

**29AC + 10AC HARDWOOD, COUNTRY LIVING**  
5200 Silerton Rd  
Henderson, TN 38340

**\$113,100**  
29± Acres  
Chester County



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**Henderson, TN / Chester County**

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**SUMMARY**

**Address**

5200 Silerton Rd

**City, State Zip**

Henderson, TN 38340

**County**

Chester County

**Type**

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

**Latitude / Longitude**

35.332607 / -88.776634

**Acreage**

29

**Price**

\$113,100

**Property Website**

<https://www.mossyoakproperties.com/property/29ac-10ac-hardwood-country-living-chester-tennessee/106762/>



## **29AC + 10AC HARDWOOD, COUNTRY LIVING**

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#### **PROPERTY DESCRIPTION**

Escape to the tranquility of Chester County, Tennessee, with this remarkable 29-acre hardwood tract, offering an idyllic canvas for country living. Imagine crafting your dream home amidst mature timber, where the whispers of nature become your daily soundtrack. This versatile property presents an exceptional opportunity for those seeking a private retreat, a recreational haven, or a promising timberland investment. NOTE, THERE IS AN ADDITIONAL 10 ACRES AVAILABLE. THE 10 ACRES IS \$35,000 OR BOTH PROPERTIES CAN BE PURCHASED FOR A REDUCED PRICE.....

#### **Location**

Nestled near the charming College town of Henderson, this expansive acreage enjoys the peace of rural Tennessee within Chester County. Its prime location offers a balance of serene country life and convenient access to local amenities, providing the best of both worlds for residents and visitors alike.

#### **Land and terrain**

Spanning 29 acres, the land is characterized by its rich hardwood timber, creating a picturesque and mature landscape. This natural setting promises a diverse topography, ideal for exploring, hiking, or simply enjoying the beauty of the outdoors. The varied terrain invites opportunities for creative landscaping and development, allowing you to shape your vision for this private estate.

#### **Improvements and infrastructure**

This property offers a blank slate, presenting the perfect opportunity for future owners to design and implement improvements tailored to their specific desires. Whether you envision a custom-built residence, a charming cabin, or essential outbuildings, the freedom to create your ideal infrastructure awaits.

#### **Wildlife and vegetation**

Embrace the natural splendor of a property rich with hardwood timber, providing a lush and vibrant environment. This mature vegetation creates an ideal habitat, inviting a diverse array of local wildlife to roam freely, offering endless opportunities for nature observation and outdoor enjoyment. All the land needs for the deer or turkey hunter is a few wildlife openings and you will own a great spot to hunt.

#### **Current and potential use**

This versatile tract is perfectly suited for a variety of uses, including hunting land, timberland, recreational land, and even agricultural pursuits as a farm. With its undeveloped nature, the possibilities are boundless, allowing for the creation of a private estate, a recreational paradise, or a productive investment.

#### **Access and easements**

The property's access points adjoins Silerton road which accesses Hwy 45 to Henderson or Jackson.

Contact Brad Hawkins with Mossy Oak Properties today ([731 610 2473](tel:7316102473)) to learn more or to schedule a visit and discover the boundless potential of this exceptional Tennessee property.

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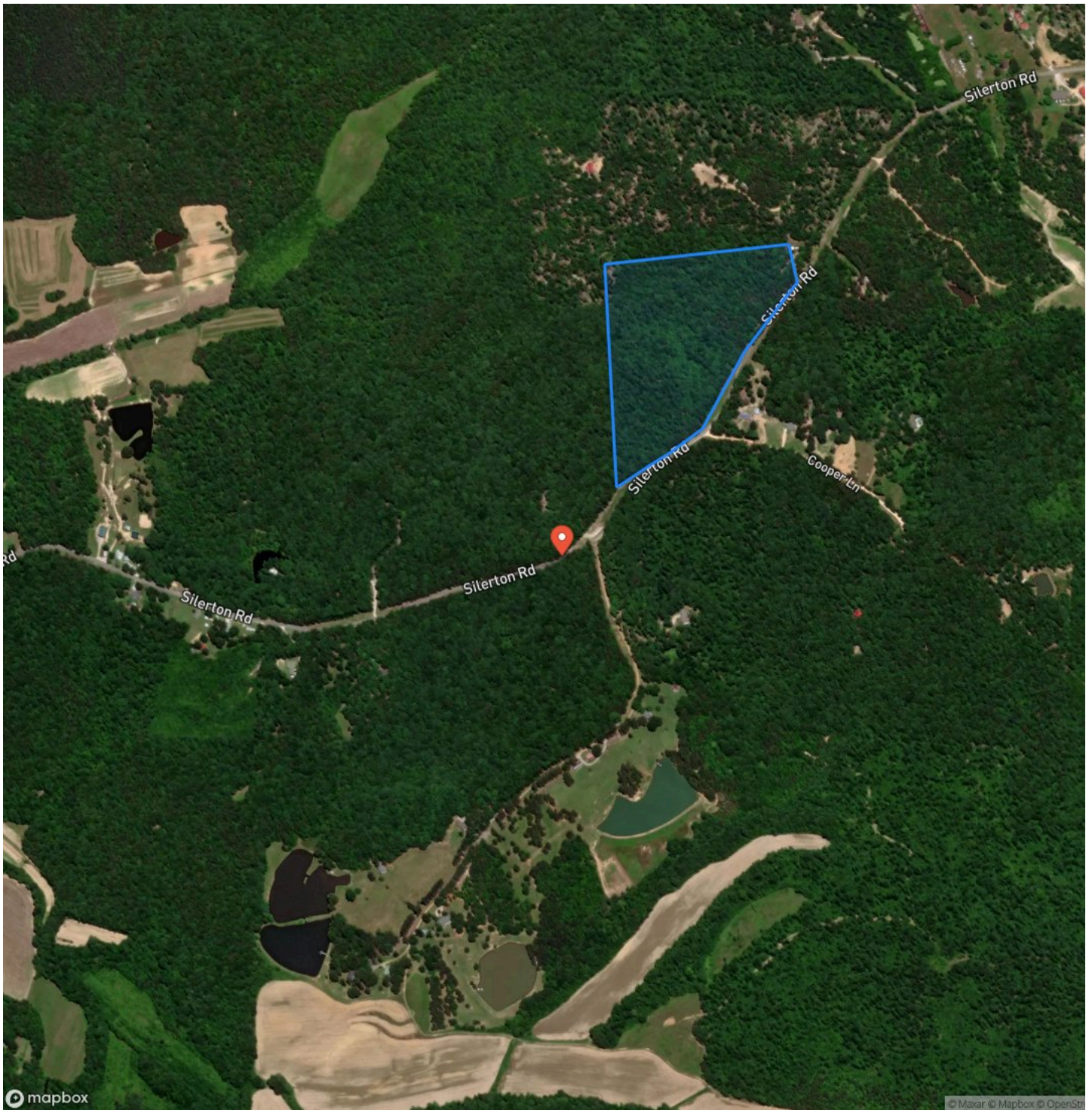


## Locator Map





## Satellite Map







## **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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**Mossy Oak Properties Dixie Land & Wildlife**

**569 Mulberry Ave.**

**Selmer, TN 38375**

**(731) 645-3800**

**<https://mossyoakproperties.com/>**

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**MORE INFO ONLINE:**

**<https://mossyoakproperties.com/>**