

Gant Ridge — 952± Acres | Olivehill, Wayne County,
Tennessee | Turkey, Deer & Timber
Beckham Hollow Rd.
Olivehill, TN 38475

\$2,138,400
952± Acres
Wayne County



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Olivehill, TN / Wayne County

SUMMARY

Address

Beckham Hollow Rd.

City, State Zip

Olivehill, TN 38475

County

Wayne County

Type

Hunting Land, Farms, Ranches, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

35.275879 / -87.936387

Taxes (Annually)

\$2,314

Acreage

952

Price

\$2,138,400

Property Website

<https://www.mossyoakproperties.com/property/gant-ridge-952-acres-olivehill-wayne-county-tennessee-turkey-deer-timber-wayne-tennessee/111118/>



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PROPERTY DESCRIPTION

952± acres in one of Tennessee's most renowned turkey destinations - managed, gated, and ready. Buy it whole or in three tracts.

Gant Ridge is 952± acres in Olive Hill, Wayne County, Tennessee, set in one of the most respected turkey and deer destinations in the region. This is not unmanaged ground - the surrounding country is held in a handful of large ownerships that have practiced wildlife harvest restraint for over 30 years, capping turkey take and letting deer reach optimum age and size. The result is the kind of hunting that drew Mossy Oak and Primos - Cuz Strickland and Will Primos among them - to film on the adjoining ground.

[Watch "Cuz and Will Speak the Truth \(30 Years Later\)"](#)

<https://go.mossyoak.com/hunting-the-country/season:16/videos/shared-obsessions-ai-easterns-in-tennessee>

The tract is built for the serious sportsman and the timberland investor alike. A ~20-year-old pine plantation covers much of the property - roughly 124± acres thinned in 2022 and another 564± acres not yet thinned (ice storm damage in some pine stands-pricing has taken this into account)- while 252± acres of hardwood blanket the upland sites, drains, and bottoms, including stands of notably higher quality. Perennial, intermittent, and ephemeral streams thread the hollows, and roughly 7± acres of established food plots are scattered across the property as ready-made wildlife openings.

Access is exceptional: approximately 3.25 miles of primary road and 5.37 miles of interior roads - recently reworked and improved - reach all parts of the property, with the main entry gated for security and privacy. Varied topography, mixed timber, water, and food plots give a buyer a property that hunts well today and holds real upside tomorrow.

Offered whole at 952± acres, or available in three tracts of approximately 263, 357, and 332 acres - a rare chance to own legacy hunting ground at the scale that fits you.

Seller will consider divisions as follows:

Tract 1: +/-263 acres for \$518,700

Tract 2: +/-357 acres for \$838,950

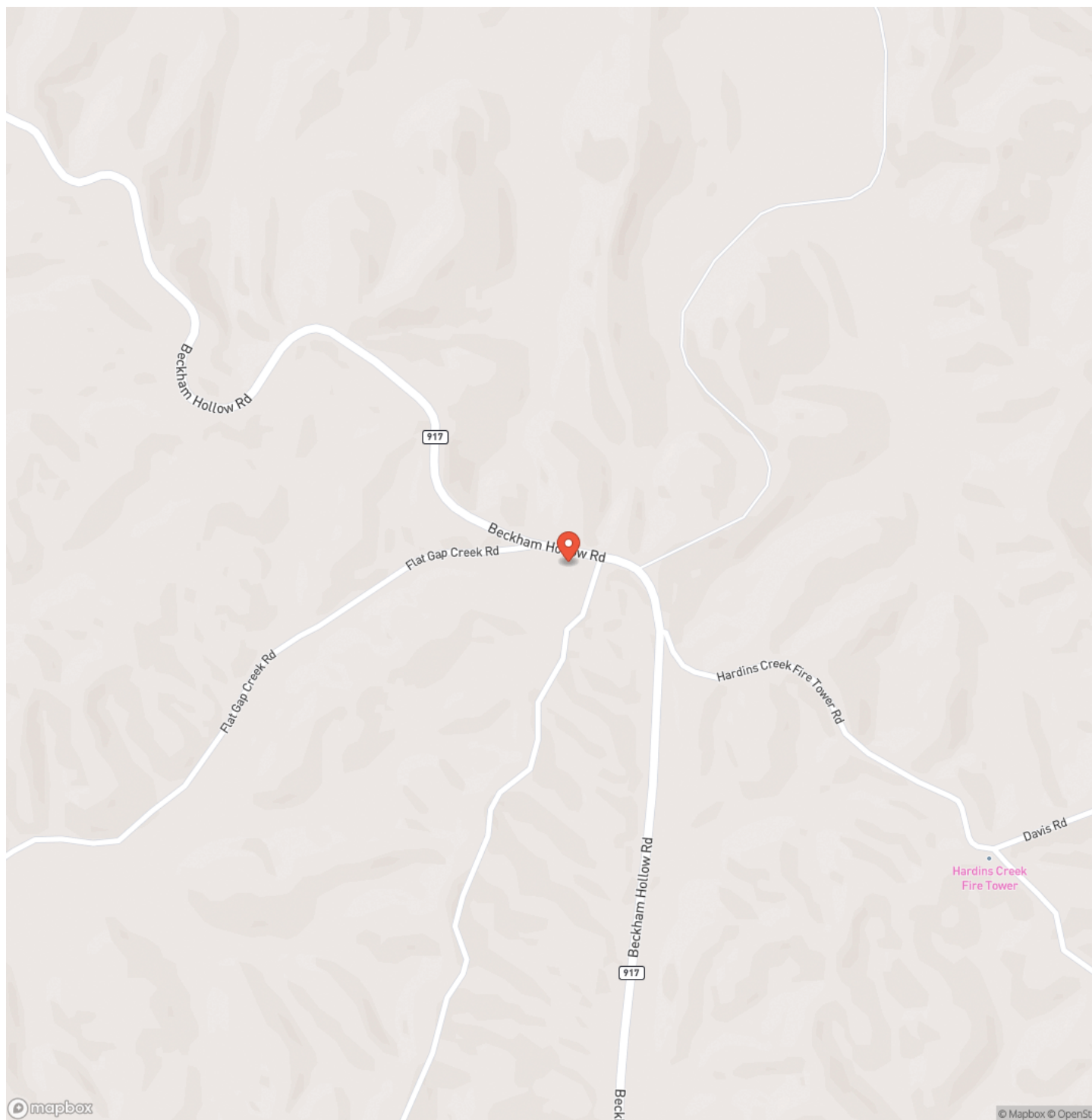
Tract 3: +/- 332 acres for \$780,750

For more information or to schedule a private showing, contact Casey Newton at [256-762-4617](tel:256-762-4617) or email at cnewton@mossyoakproperties.com OR Nathan McCollum at [256.345.0074](tel:256-345-0074) or email nmccollum@mossyoakproperties.com.

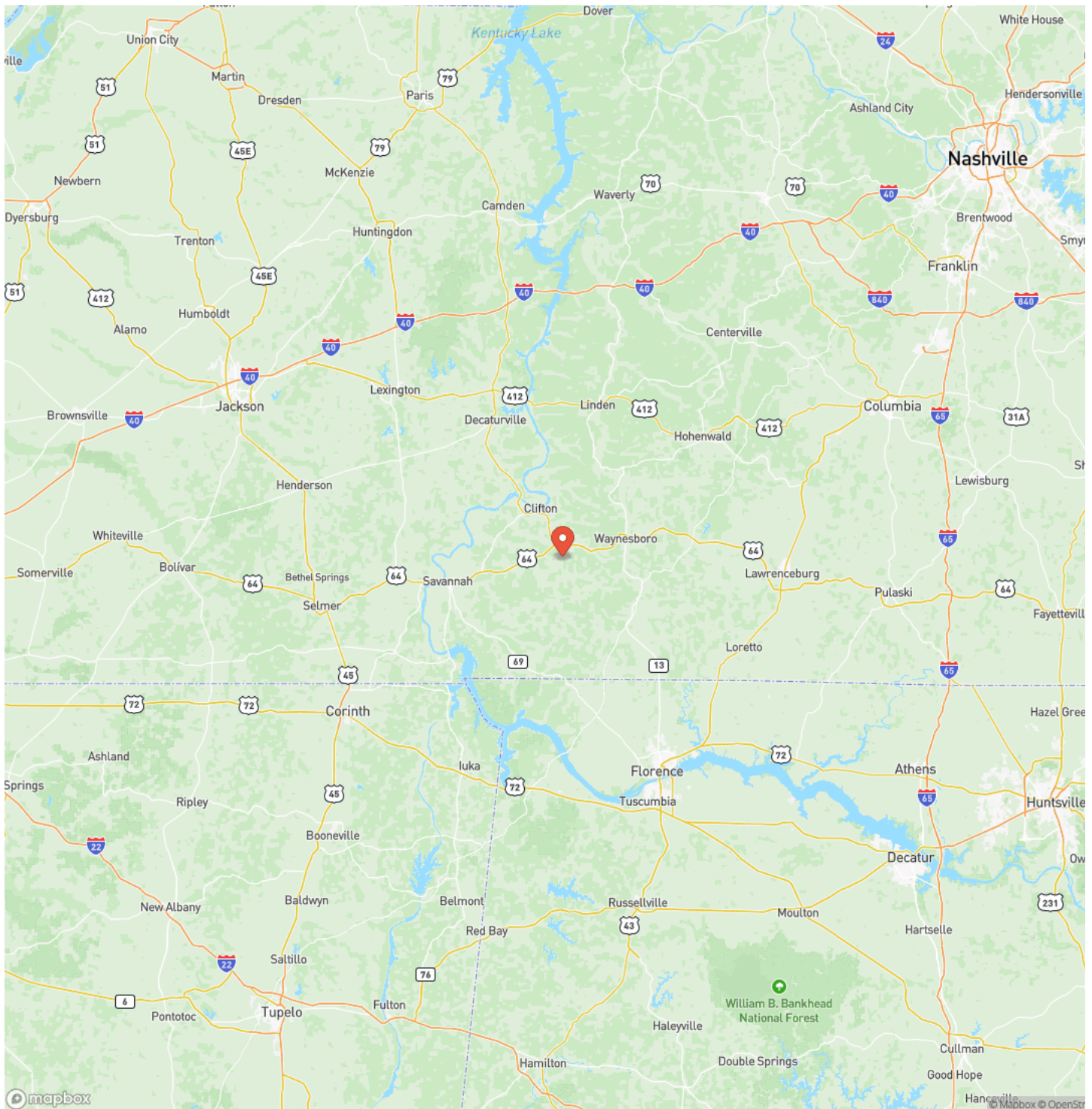




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

Tuscumbia, AL 35674

NOTES

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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://www.mossyoakproperties.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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