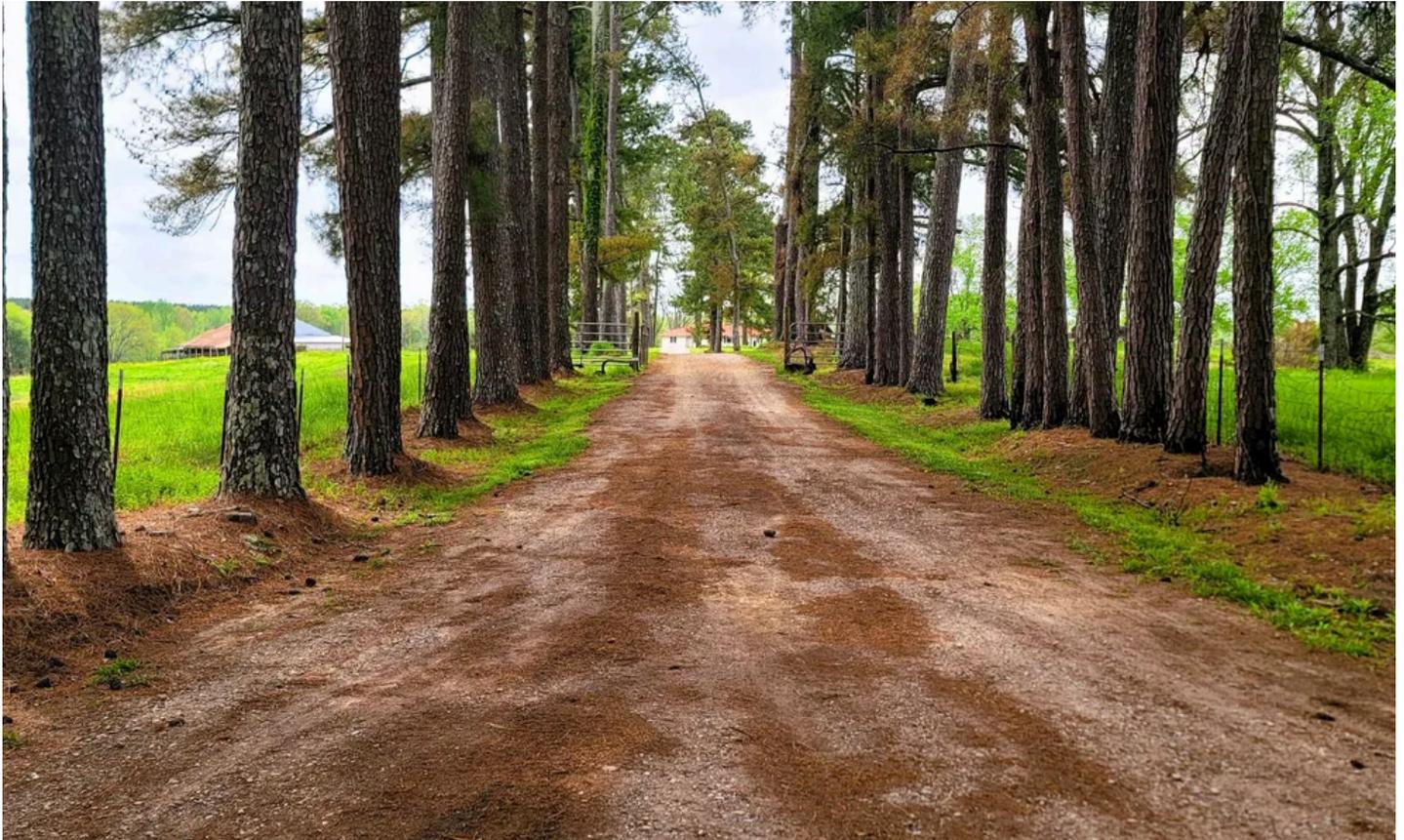


**200+ACRE CHEWALLA CATTLE CO. LAKES, CREEK AND
ROLLING HILLS**
1700 Chewalla Rd.
Chewalla, TN 38393

\$1,650,000
208± Acres
McNairy County



200+ACRE CHEWALLA CATTLE CO. LAKES, CREEK AND ROLLING HILLS
Chewalla, TN / McNairy County

SUMMARY

Address

1700 Chewalla Rd.

City, State Zip

Chewalla, TN 38393

County

McNairy County

Type

Farms, Horse Property, Lakefront, Hunting Land, Ranches,
Recreational Land, Business Opportunity, Residential Property

Latitude / Longitude

35.048145 / -88.631965

Dwelling Square Feet

2544

Bedrooms / Bathrooms

3 / 2

Acreage

208

Price

\$1,650,000

Property Website

<https://www.mossyoakproperties.com/property/200-acre-chewalla-cattle-co-lakes-creek-and-rolling-hills-mcnairy-tennessee/98607/>



200+ACRE CHEWALLA CATTLE CO. LAKES, CREEK AND ROLLING HILLS
Chewalla, TN / McNairy County

PROPERTY DESCRIPTION

208 ACRE, HORSE & CATTLE FARM, BRAD HAWKINS [731 610 2473](tel:7316102473) \$1,650,000.

95% OPEN GROUND ALL FENCED, EXCEPT POOL AREA AND AROUND HOME. 3 LAKES & 9 PONDS, SECONDARY GRAVEL ROADS FOR PASTURE DRIVING. SEVERAL BEAUTIFUL BUILDING SIGHTS. CANEY CREEK SPLITS THE FARM. VERY GOOD HAYFIELDS. 8 CROSSED-FENCED PASTURES.

OWNER IS RETIRING, CATTLE FARM IS STILL IN 1ST CLASS CONDITION. PROPERTY IS 15 MINUTES FROM HISTORIC CORINTH, MS AND 15 MINUTES FROM 2 LOCAL SUPERCENTERS, PICKWICK LAKE RESORT AND SHILOH BATTLEFIELD NATIONAL PARK - 20 MINUTES AWAY. WATER AT THE BARN AND ELECTRICITY. LARGE WORKING CATTLE BARN WITH CONCRETE FLOORING, IN THE COW CATCHER AREA AND GROUNDS JOINING BARN.

2ND BARN IS 60x40 WITH FULLY CONCRETED FLOOR AND ROLL UP DOORS ON BOTH ENDS AND STORES EQUIPMENT AND TRACTOR.

BEAUTIFUL ROLLING HILLS(500' ELEVATION), FISHING PONDS AND LAKES. WONDERFUL PLACES TO RIDE ATVs OR HORSEBACK. ONE OF A KIND PROPERTY

OWNERS WERE IN THE PROCESS THIS SPRING OF REMODELING THEIR FUTURE HOME , OWNER HAS ARCHITECTURAL DRAWINGS OF THE PROPOSED NEW HOME AND IN THE PROCESS OF RENOVATING THE FENCED IN POOL AREA.

HOME IS APPROXIMATELY 2500sqft., FULL BASEMENT AND THE RANCH STYLE HOME, PRIVATE GATED ENTRANCE AND VERY SECLUDED BUT MINUTES FROM EVERYWHERE. ABUNDANT WILDLIFE OF DEER AND TURKEY ROAM THE PASTURE AND SIMPLE BACKYARD SILENCE WATCHING THE SETTING SUN.

ANNUAL TAXES AROUND \$1,750 A YEAR RANCH PRODUCES AROUND 850 +- ROUND HAY BALES 1 HOUR AND 30 MINUTES FROM EAST MEMPHIS

DRONE VIDEOS:

<https://listings.propertyimageconcepts.com/sites/199-capooth-rd-ramer-tn-38367-8980412/branded>

<https://listings.propertyimageconcepts.com/videos/018f225f-bae7-733a-9db2-4f630606071e>

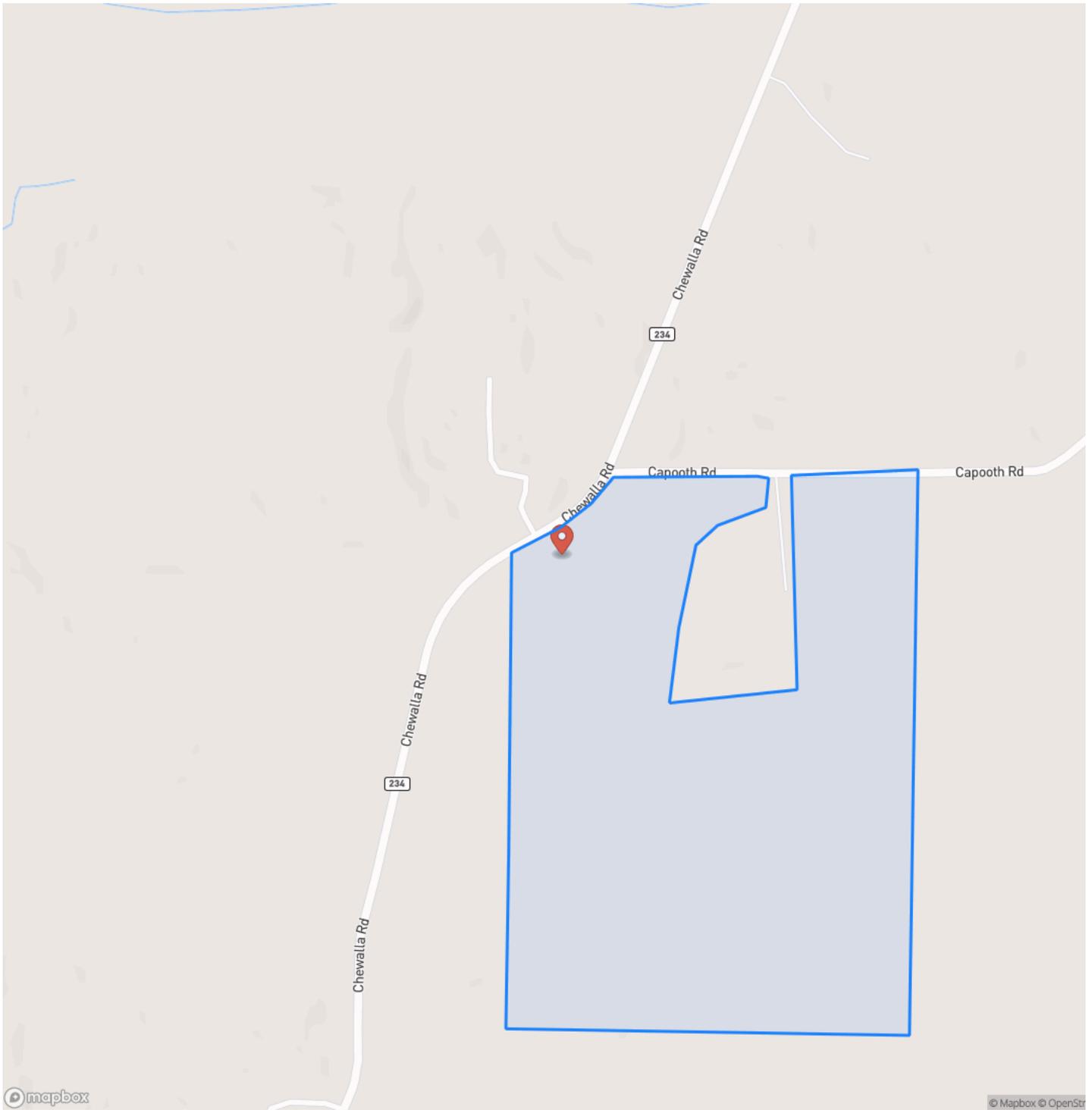
(IN ADDITION TO HOME AND LAND, NEGOTIABLE: owner has a brand new tractor and implements.

TO SEE THIS BEAUTIFUL CATTLE FARM, *CONTACT BRAD HAWKINS* [731 610 2473](tel:7316102473) FOR A TOUR. MOSSY OAK PROPERTIES.

200+ACRE CHEWALLA CATTLE CO. LAKES, CREEK AND ROLLING HILLS
Chewalla, TN / McNairy County



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.

Mossy Oak Properties Dixie Land & Wildlife

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Selmer, TN 38375

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MossyOakProperties.com

