



Offered for Sale

DODDS FARM

265.88 +/- Acres • Hardin County, Tennessee

Owned by the Same Family Since 1856

Tillable Cropland, Timberland, and Deer Hunting

MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



The Dodds Farm is a chance to acquire an established agriculture operation and mature timberland with deer hunting opportunities.

The property consists of 265.88 +/- contiguous acres, ideal for transforming into the quintessential gentleman's farm. The land may continue operating in its current state; however, the property lends itself to further enhancement such as home construction, recreational use, a small-scale cattle operation, or a combination of all.

The same family has owned the farm for the last 156 years, and the current farmer has worked the ground for over 30 years. The land rests west of the Tennessee River in Hardin County, Tennessee, between the towns of Milledgeville and Crump.

Soils are classified as Waverly Silt Loam and Falaya Silt Loam, and the cultivated acres have a reputation for being above-average quality for the area. 150.02 +/- acres is income-producing farmland, and 104.88 +/- acres are in timberland. The woods are predominantly mixed hardwoods with 17 +/- acres in a mature pine plantation. The remaining acreage of 10.98 +/- acres is in roads and ditches.

Access to the property is via Tennessee Highway 69 and interior roads. Listed below is the estimated mileage from the farm to notable cities and towns.

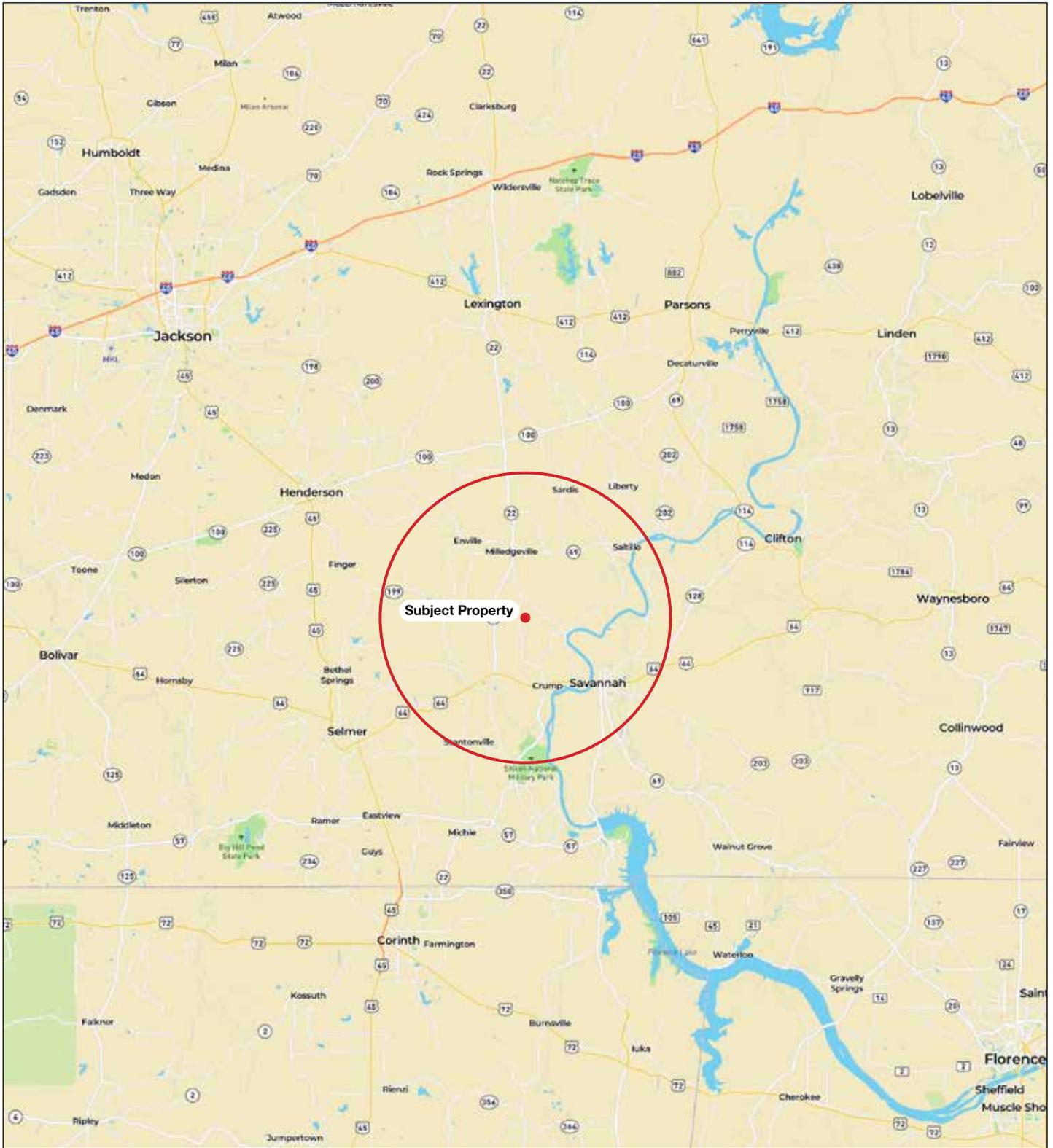
Savannah, TN	10 miles
Selmer, TN	22 miles
Corinth, MS	40 miles
Bolivar, TN	50 miles
Jackson, TN	60 miles
Memphis, TN	100 miles
Nashville, TN	135 miles

The Dodds Farm is listed for sale by Chuck Myers of Myers Cobb Realtors for \$990,000.00 (\$3,723.48 per acre). Qualified buyers should contact Chuck at 901-830-5836 regarding questions or schedule a property tour.

ATTENTION: Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property brochure are used for representative purposes and may not have been taken on location at the subject property. A representative of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

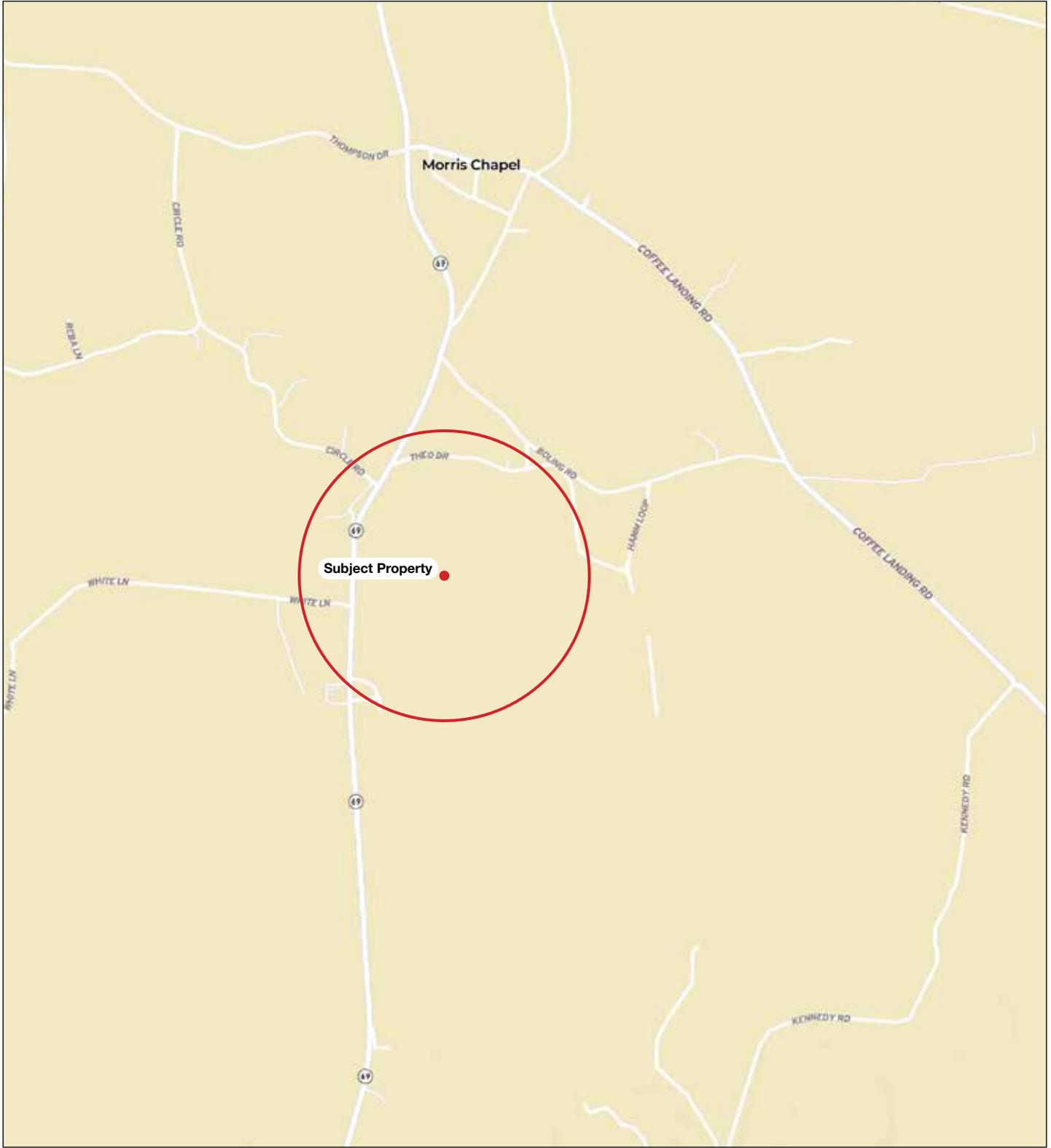
LOCATION - REGIONAL VIEW

Southwest Tennessee



LOCATION - LOCAL VIEW

Hardin County, Tennessee



SUBJECT PROPERTY

265.88 +/- Acres



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Chuck Myers

PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

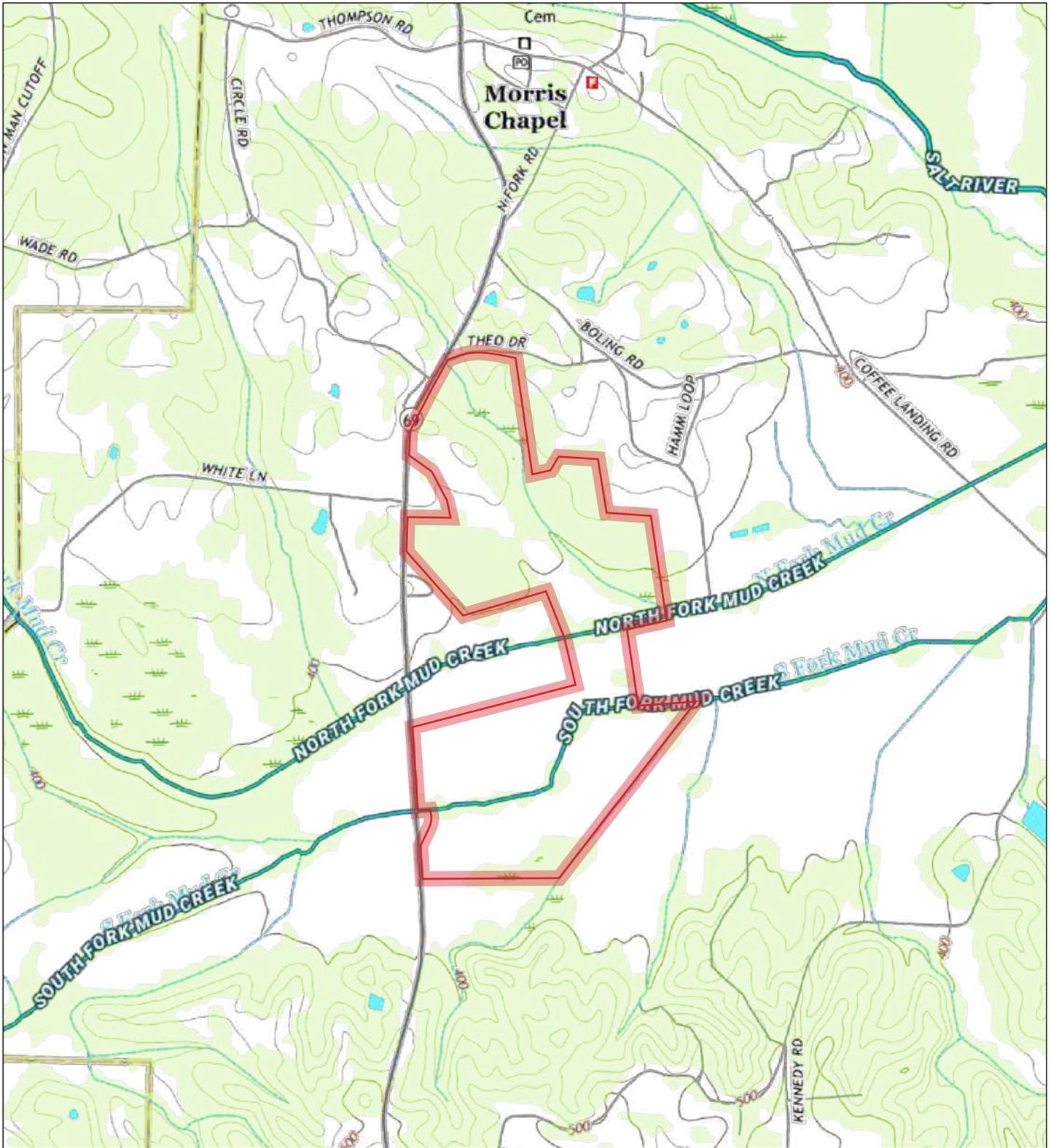
901.830.5836 (M)
chuck@myerscobbrealtors.com

SUBJECT PROPERTY
265.88 +/- Acres - Zoom View



SUBJECT TOPOGRAPHY

Elevation and Water Features



PROPERTY VIEWS
Farm Photos



PROPERTY VIEWS

Farm Photos



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PROPERTY VIEWS

Farm Photos



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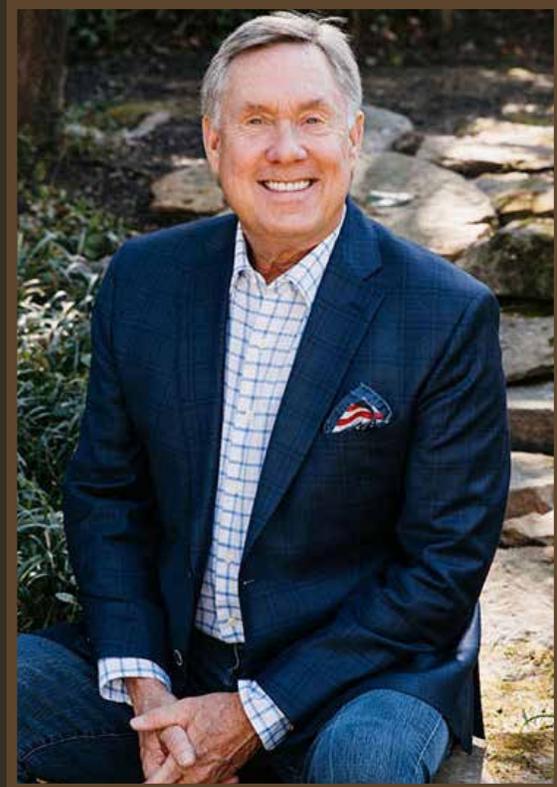
Chuck Myers

Chuck Myers is a Partner and Agent with Myers Cobb Realtors, licensed in Arkansas, Mississippi, and Tennessee. After an Agribusiness career as an industry National Sales and Marketing Manager, Chuck entered the real estate market, developing and managing legacy hunting clubs in North America.

Chuck has a proven history of marketing and selling equity in premium hunting properties. He also has many notable real estate sales of premier hunting clubs. Chuck has a 27-year market reputation of assisting clients and partners with the acquisition, development, management, and selling of exclusive recreational estates. Chuck has a comprehensive archive of hunting and farmland involvement achievements. A limited list includes Greenbriar, River Oak, Wolf Farm, Paradis, and Deer Creek.

Over the years, Chuck has developed an extensive range of relationships with qualified land investors and professionals within the agriculture and outdoor real estate business. He is a seasoned land specialist and has transacted millions of dollars in Mid-South land sales. A knowledge of land and a passion for the outdoors, Chuck identifies with the client, is direct, and enjoys the agent-client transactional relationship.

He and his wife, Jerri, have three children, seven grandchildren, and currently reside in Memphis, Tennessee.



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