

Tennessee Row Crop, Deer and Duck

2,437.00 Acres

Hardeman County, TN

\$5,250,000



HAYDEN  OUTDOORS®



Activities & Amenities

Boating/Sailing/Rafting
Development Potential
Farm/Crops/Ag
Fishing
Food Plots
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Waterfowl
Income Producing
Pond/Lake
Recreational Business
Stream/River
Timber
Water Access
Water View
Waterfront
Wooded

Land Details

Address: 2385 Serles Road,
Middleton, Tennessee 38052, USA

Closest Town: Hornsby

Total Acres: 2,437.00



Property Summary

Recreational property with excellent hunting, timber value & prime crop land - approximately 2,437 acres.

This expansive property offers an exceptional blend of recreational, agricultural, and timber value, making it a rare find for outdoor enthusiasts, hunters, and investors alike. The diverse landscape and abundant natural resources create an ideal setting for a variety of activities and long-term investment opportunities.





Land

Key Features:

Deer & Duck Hunting: With a mix of wooded areas, wetlands, and open fields, this property is a hunter's paradise. The extensive forested tracts provide excellent cover for deer, while the wetlands and water sources attract ducks and other waterfowl.

Crop Land: Approximately 500 acres of tillable land provide ample space for farming or leasing out for agricultural use. This makes the property not only an outdoor paradise but also a productive agricultural asset.

Timber Value: The property features mature timber stands, offering immediate value or long-term income potential through sustainable logging practices. The forested areas are diverse, with a mix of hardwoods and softwoods, making this a solid investment opportunity in addition to its recreational appeal.

Water Features: A variety of water features including ponds, streams, and wetlands enhance the property's appeal for both wildlife and recreational use. These areas also add to the potential for waterfowl hunting and offer scenic views.

Access & Location: Located in a prime hunting region with easy access off of Serles road, this property offers privacy without sacrificing convenience. Perfectly situated for those looking for a secluded retreat while remaining within reach of nearby towns and amenities.

Whether you're looking to develop a hunting lodge, maintain it as a recreational getaway, or utilize its agricultural and timber potential, this property presents endless possibilities. It's a rare opportunity to own a large, versatile piece of land that blends enjoyment and investment in one.





Improvements

There are a couple old homes on the property that are in poor shape but could be restored and used as hunting cabins/rentals.

Recreation

The property has miles of Hatchie river frontage, big enough for your fishing or duck boat. With a mix of wooded areas, wetlands, and open fields, this property is a hunter's paradise. The extensive forested tracts provide excellent cover for deer, while the wetlands and water sources attract ducks and other waterfowl.

Agriculture

Approximately 500 acres of tillable land provide ample space for farming or leasing out for agricultural use. This makes the property not only an outdoor paradise but also a productive agricultural asset. The property features mature timber stands, offering immediate value or long-term income potential through sustainable logging practices. The forested areas are diverse, with a mix of hardwoods and softwoods, making this a solid investment opportunity in addition to its recreational appeal.





Region & Climate

The weather in this area of Tennessee is nice. The warmer months are the end of May through about the end of September with an average daily high in the low 80's. The cooler season is late November running to the end of February with the average daily highs in the upper 50's. The spring and fall months of the year are really pleasant here with many days in the 60's and 70's.

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Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

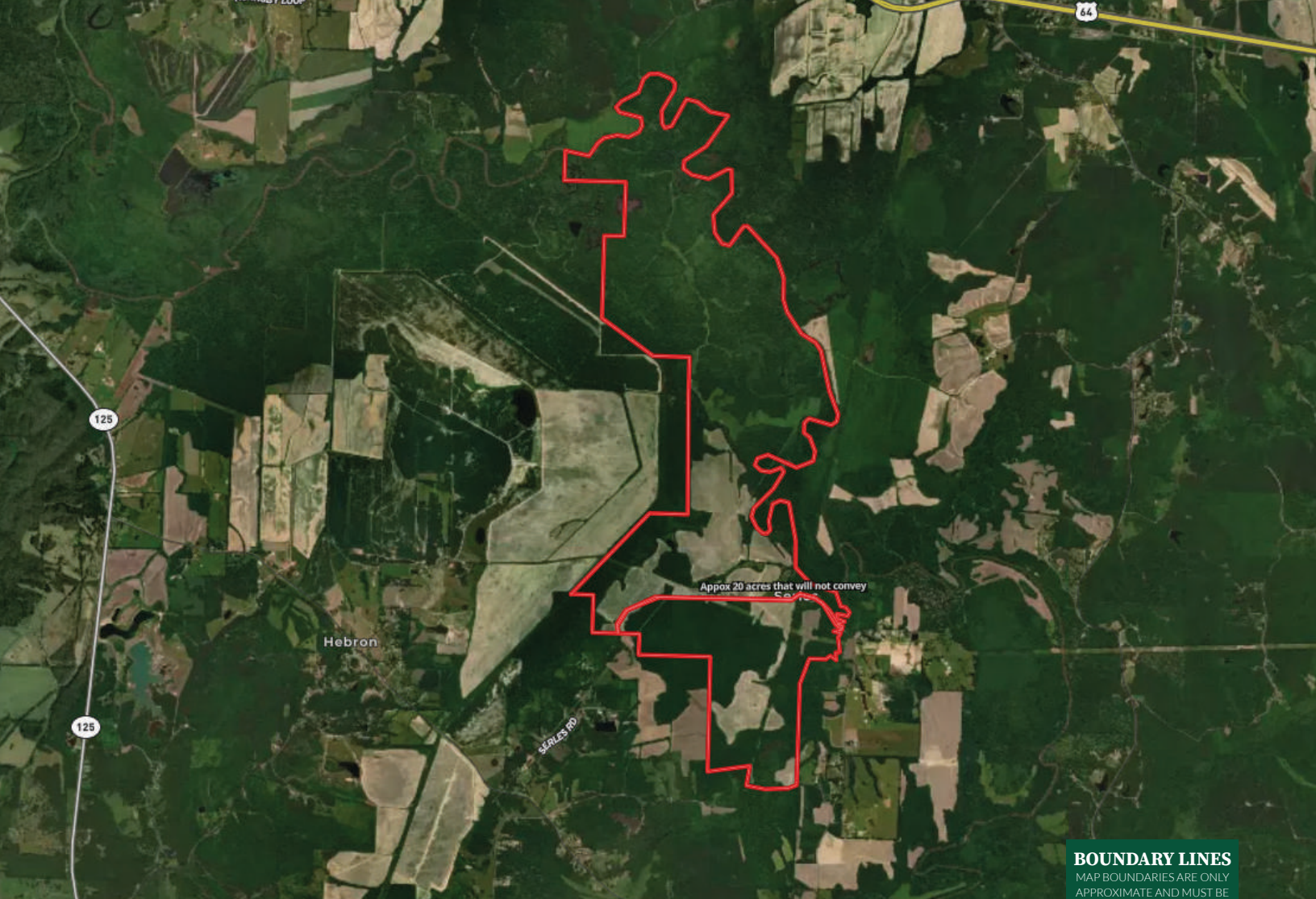



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

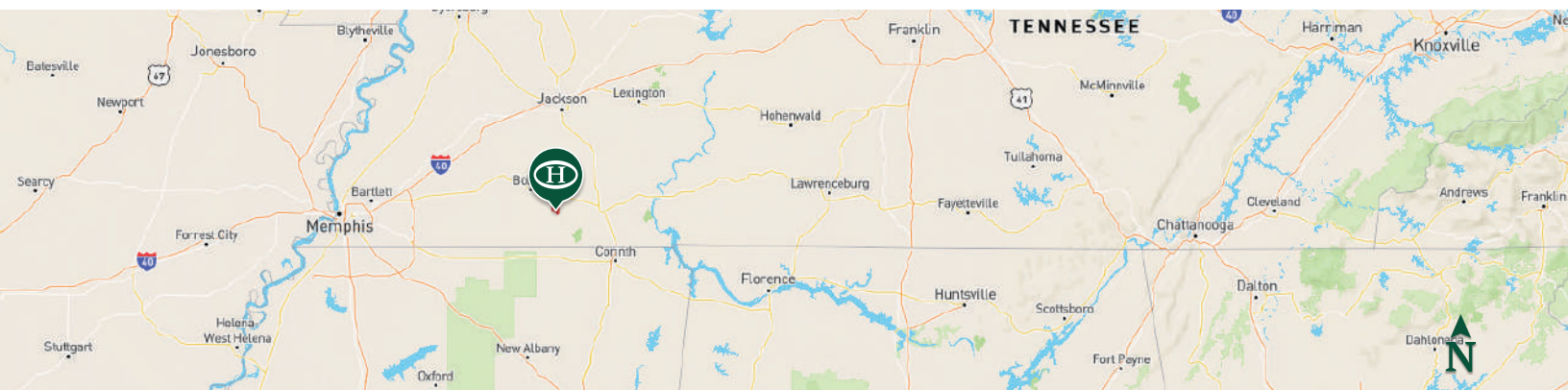
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 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



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