

Southern Land Company TN, LLC

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Principal Broker: Bill Gates (901)488-0368

Greenwood Branch 159

Tillable farmland with Timber and Homesite

LOCATION: located off Three Way Rd, Decaturville, TN, 38329

Coordinate 35.5108, -88.10691

COUNTY: Decatur County

ACREAGE: 159 +/-

Parcel - 087-003.00 (8700300000)

Topography & Land Use- Rolling hills with a mix of cutover timber and productive cropland, enhanced by Greenwood Branch meandering through the property

Mineral Rights- All seller-owned gas, oil, and mineral rights convey.

Hunting Rights- Exclusive hunting rights included.

PRICE: \$628,050 includes all owned gas, oil and mineral rights, all timber rights and all hunting rights

INSPECTION: Shown by Appointment: Shane Martin, 901-827-0224

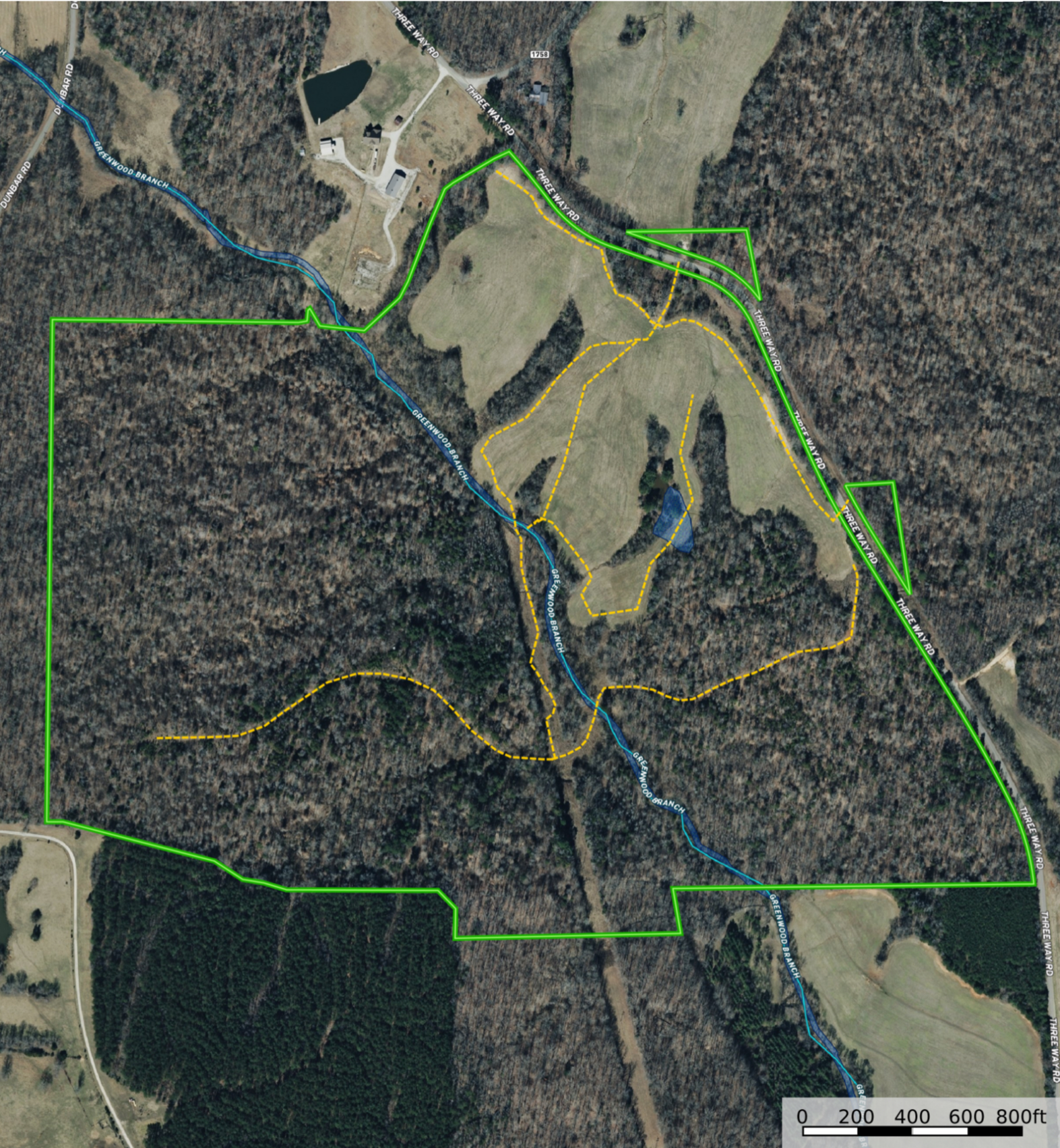
Notes:

Welcome to Greenwood Branch 159, a diverse 159± acre farm in Decatur County, Tennessee. This property combines productive tillable cropland, recently harvested timberland, and a meandering creek, offering both agricultural income and exceptional wildlife habitat. With extensive frontage along Three-Way Road, the tract also provides excellent potential for future home sites or divisions.

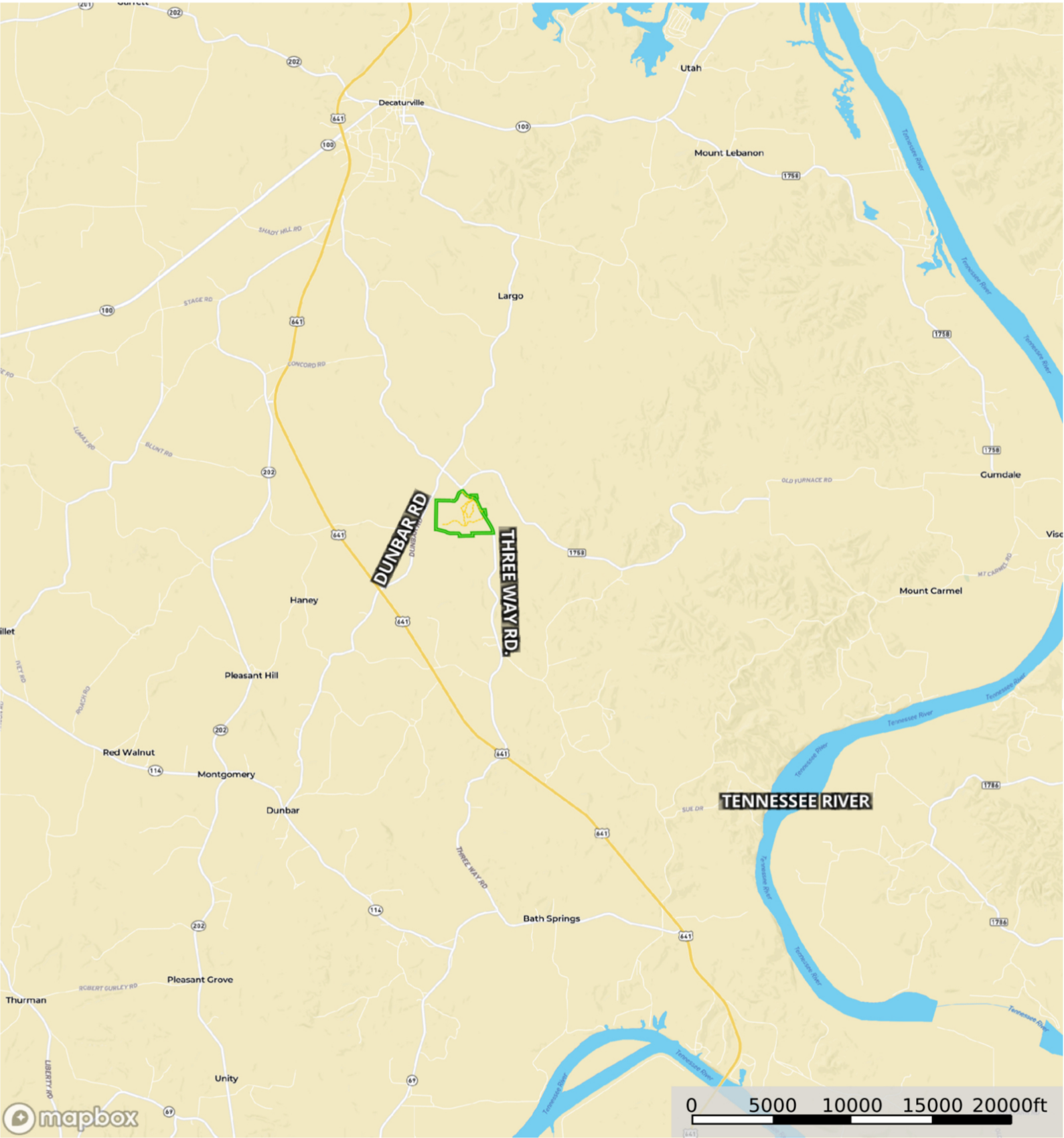
Greenwood Branch 159 is a proven hunting property, featuring abundant food sources from planted fields and regenerating timber that create ideal conditions for deer and turkey. Its location between Decaturville and Bath Springs, just minutes from the Tennessee River, adds both convenience and recreational appeal.

Rolling hills, natural beauty, and a versatile land mix make Greenwood Branch 159 a rare opportunity for farming, hunting, or investment.

159+/- Bath Springs
Tennessee, AC +/-



159+/- Bath Springs
Tennessee, AC +/-



--- Road / Trail 159 +/- Boundary



