



Property Details:

Price : \$3,709,000

County : Hardin

Acreage : 4,121.00

Address : Fox Lane & Hitchcock Lane

MOPLS ID : 20023

The property is steeped with breathtaking views as well as income producing timberland. The topography ranges from rolling to moderately steep along the drains. Nestled in the beautiful hills of Hardin County, Tennessee, the property provides solitude paired with enormous recreation and income potential.

These 4,121 +/- acres have been in the same ownership for over 100 years. From the inviting waters of the Tennessee River to the peaceful woodlands and historic sites that dot the region, you can enjoy it all while owning a large tract of land within 30 to 45 minutes of world-class amenities.

Located between Bruton Branch and Pollards Mill, the property is located approximately 15 miles southeast of Savannah, along the west side of State Highway 69. Excellent internal road access is available from Fox Lane at the northern part and Hitchcock Lane on the southern part of the property. Tennessee River access is less than 0.5 miles from the property boundary on the west side.

The current timber consisting of 2 to 3 year old Loblolly Pine is reserved by Packaging Corporation of America (PCA) until May 29, 2038. Dry Creek Wildlife Management Area in cooperation with PCA controls the hunting rights. The new owners are entitled to annual timber income payments and a final harvest payment at the end of the Timber Sale and Purchase Contract agreement. Interested parties will be required to sign a Non-Disclosure Agreement prior to receiving any confidential information concerning the terms and payments of the lease. PCA pays the annual property taxes.

Call/Text Elton Coley at 256-366-0575.

4,121.00 Acres
Hardin County
GPS 35.0436 X -88.134

Mossy Oak Properties Southeast Land & Wildlife
www.selandandwildlife.com



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