



FOR SALE

Guilt Edge Farm
Tipton County Retreat
Hunting, farming and a great place to live.

338 +/- Acres
Tipton 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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Guilt Edge Farm

Tipton County, Tennessee

Description

The Guilt Edge Farm offers a myriad of opportunities for outdoor enjoyment. Turkey, deer, and dove hunting opportunities abound. The property is also well suited for trail riding with horses or atvs. There are multiple home sites with gorgeous views. Residential subdivision potential exists as well. A significant portion of the property is leased for farming, creating significant income.

Location

The property is located between Munford and Guilt Edge in southern Tipton County. It is less than an hour drive time from Memphis, and even closer to Covington. With blacktop road frontage on McClerkin Rd on the south and Sturdivant Rd on the north, access is excellent.

Acreage

The property is a mix of highly productive farmland, pasture, food plots, and hardwood timber. Of the

338+/- acres, 153 acres are cultivatable according to the USDA Farm Service Agency.

Development and Subdivision

There are no houses currently on the property, but it is well situated for estate style development. With multiple access points, open rolling terrain interspersed with timber, the possibilities are there for subdividing into smaller residential hobby farms.

Income

Current farm income averages over \$9,000 a year and there are additional income opportunities from timber harvests.

Sales Price

\$725,000 all cash at closing.

Showing

By appointment only. For appointment please contact Bert Robinson IV.

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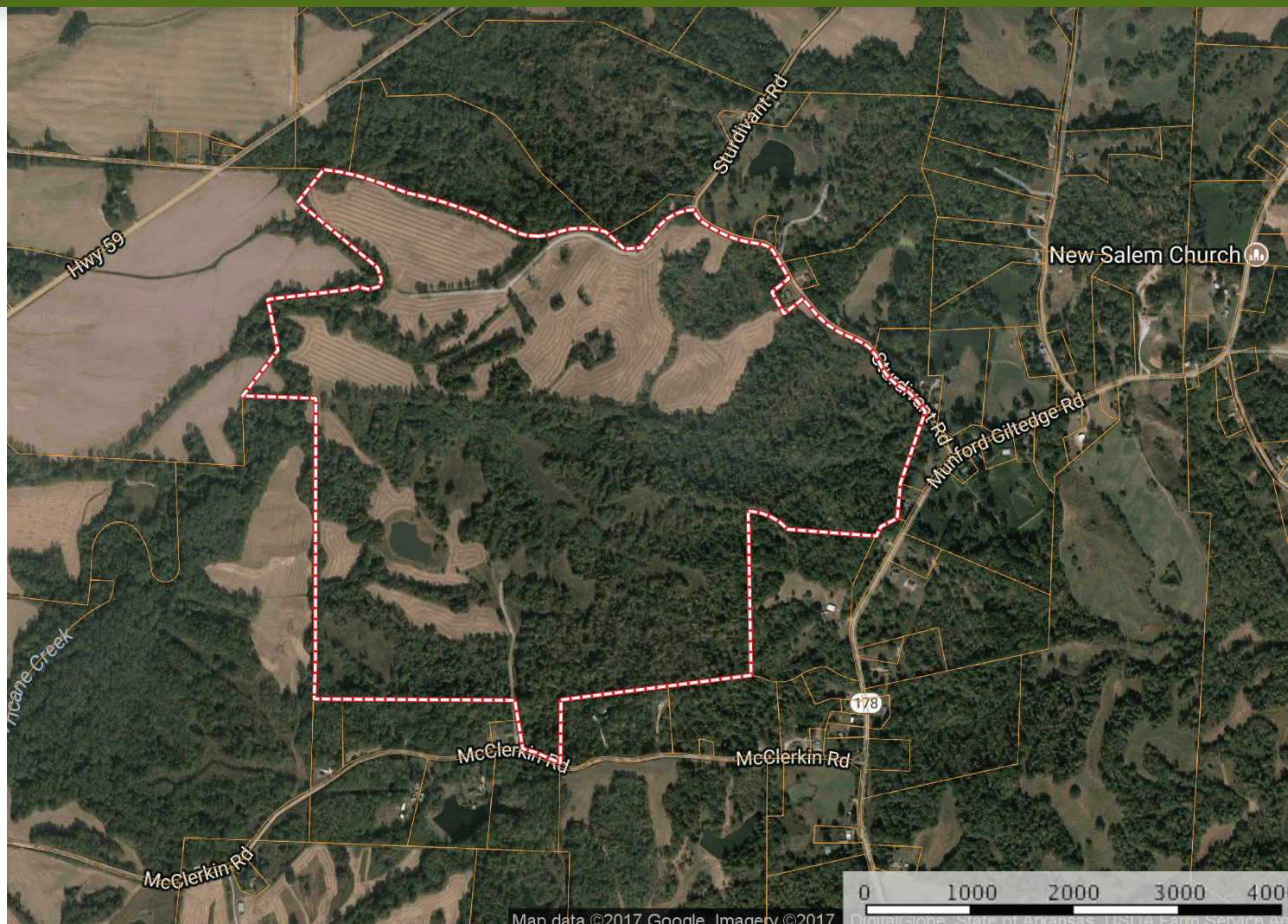
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