



1,380 Acre Cub Creek Wildlife Reserve

1,380 +/- Acres (\$1,341/acre) | Decatur County, TN | \$1,850,000



ADDRESS

3175 Bunches Chapel Road
Parsons, TN 38363

LOCATION

1224

PROPERTY SUMMARY

This 1,380± acre timberland property in Decatur County, Tennessee offers a rare combination of investment, recreation, and conservation. Situated just west of the Tennessee River and directly bordering the **Tennessee National Wildlife Refuge**, the tract provides premier wildlife habitat with outstanding **deer and turkey hunting** opportunities.

The property features a diverse mix of **hardwood stands and pine plantations**, supported by an extensive **road and trail system** that allows excellent access throughout. It is protected under a **Conservation Easement**, ensuring long-term preservation, while still offering flexibility with **two designated sites excluded from the easement**—ideal for building a private home, lodge, or hunting cabin.

With its size, location, and natural resources, this tract provides a unique opportunity for recreational use, timber management, and legacy ownership in one

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