

**MAYBERRY PRONG TRACT**  
0 Mayberry Prong Rd  
Linden, TN 37096

**\$1,162,800**  
969± Acres  
Perry County





**MAYBERRY PRONG TRACT**  
**Linden, TN / Perry County**

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**SUMMARY**

**Address**

0 Mayberry Prong Rd

**City, State Zip**

Linden, TN 37096

**County**

Perry County

**Type**

Recreational Land, Timberland, Undeveloped Land, Hunting Land

**Latitude / Longitude**

35.51575 / -87.90175

**Acreage**

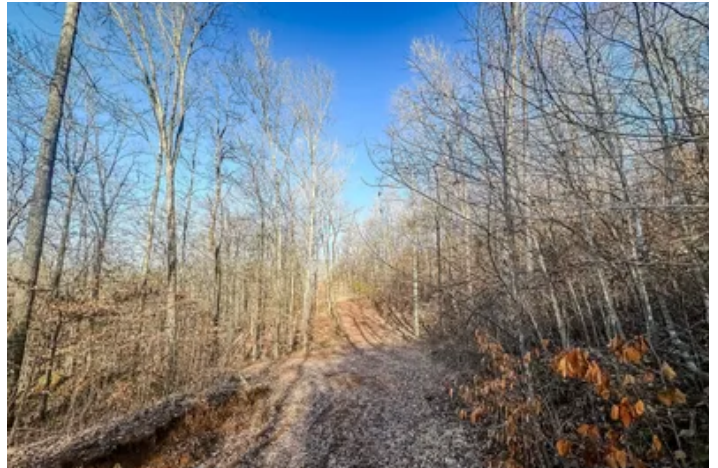
969

**Price**

\$1,162,800

**Property Website**

<https://compasslandpartners.com/property/mayberry-prong-tract-perry-tennessee/99209/>



## **MAYBERRY PRONG TRACT**

### **Linden, TN / Perry County**

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#### **PROPERTY DESCRIPTION**

Embark on an extraordinary journey to the Mayberry Prong Tract, a sprawling 969-acre haven in Linden, Tennessee. This magnificent property, a true gem in Perry County, offers a rare blend of recreational bliss and timberland potential, inviting you to immerse yourself in its natural splendor. Whether you envision a private hunting paradise, a serene escape, or a strategic investment in undeveloped land this tract promises an unparalleled opportunity to craft your ideal retreat amidst heavily wooded landscapes and a vibrant ecosystem.

#### **Location**

Nestled in the charming city of Linden, Tennessee, this expansive tract benefits from the tranquil ambiance of Perry County. Its strategic placement offers both seclusion and accessibility, providing a peaceful escape while remaining connected to local conveniences. The region is renowned for its natural beauty and outdoor recreational opportunities, making it an ideal setting for a property of this caliber.

#### **Land and Terrain**

The Mayberry Prong Tract presents a diverse and captivating landscape, characterized by its heavily wooded nature and natural state. The terrain features a harmonious blend of clay and gravel soils, offering a robust foundation for various uses and a rich environment for the abundant vegetation. This varied topography creates an engaging canvas for exploration and development, inviting a multitude of possibilities.

#### **Improvements and Infrastructure**

This property offers a blank canvas for the discerning buyer, providing the ultimate freedom to design and implement bespoke improvements. While currently in its natural, undeveloped state, the potential for creating custom structures, trails, or other amenities is limitless, allowing you to tailor the land precisely to your vision and needs.

#### **Water and Utilities**

A significant feature of this tract is its direct access to a picturesque creek, providing a natural water source that enhances both the aesthetic and practical value of the land. Regarding utilities, the property offers the opportunity to establish modern conveniences as desired, allowing for a personalized approach to developing essential services.

#### **Wildlife and Vegetation**

The Mayberry Prong Tract is a vibrant sanctuary for an array of wildlife, making it a hunter's dream. It is home to big game, including whitetail deer and turkey, alongside dove and small game, ensuring a rich and diverse hunting experience. The land itself is a testament to nature's abundance, characterized by its heavily wooded areas and pristine natural state vegetation, providing excellent cover and habitat for its inhabitants.

#### **Current and Potential Use**

Currently cherished for hunting and recreational pursuits, this property offers immediate enjoyment for outdoor enthusiasts. Its future holds boundless potential for mixed use, allowing for the creative integration of various activities, from continued recreational enjoyment to potential timber harvesting or the development of a private estate. The mineral rights are included, adding another layer of value and opportunity.

#### **Access and Easements**

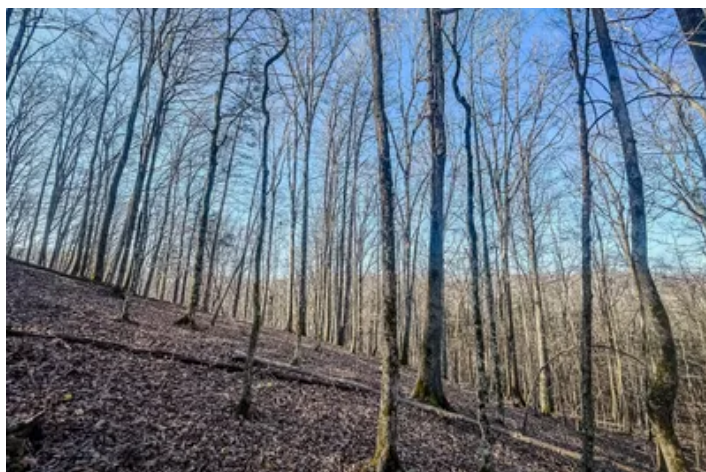
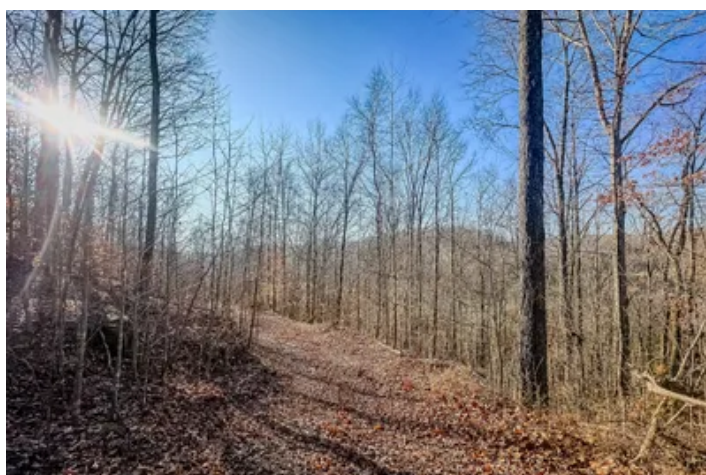
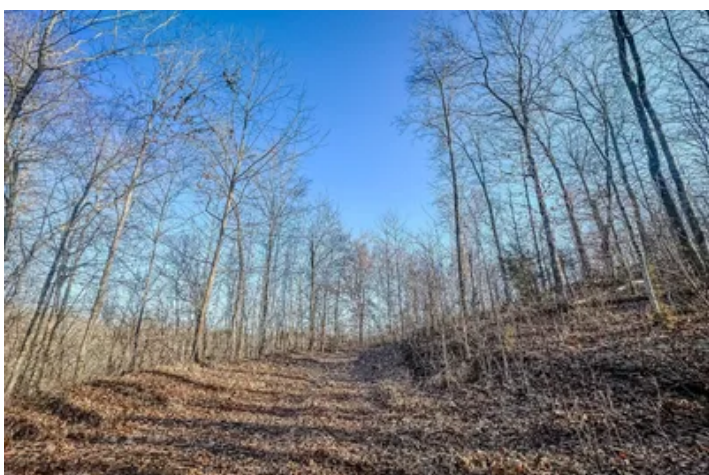
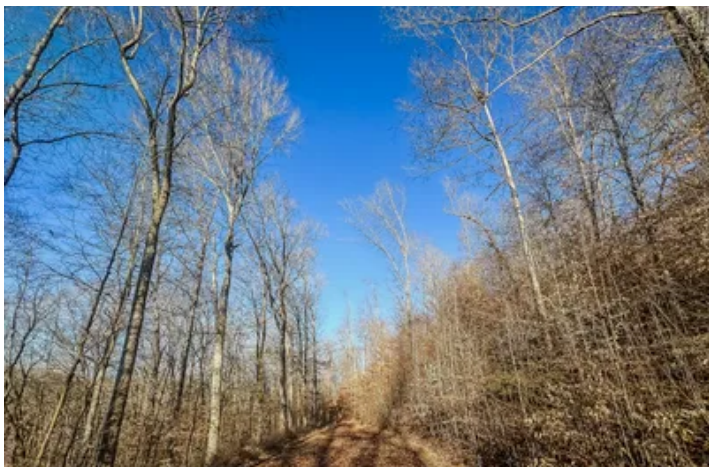
Access to this remarkable property is well-established via county road frontage, featuring dirt and gravel road types that ensure convenient entry. This direct access facilitates easy navigation throughout the tract and connects it seamlessly to the surrounding areas, making it readily accessible for all your endeavors.



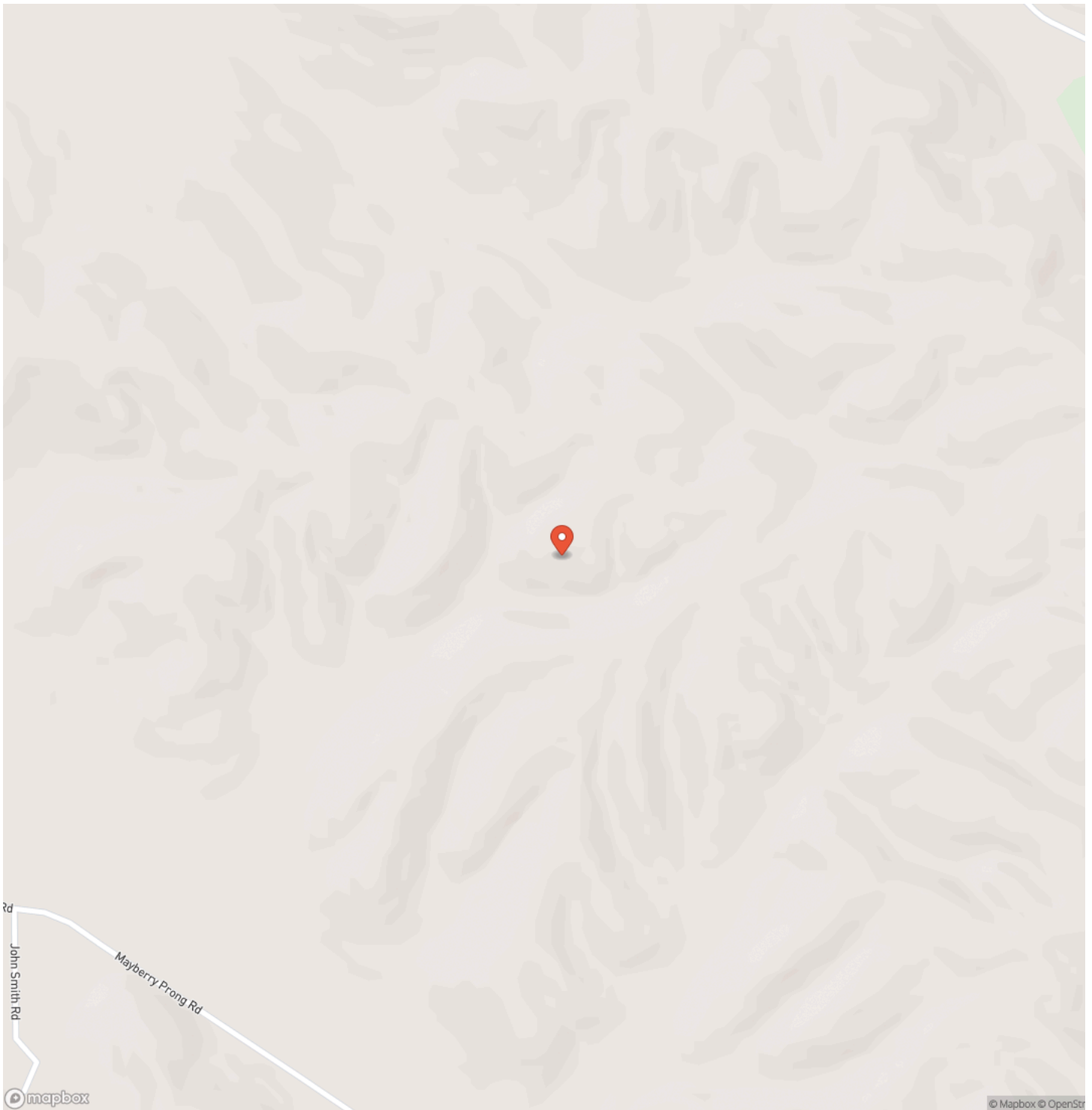


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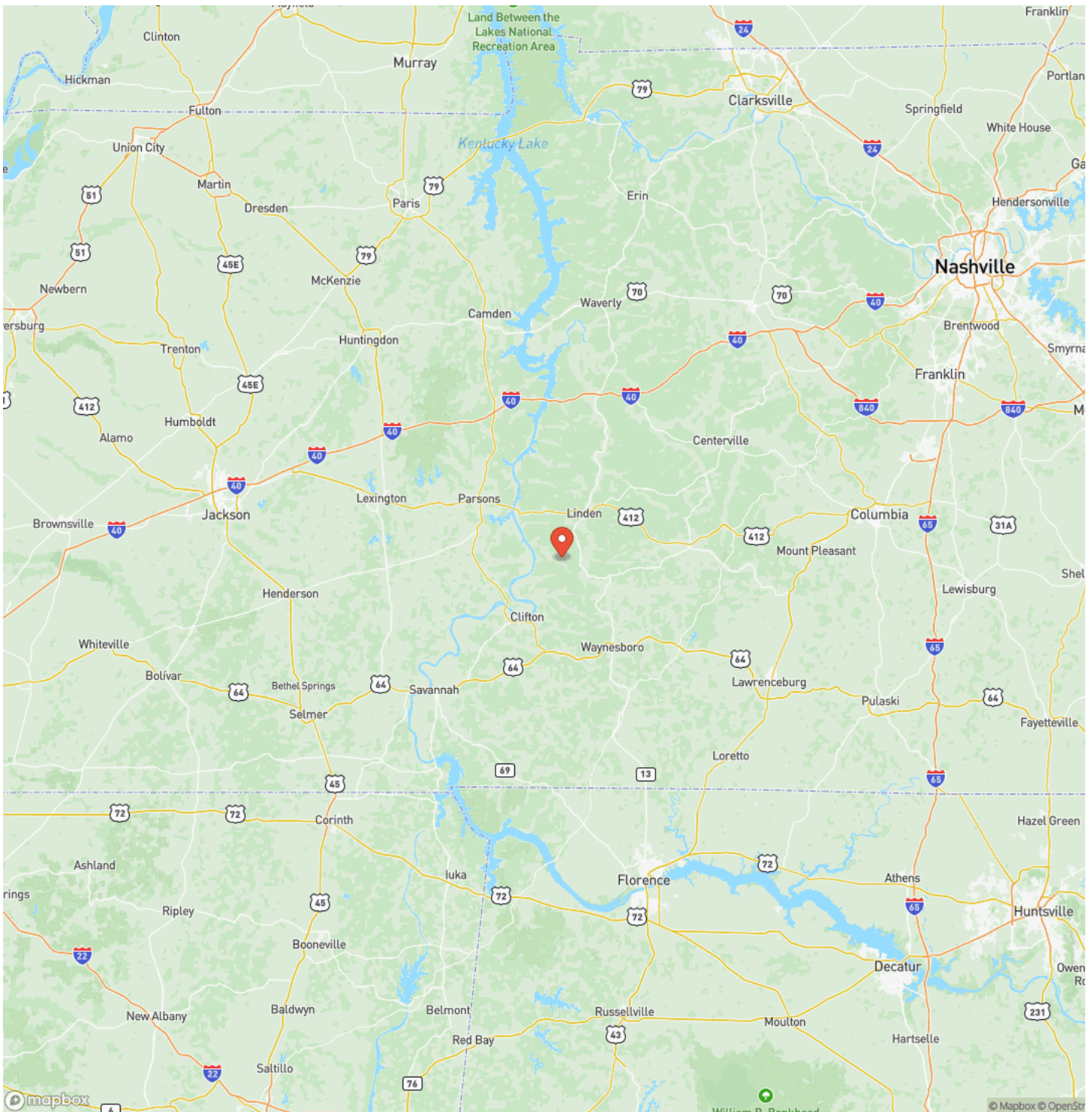


## Locator Map





## Locator Map





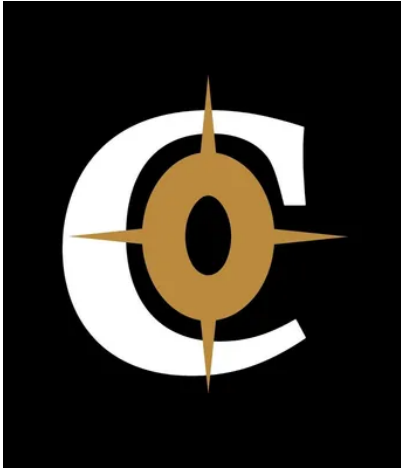
## Satellite Map



**MAYBERRY PRONG TRACT**  
Linden, TN / Perry County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

## Compass South Land Sales

## Mobile

(854) 226-1452

## Office

(800) 731-2278

## Email

compasssouthleads@gmail.com

**Address**

452 Upchurch Ln

## 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**

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