNairy County



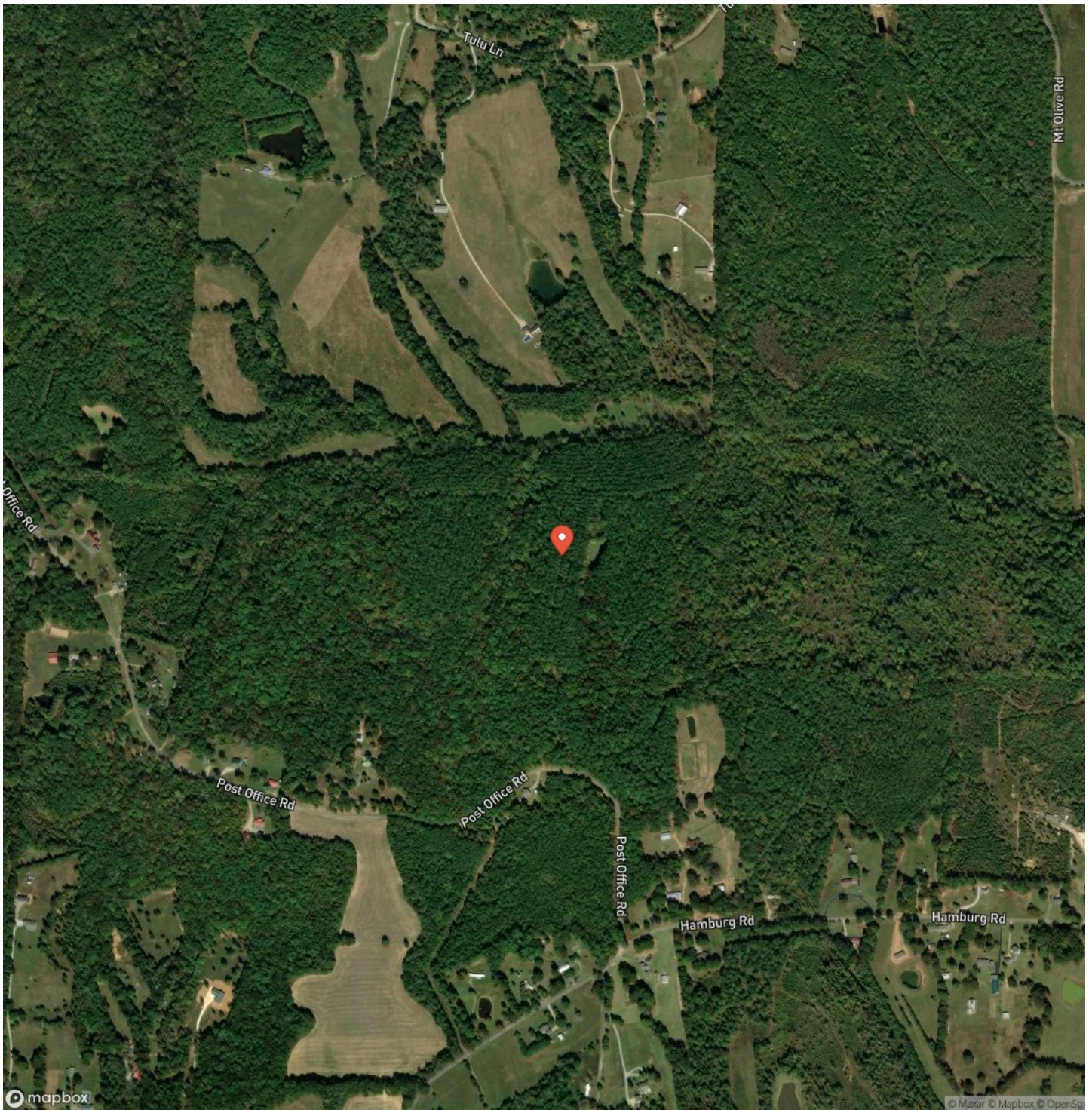
Locator Map



Locator Map



Satellite Map



POST OFFICE TRACT
Michie, TN / McNairy County

LISTING REPRESENTATIVE
For more information contact:



Representative
Michael Davis

Mobile
(629) 222-1452

Office
(800) 731-2278

Email
Michael.Davis@compasssouth.com

Address

City / State / Zip

NOTES

This image shows a blank 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.

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<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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