



FOR SALE

Island 40 Hunting Preserve

An intensely managed Mississippi River property located 10 minutes from downtown Memphis.
Trophy whitetail deer, turkeys, small game, duck hunting and fishing.

1150 +/- Acres of bottomland hardwoods
Shelby County, Tennessee

G A Robinson Land Co. LLC is the Exclusive Agent for the property described herein. This brochure and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. G A Robinson Land Co LLC and its agents assume no liability as to errors, omissions or investment results.

FOR APPOINTMENT PLEASE CONTACT: BERT ROBINSON IV

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 **G.A. ROBINSON**
LAND COMPANY - EST. 1950



Island 40 Hunting Preserve

Shelby County, Tennessee

Description

Island 40 is an 1150+/- acre tract of hardwood bottomland on the Mississippi River. Originally an Anderson-Tully tract, this property has been in the hands of a conservation minded private owner for over 10 years. The current owner had one goal in mind—maximize the natural resources of the property—namely the whitetail deer hunting and the enormous wild turkey population. Numerous other opportunities for recreation exist such as small game hunting, duck hunting, fishing, ATV and horseback riding.

Location

The property is located 11 miles north downtown Memphis, TN near Mound City, Arkansas. **That's Right! Ten minutes driving time from Memphis.** There is no other property of this kind in such close proximity to a major metropolitan area available.

Acreage

There are approximately 1150 acres all of which are mature Mississippi river hardwoods interspersed with strategically placed food plots.

Timber

The timber has been professionally managed to

maximize the potential for wildlife habitat. A small number of acres have been thinned and or clear-cut to provide cover and or food sources for the wild game. A timber cruise and timber plan are available upon request.

Hunting Seasons

This property lays on the west side of the Mississippi River, however it is technically in the State of Tennessee, which allows for much longer hunting seasons and more liberal bag limits.

Improvements

There are numerous deer stands and blinds on the property. A 100 foot steel bridge over Island 40 Chute allows all weather access to the property. A 1 acre lot on the protected side of the levee will be include in the sale to allow for a lodge or other improvements such as skinning rack/storage shed.

Sales Price

\$4,200,000

Showing

To schedule a showing, please contact Bert Robinson IV.

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