

Farmland and Timberland

8590/1 FARMINGTON BLVD. GERMANTOWN, TN 38139

SOUTHERN LAND COMPANY TN, LLC

225 +/- ACRES GREEN TIMBER **DUCK HUNTING LAND DYER COUNTY, TENNESSEE**

Office: 901-755-8877 FAX: 901-757-9010 WATS 800-525-5127 E mail: land@southernlandco.com Web: www.southernlandco.com

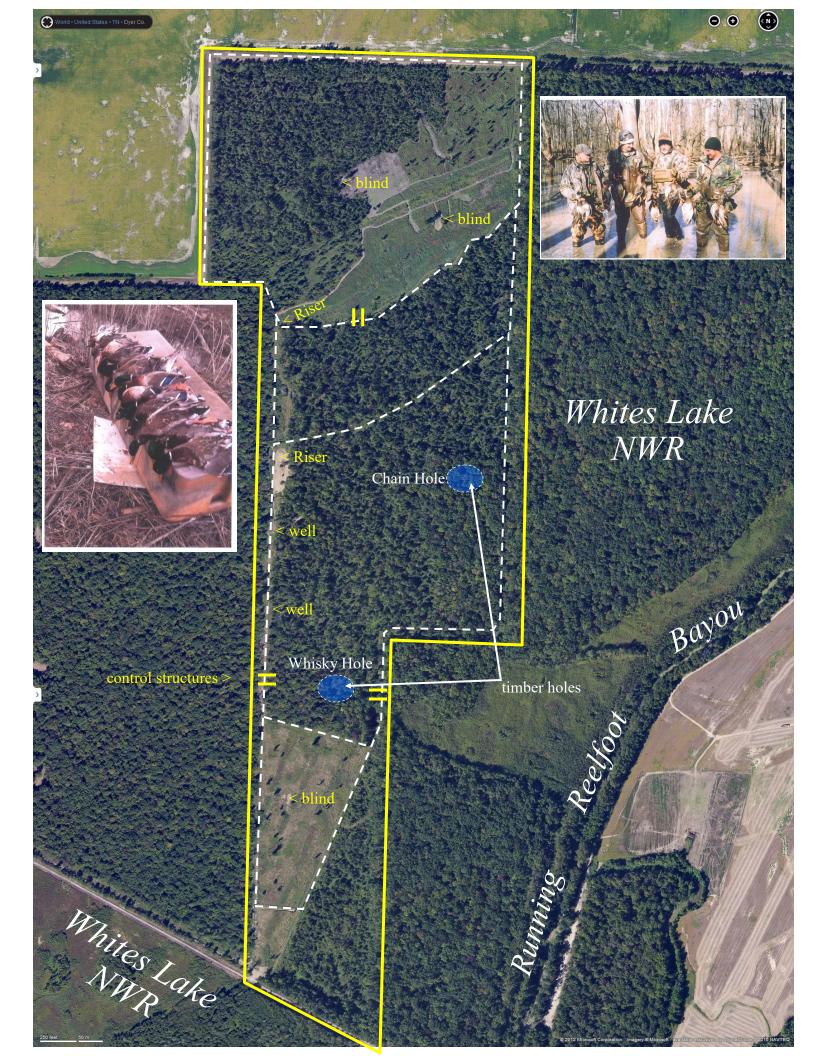
RED

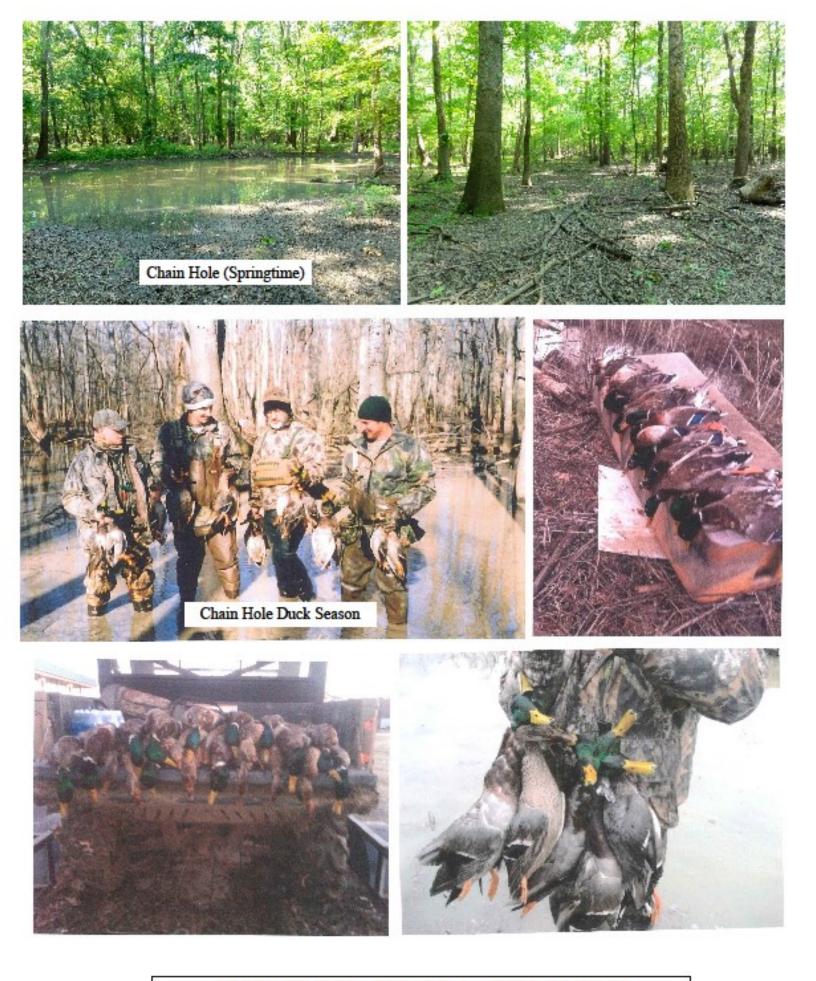
HAM

LOCATION:	Approximately 95 miles North of Memphis, 60 miles NW of Jackson, 10 miles NW of Dyersburg, 16 miles East of Caruthersville, accessed through adjoining Whites Lake NWR off Great River Road.
IMPROVEMENTS:	850 square foot 2 bedroom full bath wood frame camp house. 1200 square foot metal building for recreation, mudroom & bunkhouse. (2) - 3000 GPM electric wells with extensive underground pipe & levee system.
SPECIAL FEATURES:	Proven Duck Hunting in water controlled flooded Green Timber & food plots planted in corn. Influenced by the Mississippi River Flyway, neighboring grain farms, & adjoining Whites Lake National Wildlife Refuge. 2 large blinds in food plots planted in corn and multiple green timber shooting holes. Consistent harvest of trophy deer
PURCHASE PRICE:	\$1,500,000.00 or \$6,666.00/acre

LAKE CO DYER CO TOULINE Rd ST PEMISCOTCO CHAMBER RO Caruthersville (78) CAMPBELL BRO Cem < Camp WOODS RD DHNSO A Bogota GLENDALE ARNAR 84^{Padio} 103 2 103 8 COOK (181) Sewage LOOI DAVIS FLAT Acres 8 BARBWIRE LEVEE +1-LEVEE 148 PENCE SPUR J R I LEVEE Kinfolks Ridge TENNEMO OBION H = Whites Lake NWR ENNIS CHARLIE Mo spoint E F N BUNGIE LEXIE CORE LEVEE CRAIG TAR (182) WHITNEL 155 (412) B B HILL EXIT HUDSON P RBRO KELLY Nº 18 FULLER ITTLE LEVEE RD 2 of Island (182) (181) (78) B COW LN 2 Tomago HUFFINE TOWN BORE CALV LITTLE LEVEE RD NAUVOO-EXIT EXIT ARBR0 BLACKBERRY LN 155 412 DCH CHAPEL PIONEER RD 3 B (104) 51 BYP 51 3 RD 3 RIVER Gaging FINLEY (78) WELLS RD N, Pairvie Cem WALKER 2 RD (211) GUM FLAT ARHILL (182 Dyersburg (104) Finley Evan MENZIES RD BBOTT RO Big Boy Junction Middle BOALS RD (104) BD E OBION HSUB BILL 11088 3 HAYNES (211) BRADLEY 81 BEND RO TAIL 181 Right I Tylersville BRADLEY © DeLorme L

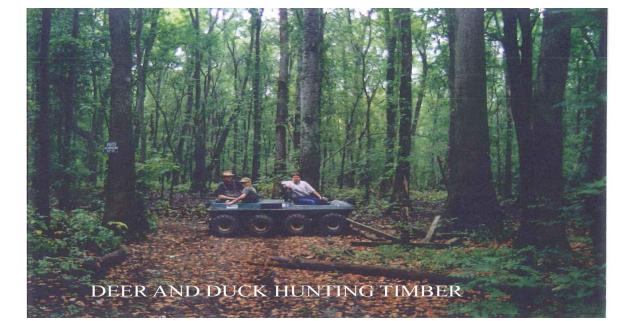
PROPERTY SUBJECT TO A DUCKS UNLIMITED CONSERVATION EASMENT





GREEN TIMBER : BEFORE & AFTER RESULTS

Ducks Ducks Ducks







TROPHY BUCKS COMING OFF REFUGE



