



FOR SALE

Muddy Creek Farm

727 +/- Acres

Hardeman County, Tennessee

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Hardeman County, Tennessee

Description

Approximately 727 acres located in southern Hardeman County. The property offers a wide range of recreational opportunities along with significant farming income. A magnificent 6-bedroom lodge, separate 2-bedroom cabin and new modern barn make this an incredible retreat for a large family or a hunting club. Turkey, deer, and duck hunting opportunities along with trophy bass fishing create a one-of-a-kind property in this area.

Location and Access

Muddy Creek Farm is located between Middleton, TN and Walnut, MS on Winwood Farms Loop. Just 51 Miles from Collierville, TN at Hwy 385, the property is easily reached in less than an hour using Hwy 72 through Walnut, MS.

Acreage

727 +/- Total Acres
286.02 FSA Cultivated Acres
20.41 +/- acres CRP
209.49 acres WRP
Balance in Hardwoods, Lake and Lodge Area

Soils

Over 75% of the soils are Class II Silty Loam ideally suited for corn, soybean and cotton production.

Lodge

The 3800+/- sq. ft. fully furnished lodge has 6 bedrooms plus a sleeping loft easily accommodating 16 guests. There are 4 full bathrooms and 2 half baths. The construction is a combination of reclaimed timber, cypress columns, and conventional framing utilizing natural materials some of which were sourced on site. There is no sheet rock in the interior of the house—reclaimed wood, pecky cypress, and other hardwoods make up the interior. A large Arkansas stone, wood burning fireplace highlights the great room. An inviting screen porch overlooks the lake and the property.

Cabin

The 900+/- sq. ft. 2 bedroom and 1 bath cabin offers additional accommodations for overflow family and guests and also overlooks the lake. The cabin would also make a great manager's house.

Barns and Tractor Shed

Rebuilt in 2016, this new barn houses all the toys and tractors one might need. Total sq footage is 2160+/- which includes a kitchen and bar area plus a half bath. There is also a covered porch overlooking the lake. Lots of storage for ATVs, decoys, blinds etc.

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Lake

Built in 2001, the 9-acre lake is stocked with Bass, Bream, Catfish and Israeli Carp. It has been professionally managed by Jeff Buehler of West Tennessee Pond Management. Many trophy bass are caught each year.

Equipment

Included in the sale are a 165 horse John Deere 4650 tractor with Woods batwing 15" bushhog, and a Kioti LK 3054 tractor with front end loader and various implements, and numerous other items that make caring for the property easy. A full list of the included equipment will be provided upon request.

Hunting

This property truly offers it all. Hardeman County is world famous not only for its deer hunting, but especially for its turkey hunting. Historically Hardeman County ranks in the top ten percent in annual turkey harvest in the state of Tennessee. Something you won't find on many tracts in the area is the opportunity to harvest ducks. Muddy Creek Farm offers native swampland that floods naturally and holds significant

populations of wood ducks, mallards, and other species. Additionally, controlled flooding of the bottomland agricultural fields offers even more areas to attract and hunt waterfowl.

Income

The farm is leased on a crop share of 25%. The three-year average has been approximately \$18,500. The CRP contract generates an additional \$3,250 per year, and the contract expires in 2031.

Other Property Improvements and Enhancements:

1. 4 Flashboard risers for water control for waterfowl hunting.
2. 9700' of gravel roads, 11,625' non-gravel field roads.
3. Over 125,000 hardwood seedlings were planted between 2000-2006.
4. 17 x 154' private concrete bridge crossing Muddy Creek.

Price \$3,400,000

Except for the warranty of title contained in the Deed, the property, the structures, the equipment and any improvements shall be conveyed and accepted AS IS WHERE IS with no warranty or guaranty as to condition or suitability.

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