

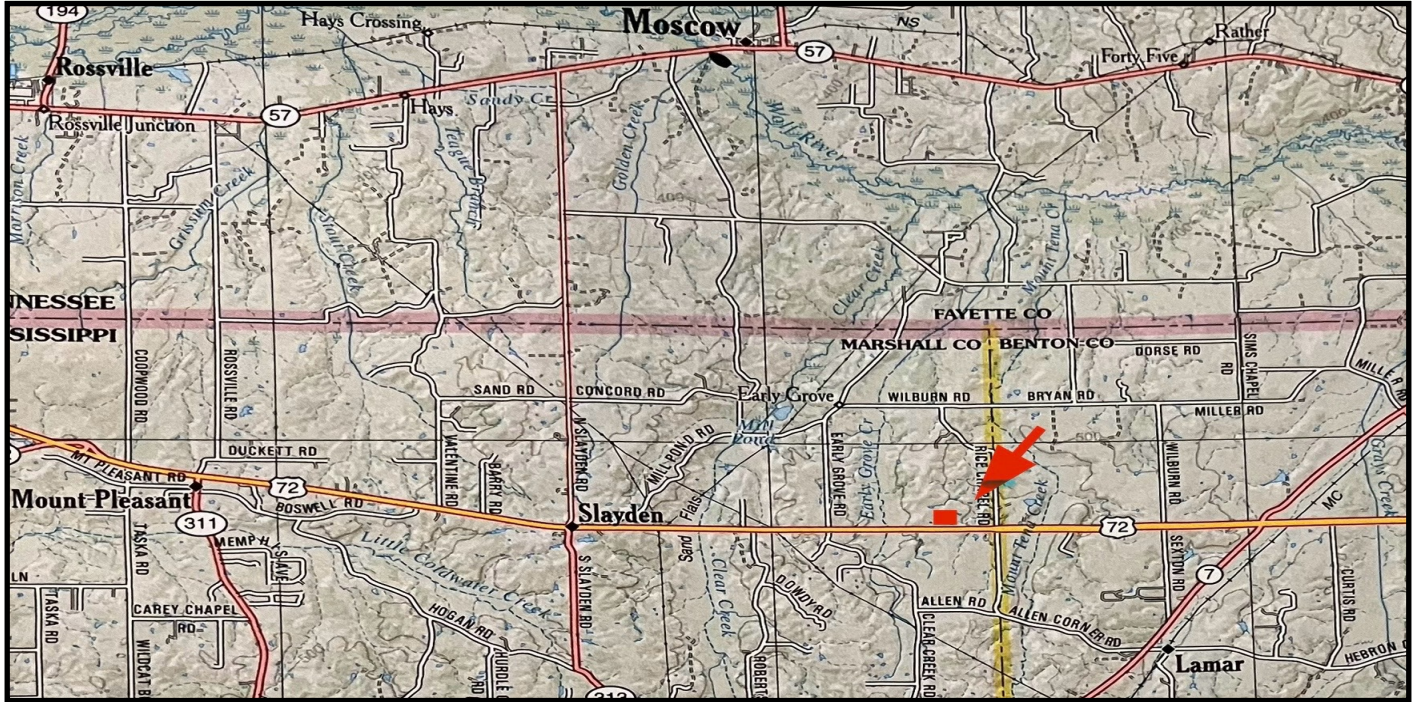
Southern Land Company TN, LLC

8590/1 Farmington Blvd. Germantown, TN 38139

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Principal Broker: Bill Gates (901)488-0368



43+/- Acre Rural Paradise ~ Marshall County, MS

Location - HWY 72 towards Lamar, MS property located on North Side of HWY just before Rice Chapel Rd.

20 miles to Collierville, TN, 25 miles to Olive Branch, MS

Nestled on approximately 43 acres, this picturesque hobby farm offers a blend of tillable land, woodlands, and a serene pond. Ideal for outdoor enthusiasts, the property showcases abundant Deer and Turkey thriving from planted beans and cover along treelines. An old barn structure and multiple building sites provide versatility and storage options. Existing amenities include electricity, a well, and a septic system for convenience. Additionally, the property has the potential for subdivide for housing with approximately 880' of frontage on HWY 72.

Exciting news for the area: A joint venture by Accelera by Cummins, Daimler Trucks & Buses, and PACCAR is establishing advanced battery cell production operations in Marshall County, with a significant \$1.9 billion corporate investment and the creation of 2,000 jobs with competitive salaries. Located near Collierville, TN, this property offers not only a tranquil retreat but also promising future economic growth opportunities.

Offering Price~ \$449,000

Shown by Appointment ~ Shane Martin 901-827-0224

Parcel # 067-36-00600



