

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

125± Acres with Stocked Lake & Secluded Cabin – Fayette County, TN

LOCATION: 6415 Jernigan Dr, Somerville, TN 38068

- 53 miles to Memphis International Airport
- 48 miles to Jackson, TN
- Coordinates: 35.186501°N, 89.273634°W

COUNTY: Fayette County

ACREAGE: 125±

DWELLING: Newly updated 1BR / 1BA cabin with loft, approx. 1,116 sq ft heated/cooled living space. Features include solid pine wood floors, tongue-and-groove ceilings, hickory kitchen cabinets, new appliances, walkout porches, and a screened patio. Utilities include high-speed internet, private well, septic system, propane, heating and air and a backup generator.

IMPROVEMENTS:

- Established food plots
- Interior road system
- 4.5± acre stocked lake with boat ramp

TERRAIN: Rolling hills with natural creeks and mature hardwood timber, offering excellent deer and turkey hunting opportunities

PARCEL: 024112 02100

RIGHTS:

- All seller-owned gas, oil, and mineral rights convey
- Exclusive hunting rights included

PRICE: \$998,000 – includes all timber, mineral, and hunting rights

INSPECTION: Shown by Appointment

Contact: Shane Martin, 901-827-0224

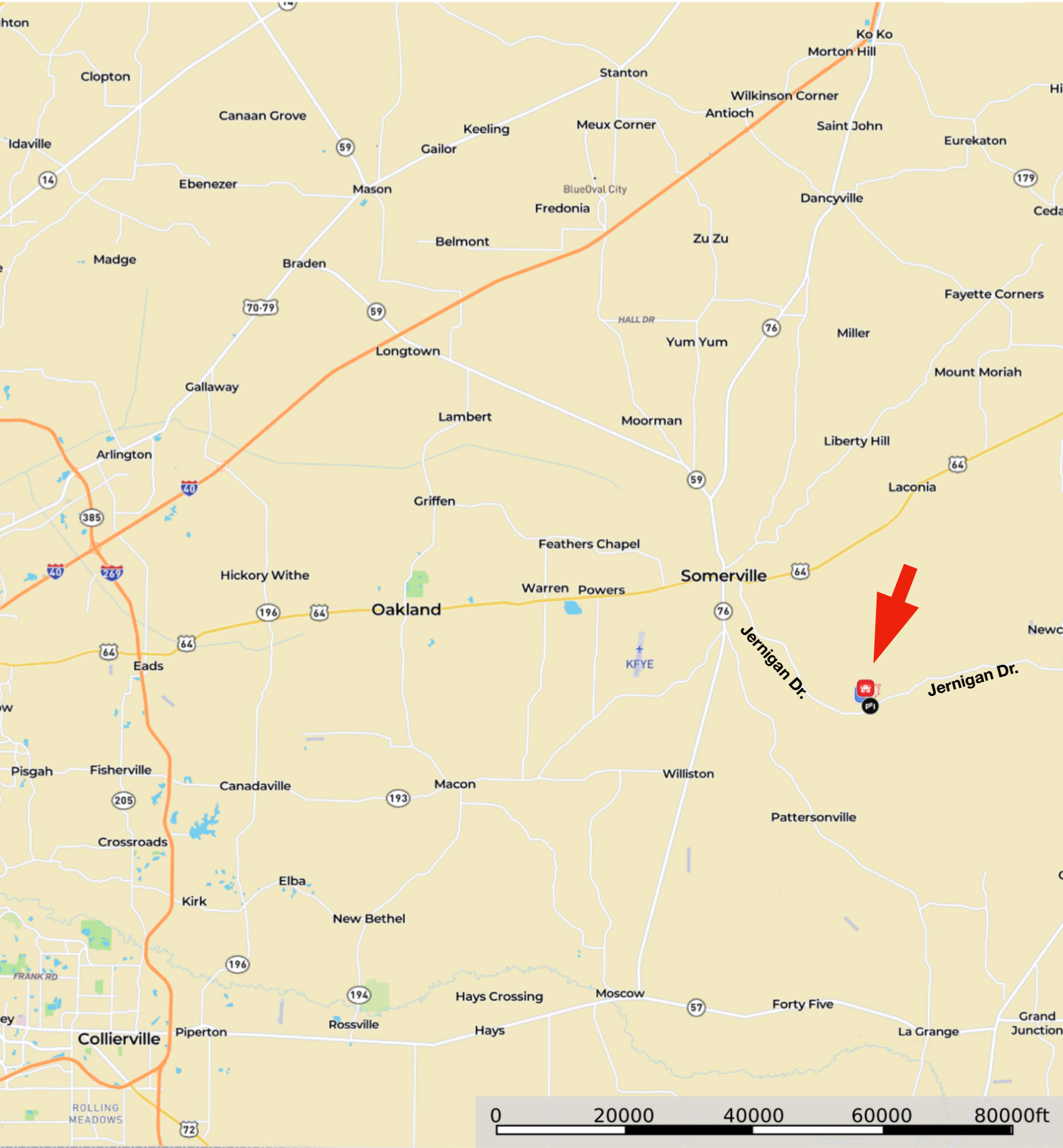
Remarks: Welcome to the Jernigan 125 – a turnkey outdoor retreat offering 125± acres of prime recreational land. Enjoy a scenic, private setting featuring a stocked lake, mature timber, abundant wildlife, and a fully updated cabin designed for comfort and convenience. Whether you're looking for a place to call home, a weekend getaway, a hunting retreat, or a long-term investment, this property offers it all.

Jernigan 125
Tennessee, AC +/-



- Boat Launch
- Gate
- Cabin
- Established trails
- Gravel Drive
- Stocked Pond
- Boundary

Jernigan 125
Tennessee, AC +/-



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- Gate
- Cabin
- Jernigan Road
- Established trails
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