

JEANETTE RETREAT TRACT
Jeannette Holladay Road
Parsons, TN 38363

\$560,000
140± Acres
Decatur County



JEANETTE RETREAT TRACT
Parsons, TN / Decatur County

SUMMARY

Address

Jeannette Holladay Road

City, State Zip

Parsons, TN 38363

County

Decatur County

Type

Recreational Land

Latitude / Longitude

35.75334 / -88.11118

Acreage

140

Price

\$560,000

Property Website

<https://compasslandpartners.com/property/jeanette-retreat-tract-decatur-tennessee/92395/>



JEANETTE RETREAT TRACT

Parsons, TN / Decatur County

PROPERTY DESCRIPTION

Property Overview

Jeannette Retreat is a +/- 140-acre recreational and timber tract located in Decatur County, Tennessee, just 8 miles from Parsons. This property combines productive timberland, established hunting infrastructure, and residential building potential. With over 900 feet of paved road frontage, 1.6 miles of internal access, multiple water features, and gentle topography, this tract offers immediate usability for hunting, timber management, or rural home site development. The property features a mix of hardwood and pine timber, a +/- 7-acre field with hunting blinds, a +/- 1-acre pond, and extensive creek frontage.

Location

- Parsons, TN: 8 miles
- Camden, TN: 24 miles
- Lexington, TN: 24 miles
- Jackson, TN: 55 miles

Access

- **900+ feet of paved road frontage** on Jeannette Holladay Road and Horny Head Creek Road
- **1.6 miles of internal roads and trails** throughout the property

Timber & Topography

- Mixed-age hardwood timber and planted pine
- +/- 73 acres of pine trees
- Gentle topography

Wildlife & Recreation

- **+/- 7-acre field** with established hunting blinds
- **Two Backwoods Blinds** on the tract
- Excellent populations of white-tailed deer and wild turkey

Water Features

- **+/- 1-acre pond** at the front of the property



- **2,400+ feet of frontage** on Hillard Branch Creek

Utilities

- Electricity available along paved road frontage

Summary

This +/- 140-acre tract offers a combination of timber, recreational, and residential potential. The property features established road access, multiple water sources, mature and planted timber, and proven hunting opportunities. Gentle terrain and proximity to Parsons make this tract accessible for building, hunting, or long-term investment.

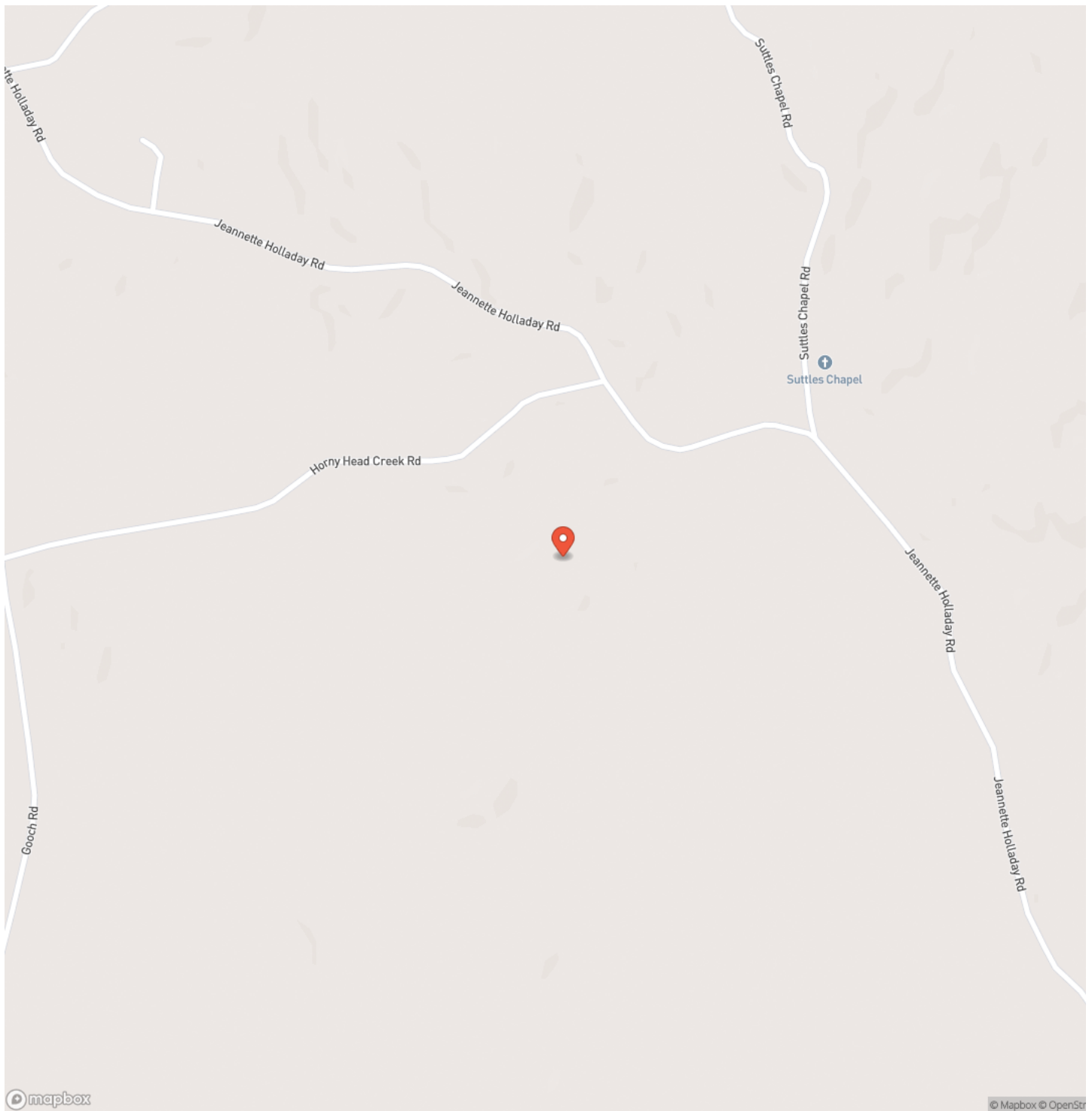
Contact us today to schedule a showing!



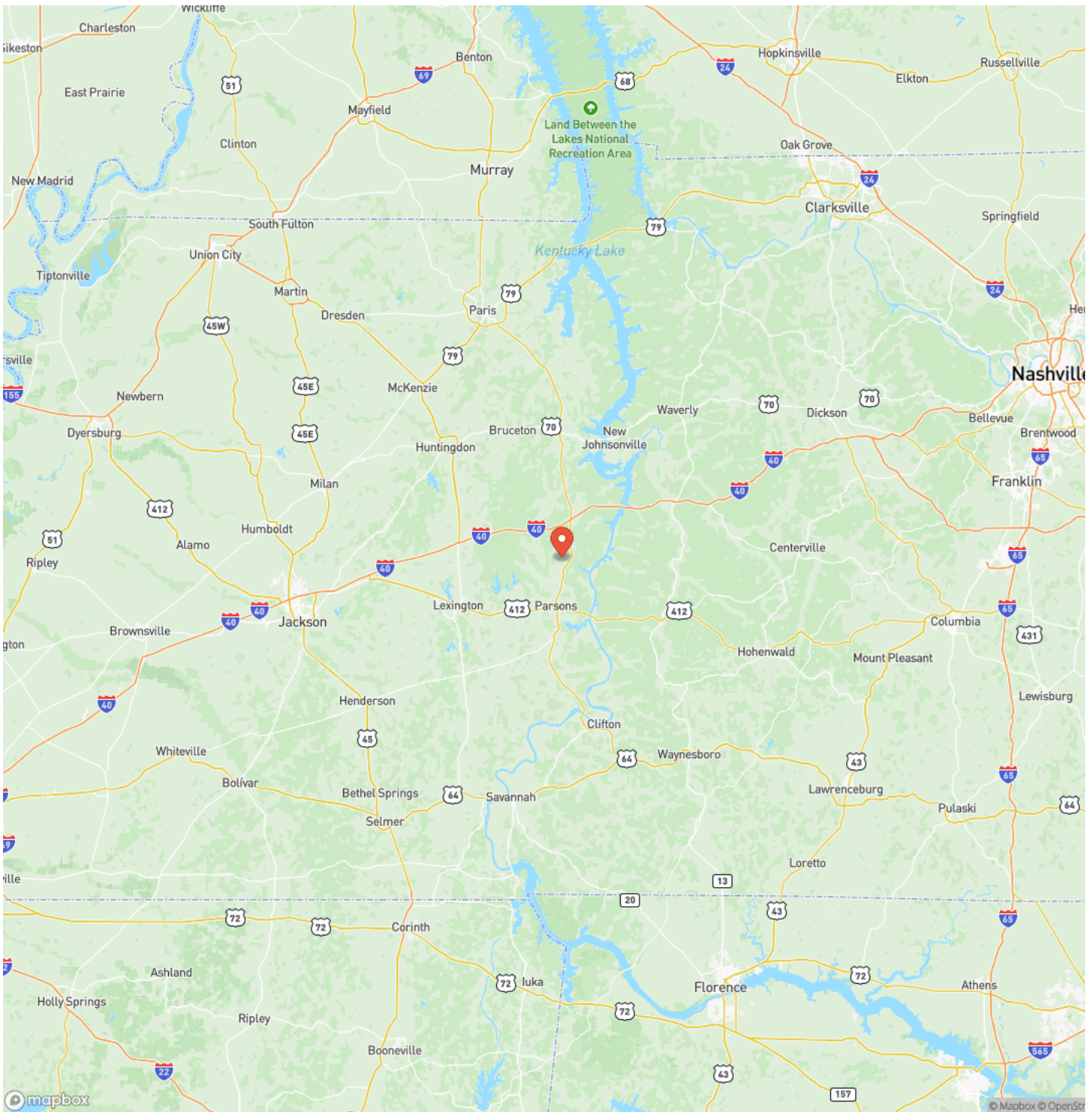
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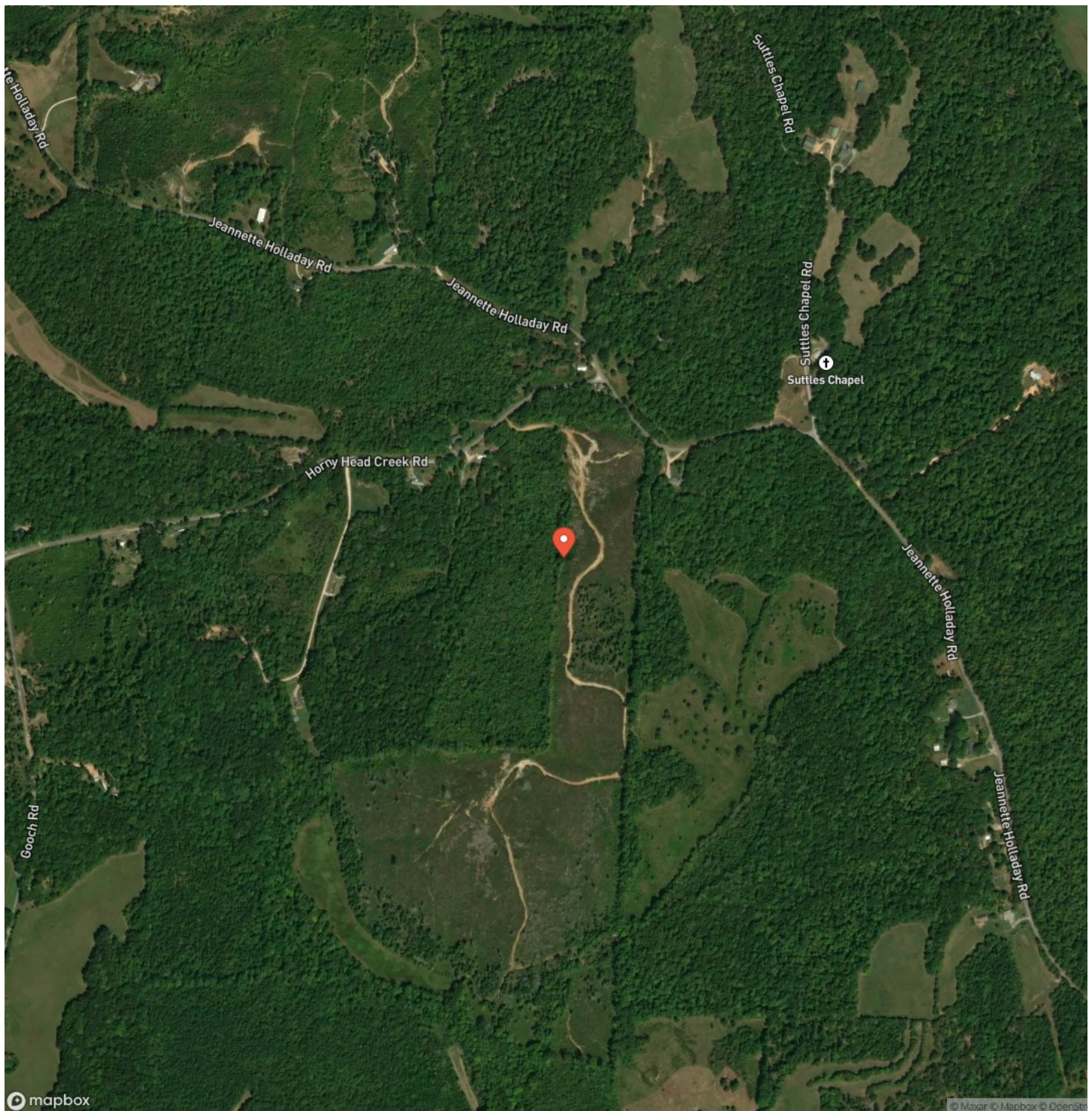
Locator Map



Locator Map



Satellite Map



JEANETTE RETREAT TRACT
Parsons, TN / Decatur County

LISTING REPRESENTATIVE
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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.



<https://compasslandpartners.com/>

DISCLAIMERS

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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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