

The Powell Woods

357.0 +/- Acres ♦ Haywood County, TN

AVAILABLE FOR ACQUISITION: *The Powell Woods is comprised of two tracts consisting of bottomland hardwood timber in the Hatchie River bottoms. This exceptional hunting land has 4,220 +/- feet of Hatchie River frontage and offers outstanding deer, turkey, and seasonal green-timber duck hunting.*



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PROPERTY SUMMARY

The Powell Woods is an outstanding hunting property located in the wildlife-rich Hatchie River bottomlands. The land comprises two tracts totaling 357.0 +/- acres and has 4,220 +/- feet of total Hatchie River frontage.

The property has been lightly deer hunted for the past few years by two people, who take one to two trophy deer annually. The land has mainly been a wildlife sanctuary for the past 50 years. Chaney Lake Hunting Club (Chaney Lake) is a comparable tract directly across the road. Chaney Lake is an old-time and legendary outing place for hunting deer, turkey, ducks, and small game. The Powell Woods offers the same potential opportunities as Chaney Lake.

Located in southwest Haywood County, Tennessee, just southwest of Brownsville, the landholding offers bottomland hardwood timber home to big whitetail bucks and wild turkeys. The Hatchie River is a well-known waterfowl flyway, and green-timber duck hunting is available when the conditions are favorable. Located only 2.5 miles east of the property is the 15,000-acre Hatchie River National Wildlife Refuge.

Tract 1 is 313.0 +/- acres and has 4,000 +/- feet of Highway 70 frontage, and 420 +/- feet of river frontage. Access to Tract 1 is off Highway 70 from the northwest corner, where a road begins and meanders throughout the heart of the property. Tract 2 is 44 +/- acres and has 3,800 +/- feet of river frontage. Access to Tract 2 begins at the east side of Tract 1 via a road that meanders east across the adjoining private property. A legal easement is in place with the adjacent landowner for travel across to Tract 2. Additional access to Tract 2 is via boat from the Hatchie River. The land is 7.5 miles from Brownsville, TN, 40 miles from Jackson, TN, and 40 miles from Memphis.

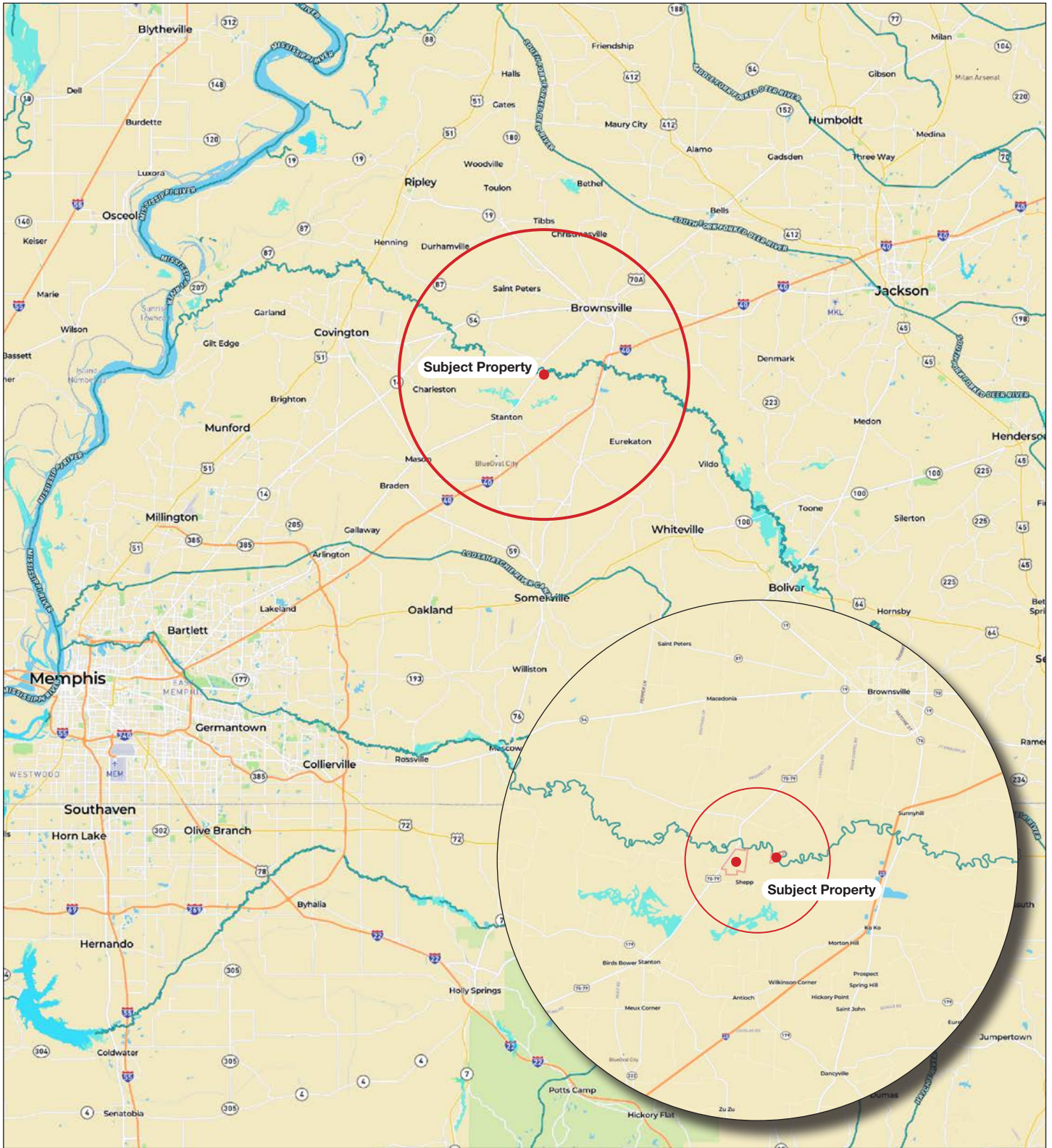
The Powell Woods is an uncommon opportunity to own a premium hunting property between large timber tracts along the Hatchie River. The property is listed for sale by Keith Warner of Myers Cobb Realtors for \$799,000.00 (\$2,238.00 per acre). Qualified buyers should contact Keith at 901- 240- 7970 regarding 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

Haywood County - Southwest Tennessee



SUBJECT PROPERTY - TRACTS 1 & 2

357.0 +/- Acres



TRACT 1 AERIAL MAP

313.0 +/- Acres



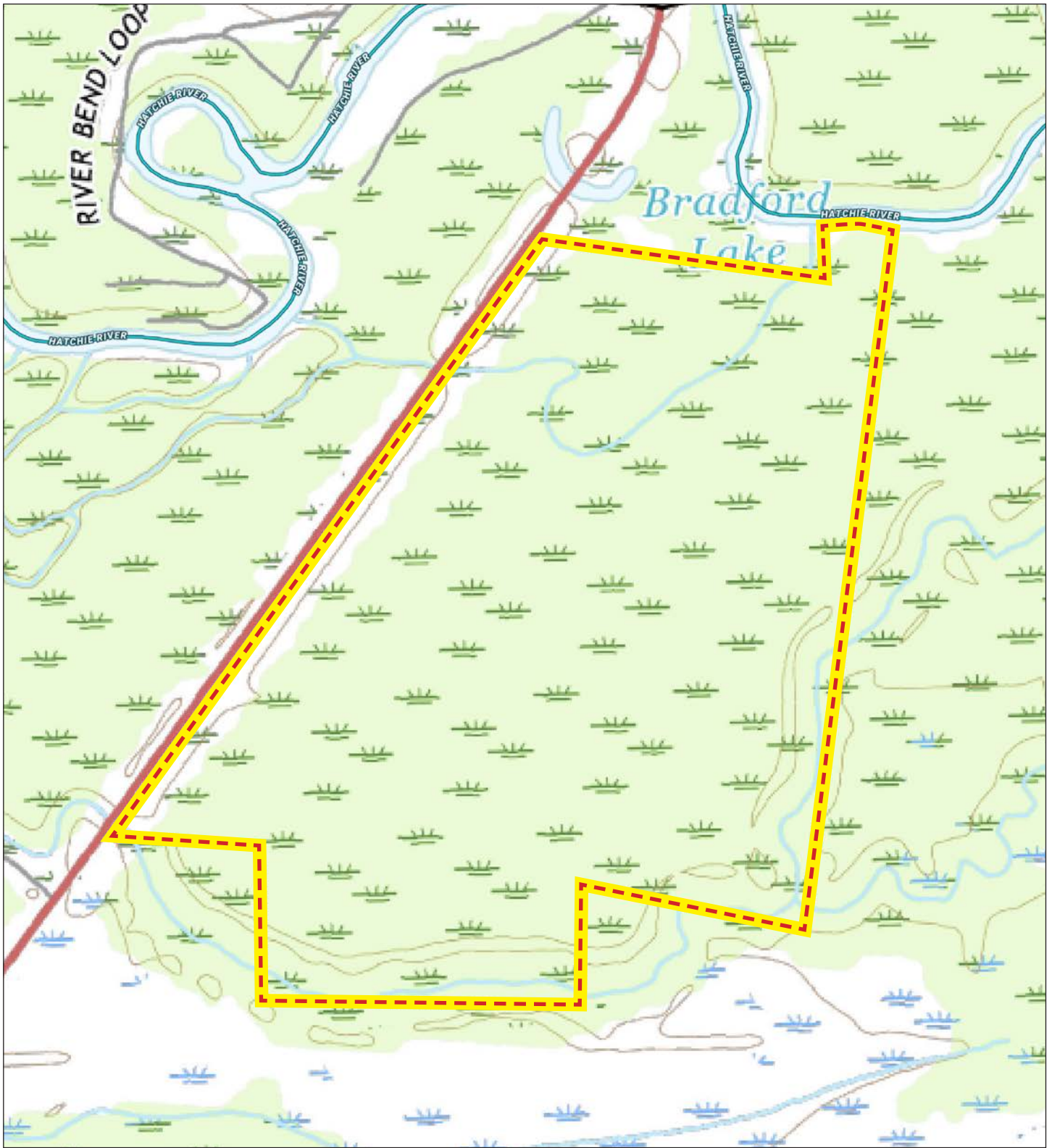
TRACT 2 AERIAL MAP

44.0 +/- Acres

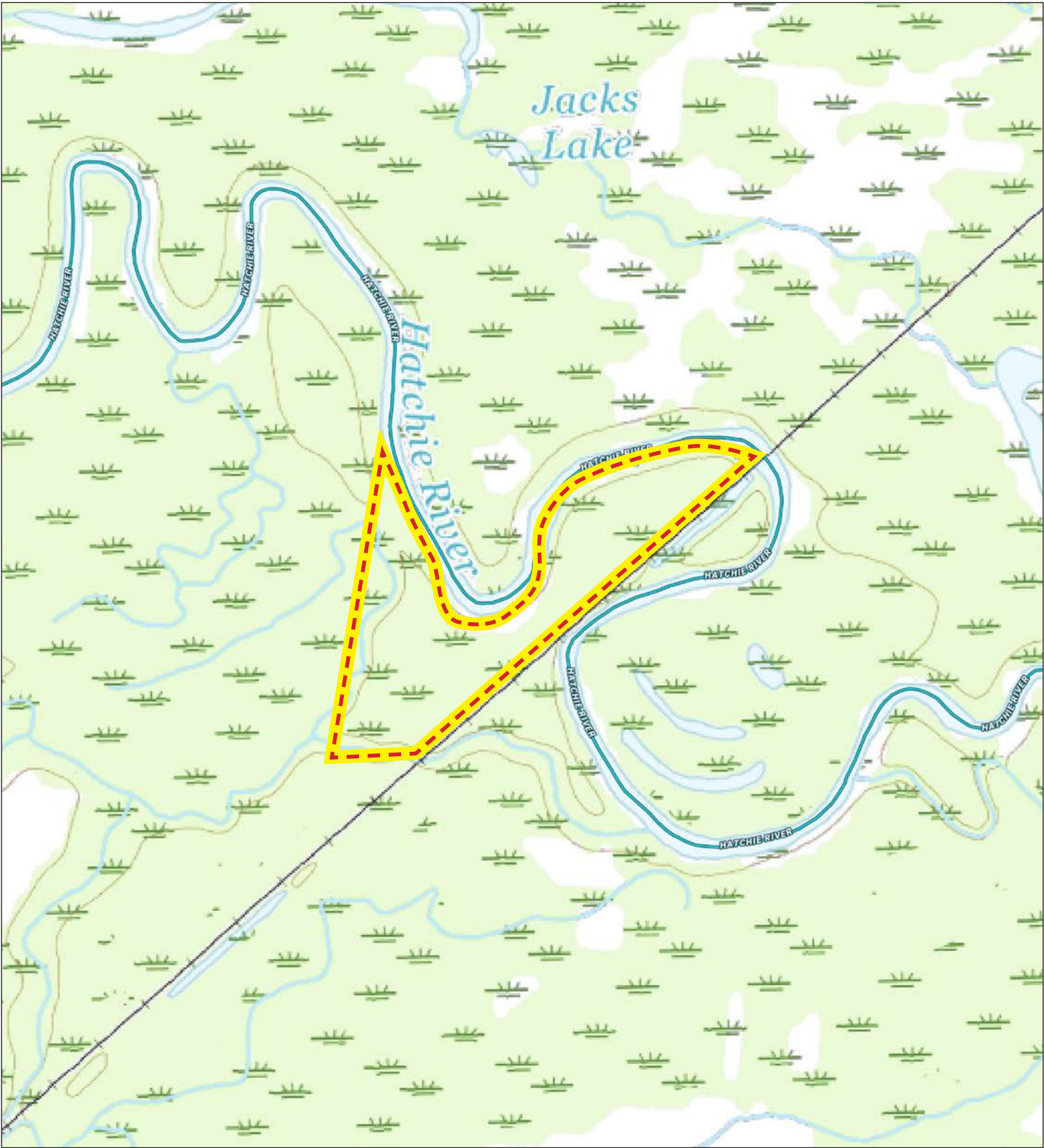


TRACT 1 TOPOGRAPHY

Elevation and Water Features



TRACT 2 TOPOGRAPHY
Elevation and Water Features



15,000-Acre Hatchie River National Wildlife Refuge

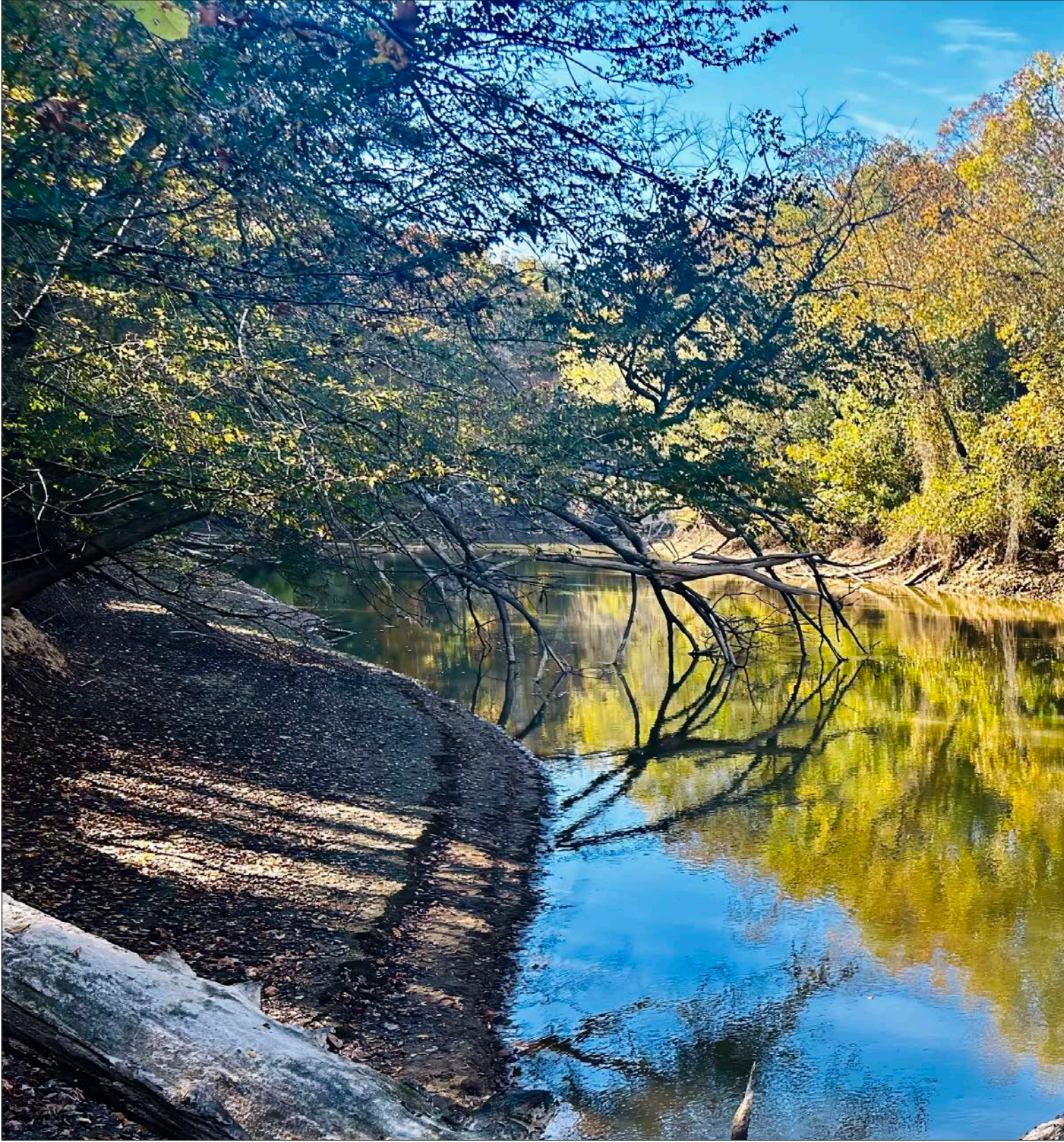
GREEN-TIMBER DUCK HUNTING

View of Property Flooded - Contingent on Hatchie River Water Levels



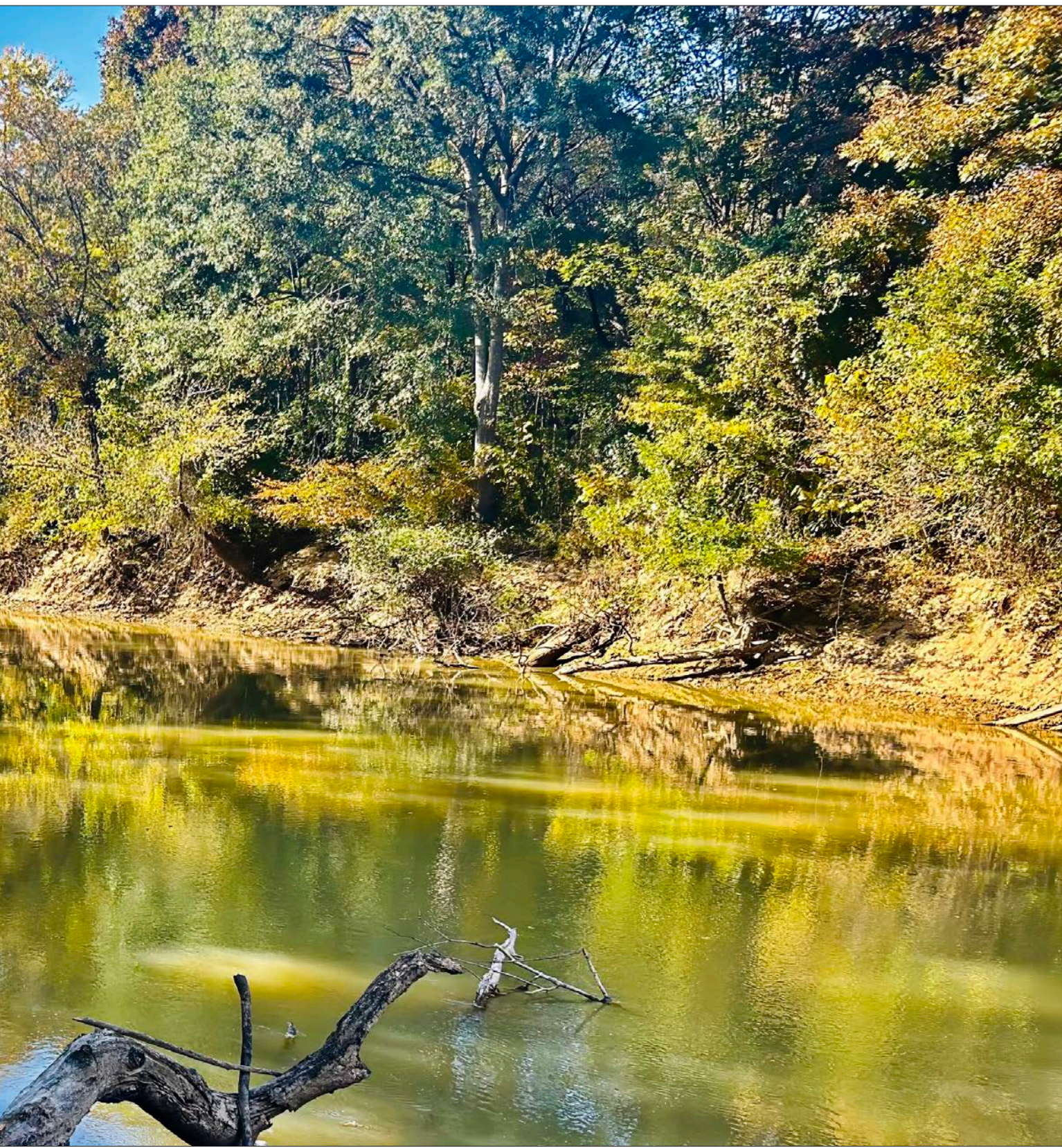
PROPERTY VIEWS

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THE POWELL WOODS • TENNESSEE

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PROPERTY VIEWS

The Powell Woods



MYERS COBB
REALTORS

Keith Warner

LAND AGENT

LAND + RECREATIONAL PROPERTIES

901.240.7970 (M)

901.552.4036 (O)

keithwarner@myerscobbrealtors.com



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PHOTO COURTESY OF THE
HATCHIE BOTTOM PAPRATZI

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THE "OLD DUCK BLIND" AT MUDDY CREEK, BUILT PRIOR TO 1920, ACCORDING TO LONG TIME HUNTER, FREDDIE LEE PATTAT, THE TIN ON



THE "DUCK HOLE" FEBRUARY 11, 2011

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Keith Warner

For over forty years, Keith has had a passion and appreciation for the great outdoors. As a native Memphian, he has enjoyed hunting and fishing, large game and small, from his earliest childhood through present. He has hunted ducks, deer, dove and turkeys in Tennessee, Mississippi and Arkansas; black bear, deer and elk in Montana; waterfowl and dove as far away as Canada, Argentina and Mexico; and even pursued both adventure and hunting red stag in New Zealand.

In addition to being an avid outdoorsman, Keith has over twenty-five years in the firearms industry as a gunsmith, retailer and custom gun-maker. The joy he finds in outdoor sports and recreation is what drives Keith to help others find that perfect property on which they, too, can pursue adventures, build memories and escape to the beauties and peacefulness of nature, both now and for generations to come.



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WWW.MYERSCOBBREALTORS.COM

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901.240.7970 (M)
keithwarner@myerscobbrealtors.com

6075 Poplar Ave. Suite 727
Memphis, TN 38119

901-552-4036 (O)
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