

Southern Land Company TN, LLC

8590/1 Farmington Blvd. Germantown, TN 38139

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Principal Broker: Bill Gates (901)488-0368

Roger Springs 493

LOCATION: 1230 West Rd. Saulsbury, TN 38067

- 45 miles to Collierville, TN
- 44 miles to Jackson, TN
- 173 miles to Nashville, TN
- Coordinates: 35.085212°N, 89.034830°W

COUNTY: Hardeman County

ACREAGE: 493± (128+/- acres West side of West rd and 365+/- acres on east side of West rd.)

IMPROVEMENTS:

- Multiple gated access points from West Rd
- Barn for storage and small Hunting Camp house
- An extensive interior road and trail system for easy navigation throughout the property
- Established food plots, bordered by mature hardwood timber and abundant native browse
- Multiple deer stands and hunting blinds in place (some may need repair)

TERRAIN: A blend of Upland hills and fertile bottomland, this tract features mature hardwood timber, thick bedding cover, and the East Fork Spring Creek, which meanders through the landscape—creating an ideal habitat for whitetail deer and wild turkey. The property's diversity supports exceptional year-round hunting and outdoor recreation.

PARCEL: 035149 00100

RIGHTS:

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

PRICE: \$1,405,050 (\$2850/acre) – includes all timber, mineral, and hunting rights

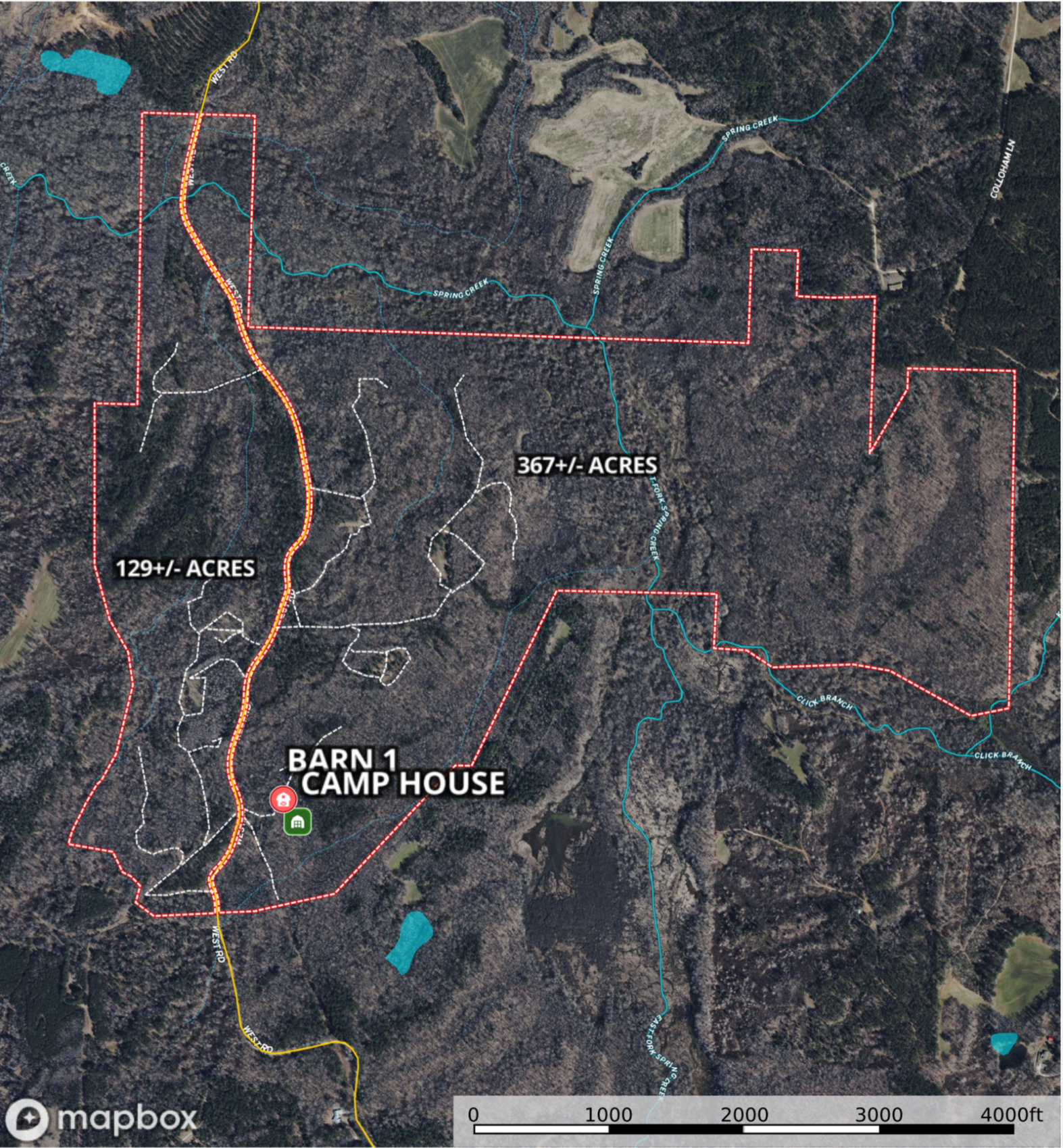
INSPECTION: Shown by Appointment

Contact: Shane Martin, 901-827-0224

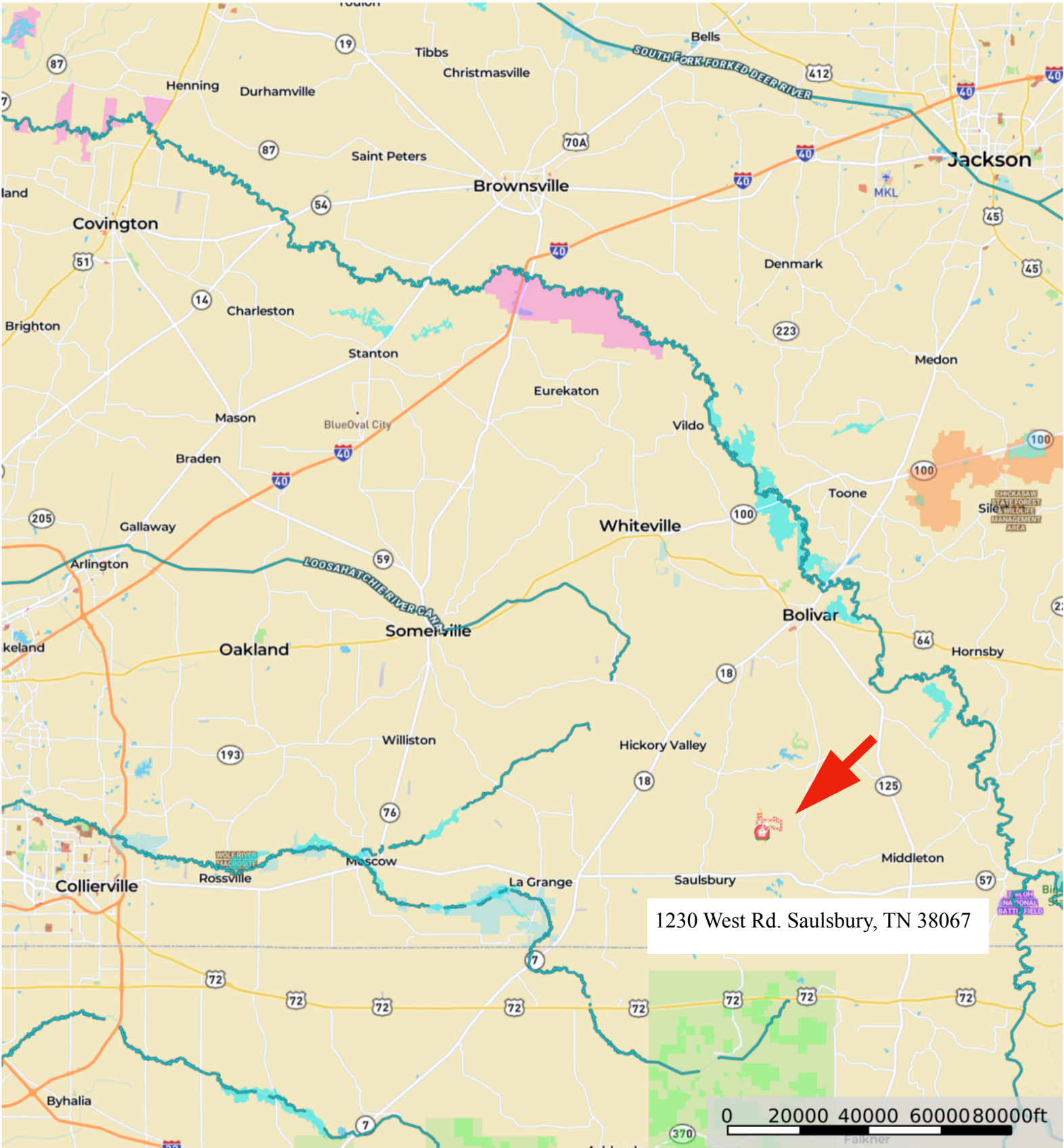
Remarks:

Welcome to Roger Springs 493, a remarkable 493± acre recreational and hunting retreat located in the heart of West Tennessee. Situated in Hardeman County at 1230 West Rd, Saulsbury, TN 38067, this expansive property offers a rare blend of seclusion, accessibility, and natural beauty. Highlights include mature hardwood timber, an established internal trail system, excellent road frontage with power access, and strategically placed deer stands and hunting blinds throughout the tract. Surrounded by large neighboring farms, this property is ideally suited for hunting, recreation, or building your private getaway.

Roger springs 493
Hardeman County, Tennessee, AC +/-



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Hardeman County, Tennessee, AC +/-



1230 West Rd. Saulsbury, TN 38067

- Barn 1
- camp house
- W Road
- Trail
- 367 +/- Acres
- 129 +/- Acres
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Stream, Intermittent
- River/Creek
- Water Body



