



Big Sandy Hunting Tract

1,355 +/- Acres (\$2,118/acre) | Benton County, TN | \$2,870,000



ADDRESS

0 Sulphur Creek Road
Big Sandy, TN 38221

LOCATION

From Big Sandy, head north on Main St (TN-147). R onto Depot St. L onto 2nd St. R onto 5th St (TN-147). R onto Faxon Rd (TN-147). R onto Pine Grove Rd. L onto Pine Grove Rd. R onto Point Mason Rd. L onto Little Sulphur Creek Rd.

PROPERTY SUMMARY

Large, contiguous, and affordably priced recreational tract within 2.5 hours of Nashville and Memphis. Close to the Tennessee River. 21-year-old diverse timber tract consisting of pines and hardwoods. Abundant game with large turkey and deer populations. See pictures in the listing. Multiple longstanding hunting clubs have managed the property well for many years. Potential carbon credit income possibilities. Power on road with good road frontage. This would be a great timber asset or recreational property for an outdoor enthusiast.

SELLER TO CONSIDER OWNER FINANCING. AN ADDITIONAL CONTIGUOUS 275 ACRE TRACT WITH GOOD ROAD FRONTAGE IS AVAILABLE AS WELL.

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