

Southern Land Company TN, LLC

8590/1 Farmington Blvd. Germantown, TN 38139

Office: 901-755-8877 ~ Web: southernlandco.com

Email: land@southernlandco.com

Principal Broker: Bill Gates (901)488-0368

98+/- Acres Chester Co. TN ~ Farm Land with Beautiful Homesite

Location: Hwy45 , 7 miles south of Henderson, TN. (Jackson, TN- 30 miles)
(Memphis, TN- 100 miles) (Nashville- 140 miles) (Ford Blue Oval City- 60 miles)

70+/- acres prime farm land with high yields in cotton, corn, soybeans and wheat, producing high income in cash rent from a longtime successful tenant.

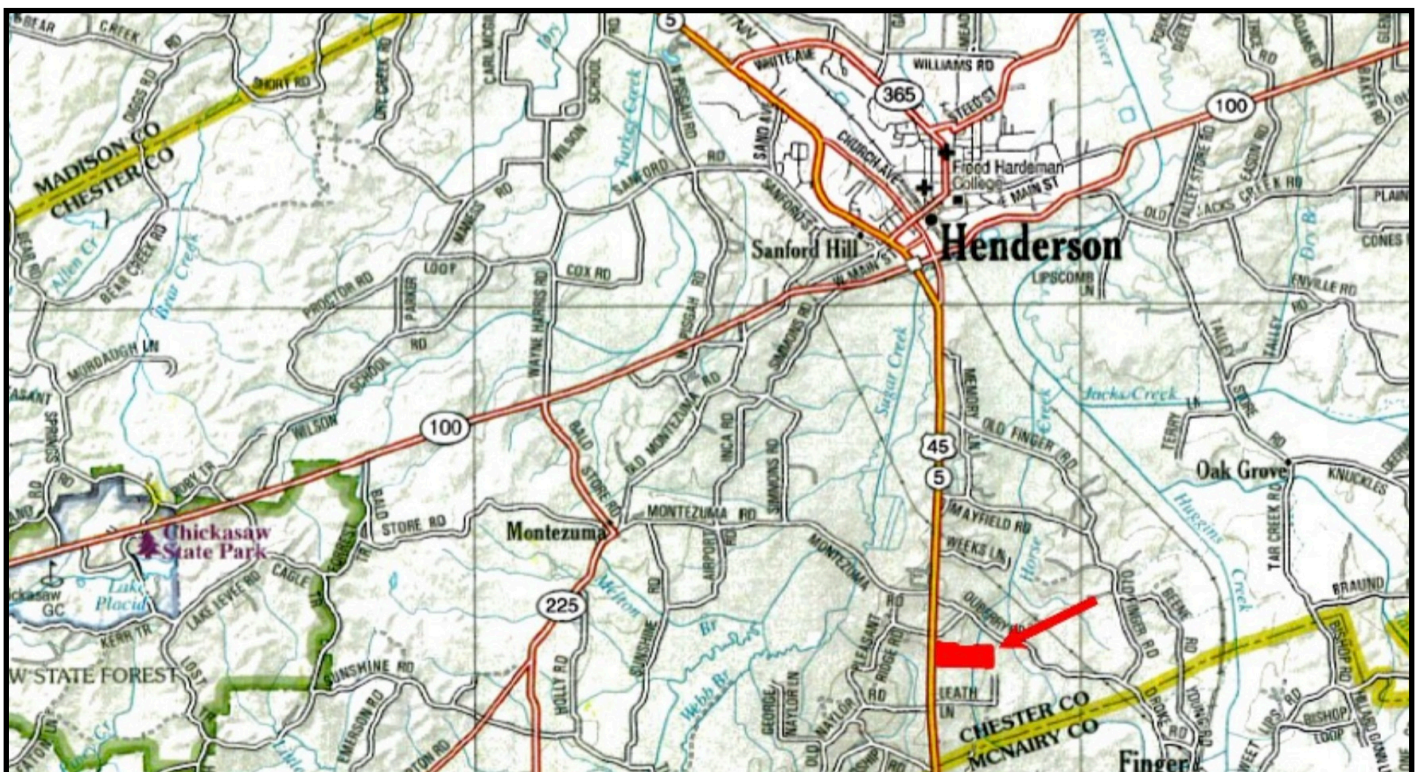
18+/- acres gently sloping partially wooded land on Hwy45, can be developed into pasture and fenced for a fantastic house and barn site with horses.

10+/- acres woods adjoining a larger timber tract for good deer and turkey hunting.

Property is in a top 25 TN school district for higher quality education from private and public schools offering preschool and kindergarten through 12th grade.

Southwest Air Lines and Southern Airways Express offer flights out of Mckeller-Sipes airport in Jackson, TN with competitive schedules.

Offering Price~ \$595,000.00





US HWY 45 S

Access

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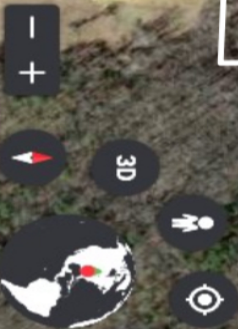
18+/- acre Homestead

70+/- Acres Cropland

Horse Creek

Horse Creek

Rice Farm - 98+/- Acres
Chester County
Parcel - 012068 03000





18+/- acre Hillside view perfect for Homesite and livestock



Looking West towards backside of property



Barbed Wire fencing on North & South sides



70+/- Acres of income producing cropland

