



**FOR SALE**

## Ash Slough

One of a kind recreational property located  
just minutes from downtown Memphis.

**268 +/- Acres**  
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



# Ash Slough

**Shelby County, Tennessee**

## Description

Owned by the Cardosi family for over 40 years, Ash Slough offers the outdoorsman a myriad of opportunities just minutes from the Memphis City limits. 268 +/- acres of a mixture of bottomland hardwoods, food plots, cypress sloughs, with opportunities for ducks, turkeys, doves and deer.

## Location

Located north of Memphis, TN at the confluence of the Loosahatchie River and the Mississippi River, Ash Slough is easily accessed from Memphis in mere minutes. Ash Slough is accessed by private road at the dead end terminus of Old Cuba Benjestown Road. Eagle Lake Refuge is located less than a mile directly to the north of the property. Shelby Forest WMA and Meeman-Shelby Forest State Park are close by as well.

## Acreage

Ash Slough consists of 268 +/- useable acres. The property is approximately 80% in timber with the balance in sloughs, food plots, dove fields, natural cover and forage. Tax acres indicate 323+/-, however these acres are below the mean low water line of the Mississippi River, but are growing due to accretions.

## Ash Slough Proper

The namesake slough is a 7+/- acre river chute that holds water year round. Famous for its outstanding duck hunting, it also offers fishing opportunities.

## Hunting

**Waterfowl**—Ash Slough offers superb waterfowl hunting in the slough itself and also in the timber when flooded. With some minor improvements, several impoundments could be created for additional waterfowl opportunities.

**Turkeys and Deer**—The entire Shelby Forest ecosystem is well known for superior turkey and deer hunting. This property offers the best of that hunting without having to fight the crowds on public land.

**Doves**—With the property ideally located at the confluence of the Loosahatchie and the Mississippi Rivers, just north of Fullen Docks, doves are very plentiful. The highline wires would make an excellent site for a sunflower field.

**Asking Price** \$860,000

## Showing

By appointment only, please contact Bert Robinson IV via information below or additionally at 901-652-9725 (cell).

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