

**250+ AG LAND :TN RIVER BOTTOM. NATURAL SLOUGH,
DUCK, DEER AND TURKEY
FEDERAL ROAD
Shiloh, TN 38376**

\$1,099,000
256± Acres
Hardin County



250+ AG LAND :TN RIVER BOTTOM. NATURAL SLOUGH, DUCK, DEER AND TURKEY
Shiloh, TN / Hardin County

SUMMARY

Address

FEDERAL ROAD

City, State Zip

Shiloh, TN 38376

County

Hardin County

Type

Farms, Ranches, Recreational Land, Hunting Land

Latitude / Longitude

35.090578 / -88.30845

Acreage

256

Price

\$1,099,000



250+ AG LAND :TN RIVER BOTTOM. NATURAL SLOUGH, DUCK, DEER AND TURKEY

Shiloh, TN / Hardin County

PROPERTY DESCRIPTION

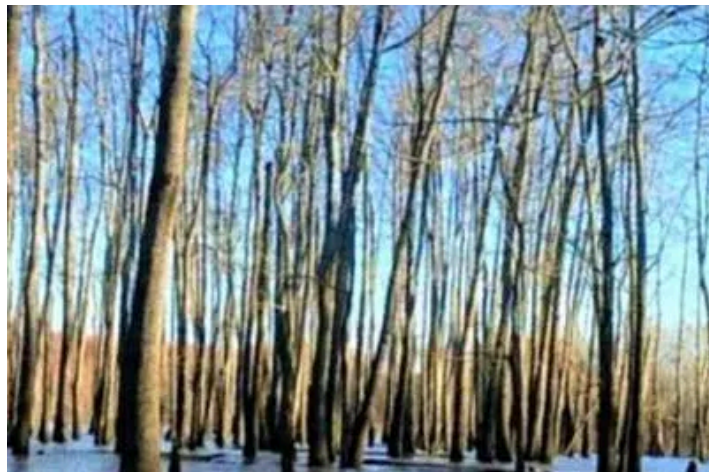
TENNESSEE RIVER BOTTOMS HAS ALWAYS PRODUCED GOOD BUCKS AND PLENTY OF TURKEY. THE STRENGTH OF THIS TRACT IS ITS NEAR THE TENNESSEE FLYWAY AND HAS DUCKS IN THE NATURAL DUCK SLOUGH THAT RUNS WITH 2 CREEKS AND LICK CREEK CANAL THAT FEEDS INTO THE TENNESSEE RIVER. VERY GOOD TURKEY HERD AND BIG BUCKS COMING IN FROM SHILOH BATTLEFIELD. THE WATER HOLE IS ABOUT 20 ACRES AND THERE IS 220 ACRES OF SOYBEAN & CORN FIELDS. THE REST ARE POCKETS OF MATURE HARDWOODS. 2 MILES OF ROAD FRONTAGE.

SHILOH BATTLEFIELD IS ABOUT 2 MINUTES AWAY AND THE TENNESSEE RIVER IS ABOUT 2500 FEET. GREAT FOOD IN THE AREA, WEEKENDERS GO TO PICKWICK FOR THE FISHING, BOATING AND FOOD. VERY NICE RECREATIONAL PIECE WITH ABOUT \$25,000 to \$30,000. - A YEAR RETURN FROM THE CROP. MORE OF THE LAND CAN BE LEVIED TO HOLD DUCKS AND MORE FLOOD GROUND CAN BE MADE TO FUNNEL DUCKS TO CORN FIELDS. TO SEE THIS NATURAL DUCK HOLE CONTACT BRAD HAWKINS WITH MOSSY OAK PROPERTIES [731 610 2473](tel:7316102473)

*note, this farm can be split up with the South side tract and the North side tract. North side has the duck, deer and turkey and Southside is mostly open field. South side acreage is 125.79 acres and the North side consists of 136.51 acres.

(mixed use recreational farmland ranch land 74 acre property SHILOH, TN Hardin County upland game quail pheasant dove grouse lake water sports bird watching public land access ATV trails freshwater fishing squirrel rabbit small game whitetail deer geese waterfowl creek road frontage 256 acre property mixed use recreational, farmland, ranchland)

250+ AG LAND :TN RIVER BOTTOM. NATURAL SLOUGH, DUCK, DEER AND TURKEY
Shiloh, TN / Hardin County

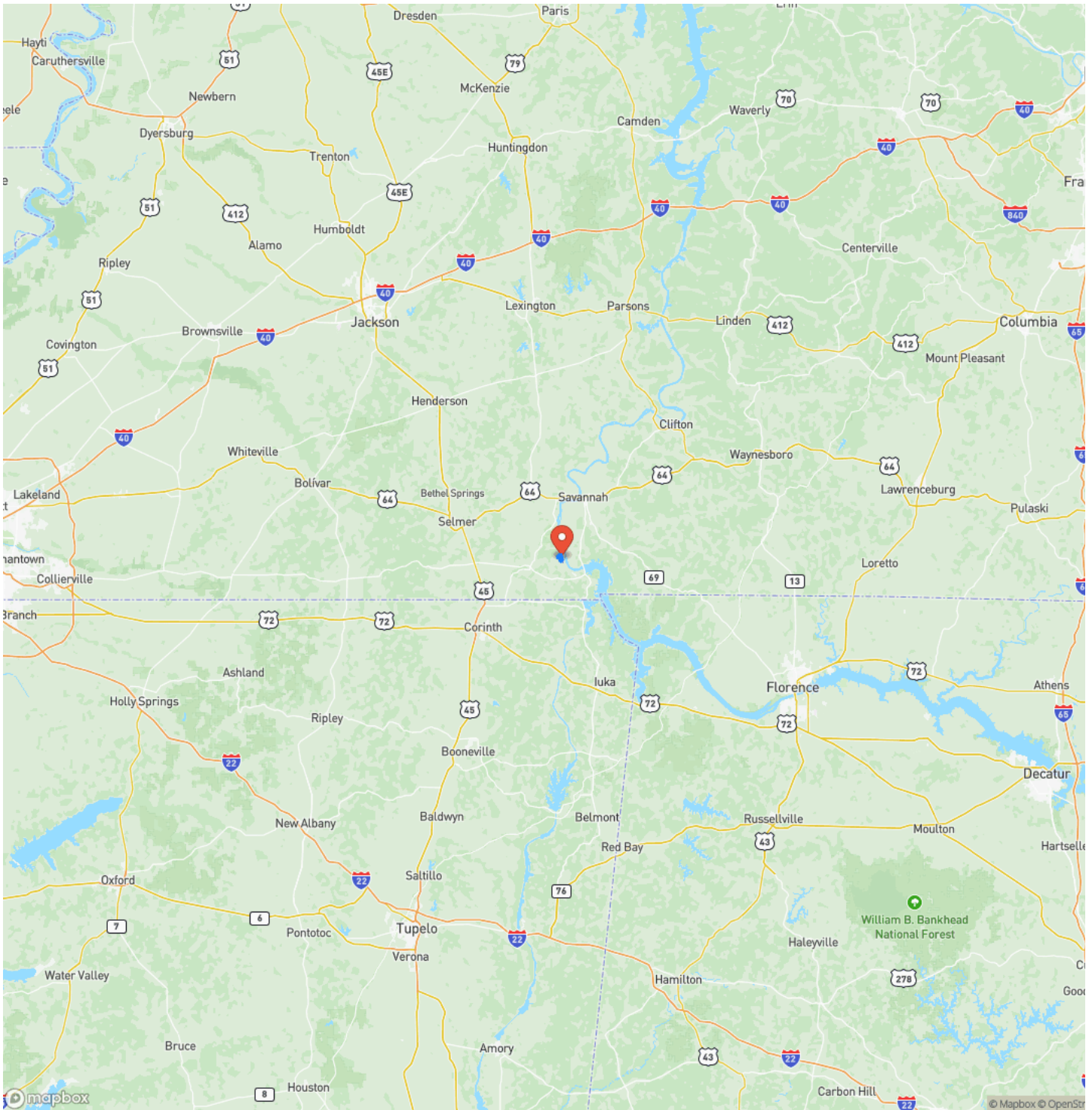


Locator Map



250+ AG LAND :TN RIVER BOTTOM. NATURAL SLOUGH, DUCK, DEER AND TURKEY
Shiloh, TN / Hardin County

Locator Map



Satellite Map



250+ AG LAND :TN RIVER BOTTOM. NATURAL SLOUGH, DUCK, DEER AND TURKEY
Shiloh, TN / Hardin County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brad Hawkins

Mobile

(731) 610-2473

Email

bhawkins@mossyoakproperties.com

Address

569 Mulberry Ave.

City / State / Zip

Selmer, TN 38375

NOTES



[illegible]

MossyOakProperties.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.

Mossy Oak Properties Dixie Land & Wildlife

569 Mulberry Ave.

Selmer, TN 38375

(731) 645-3800

MossyOakProperties.com

