



SOUTHERN LAND COMPANY TN, LLC

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Farmland and Timberland

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

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:

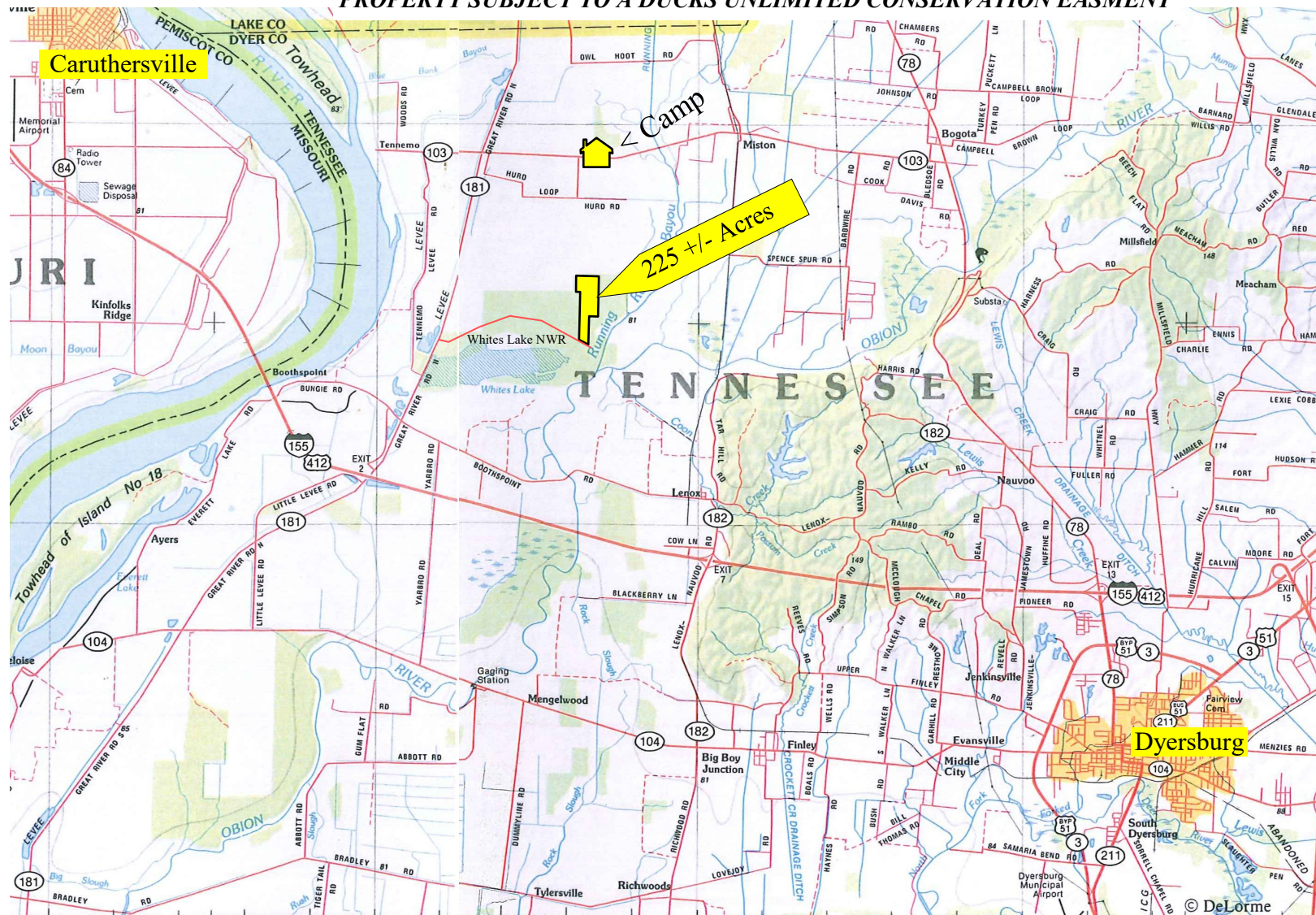
850 square foot 2 bedroom full bath wood frame camp house.
1200 square foot metal building for recreation, mudroom & bunkhouse.
(2) - 3000 GPM electric wells with extensive underground pipe & levee system.

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

PROPERTY SUBJECT TO A DUCKS UNLIMITED CONSERVATION EASMENT





Whites Lake
NWR

Bayou

Running
Reelfoot

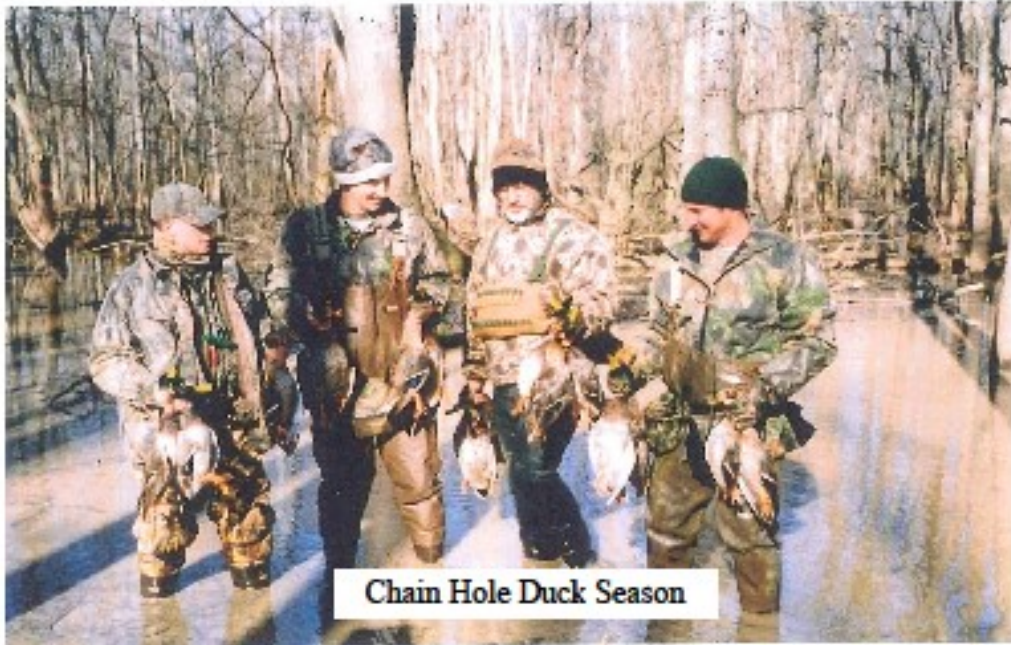
control structures >

timber holes

Whites Lake
NWR



Chain Hole (Springtime)



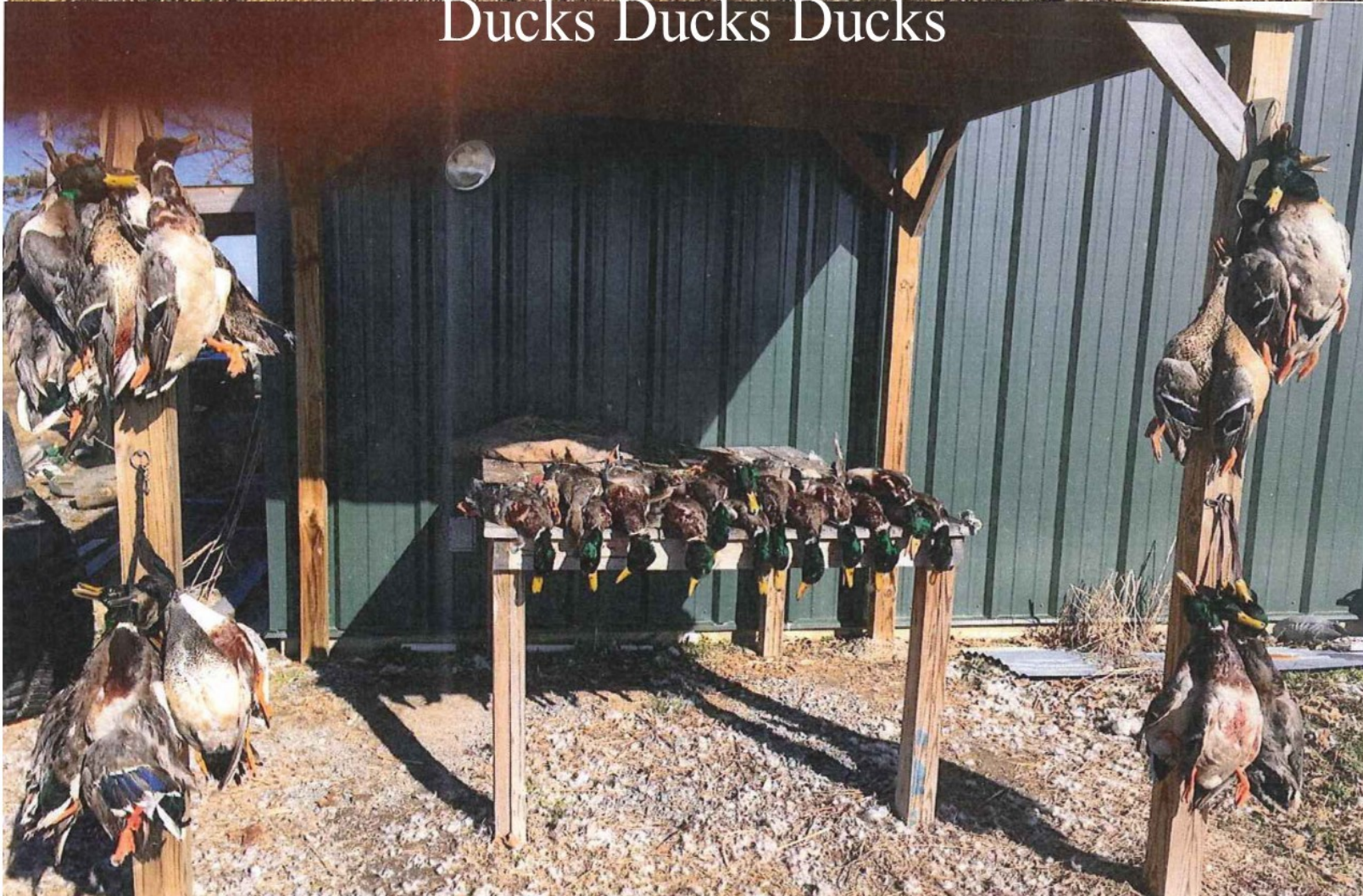
Chain Hole Duck Season

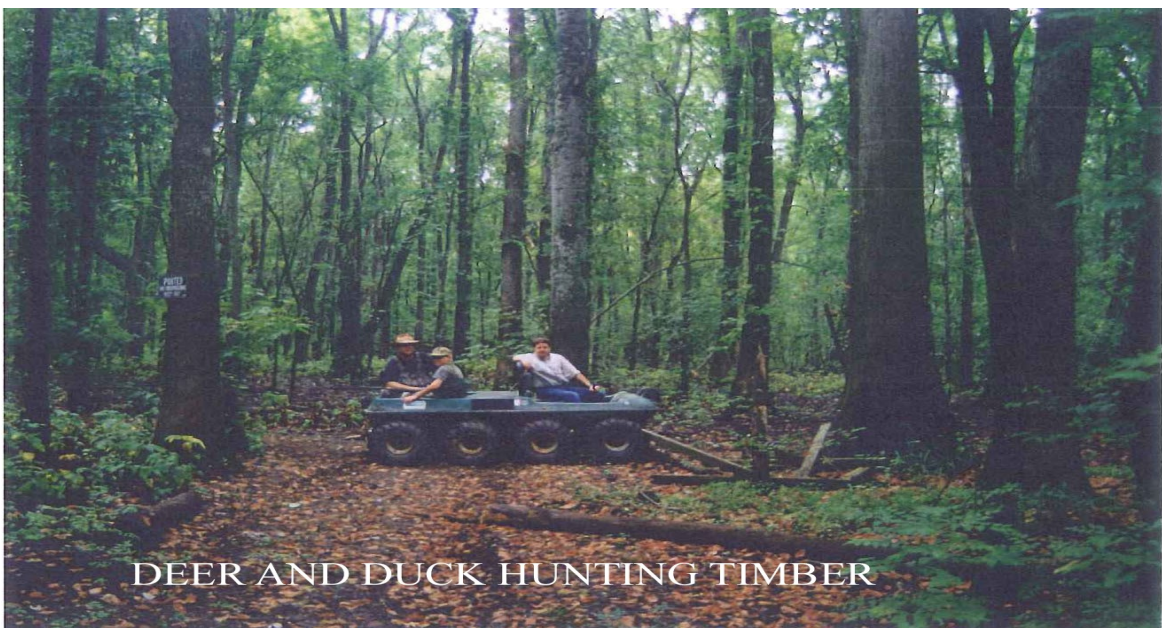


GREEN TIMBER : BEFORE & AFTER RESULTS



Ducks Ducks Ducks





DEER AND DUCK HUNTING TIMBER



TROPHY BUCKS COMING OFF REFUGE

