



**FOR SALE**

## **HICKORY VALLEY FARM**

**229 +/- ACRES**

**HICKORY VALLEY, 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. AGENTS ASSUME NO LIABILITY AS TO ERRORS, OMISSIONS OR INVESTMENT RESULTS.

**BERT ROBINSON IV** | [bertrobinson@garobinson.com](mailto:bertrobinson@garobinson.com)  
**901.652.9725** | [www.garobinson.com](http://www.garobinson.com)  
91 South Front Street · Suite 02 · Memphis, TN 38103



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

# TABLE OF CONTENTS

- ❖ PROPERTY SNAPSHOT
- ❖ LOCATION MAP
- ❖ AERIAL PHOTO
- ❖ TOPO
- ❖ PROPERTY PHOTOS

FOR APPOINTMENT PLEASE CONTACT  
BERT ROBINSON IV

**BERT ROBINSON IV** | [bertrobinson@garobinson.com](mailto:bertrobinson@garobinson.com)  
**901.652.9725** | [www.garobinson.com](http://www.garobinson.com)  
91 South Front Street · Suite 02 · Memphis, TN 38103



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

## HICKORY VALLEY FARM

Hickory Valley, Tennessee

<b>THE PROPERTY:</b>	The property is a 229-acre tract meticulously developed for whitetail and turkey habitat. This property has the perfect mix of mature hardwoods, planted CRP hardwoods and pine, and food plots with an extensive trail system. Designed for the bow hunter, this property hunts big.
<b>LOCATION:</b>	Located north of Hickory Valley, Tennessee on Moore Rd. Drive time to East Memphis is exactly one hour.
<b>INTERACTIVE MAP:</b>	<a href="https://id.land/maps/17f9bb3e8372c1009550245b91aa6d95/share">https://id.land/maps/17f9bb3e8372c1009550245b91aa6d95/share</a>
<b>CRP:</b>	26.84 acres enrolled in CP1 paying \$2,342 annually through 2031.
<b>HUNTING:</b>	Trophy whitetails have been harvested every year. Turkey hunting is excellent, and the area is known for large population of both turkeys and deer.
<b>LODGE:</b>	A 1920 sq. ft. double wide with brick collar and concrete covered porch. 4 bedroom, 2 bath, fully furnished. New roof in 2024
<b>ASKING PRICE:</b>	\$975,000
<b>SHOWINGS:</b>	Available by appointment only, contact Bert Robinson IV

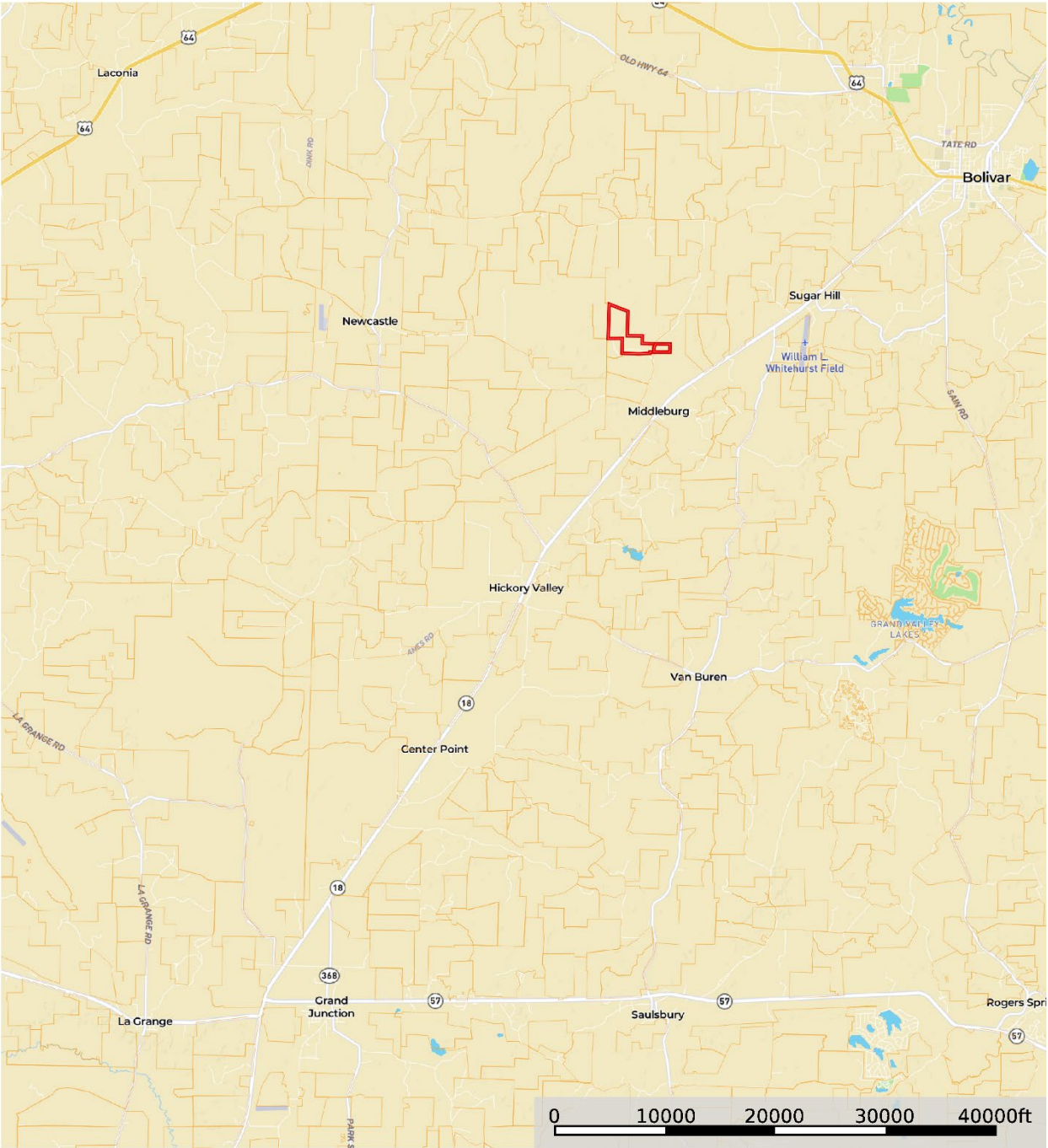
**BERT ROBINSON IV** | bertrobinson@garobinson.com  
**901.652.9725** | www.garobinson.com  
 91 South Front Street · Suite 02 · Memphis, TN 38103



HICKORY VALLEY FARM

Hickory Valley, Tennessee

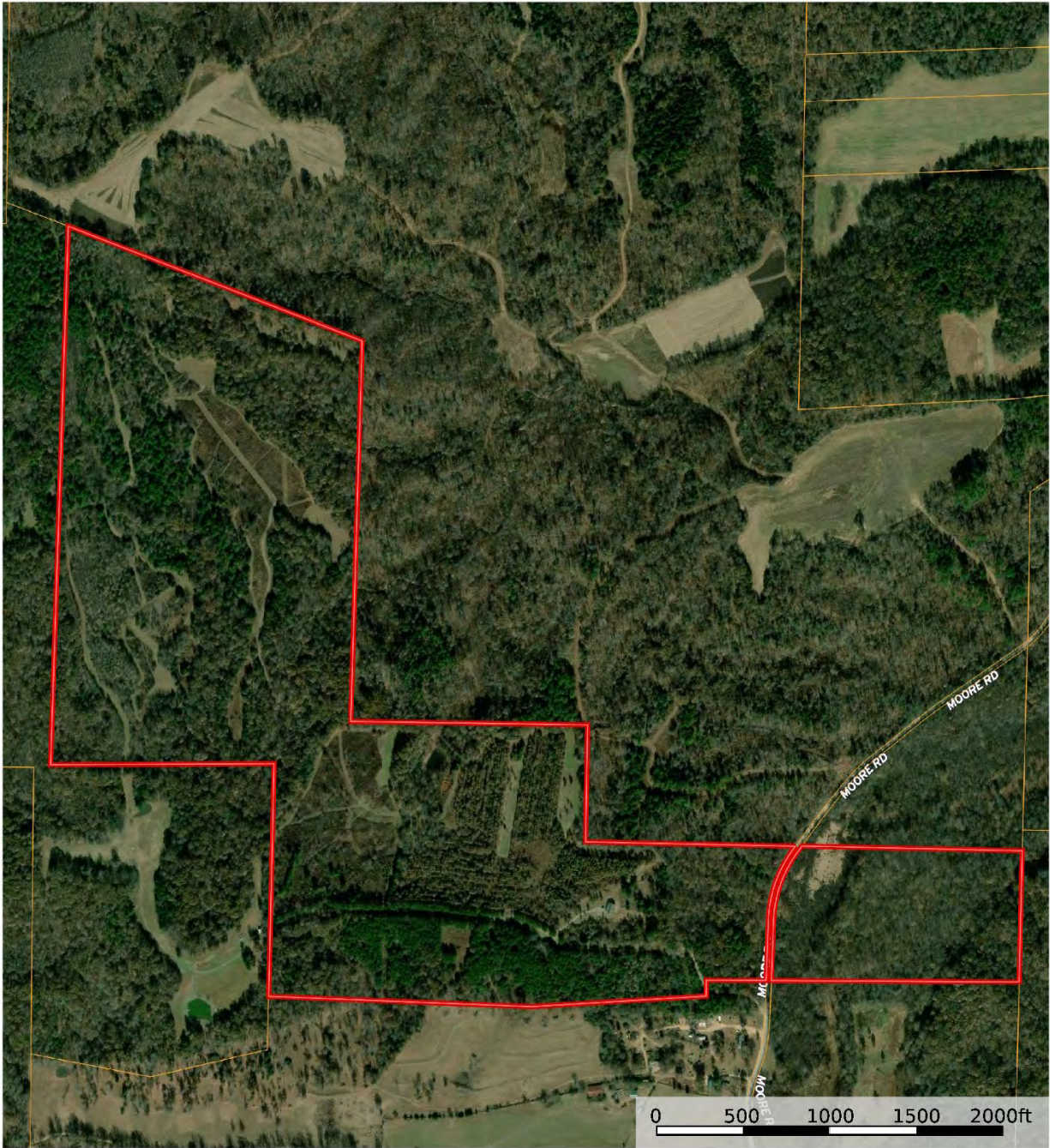
Mcewan  
Tennessee, AC +/-



HICKORY VALLEY FARM 229

Hickory Valley, Tennessee

Mcewan  
Tennessee, AC +/-



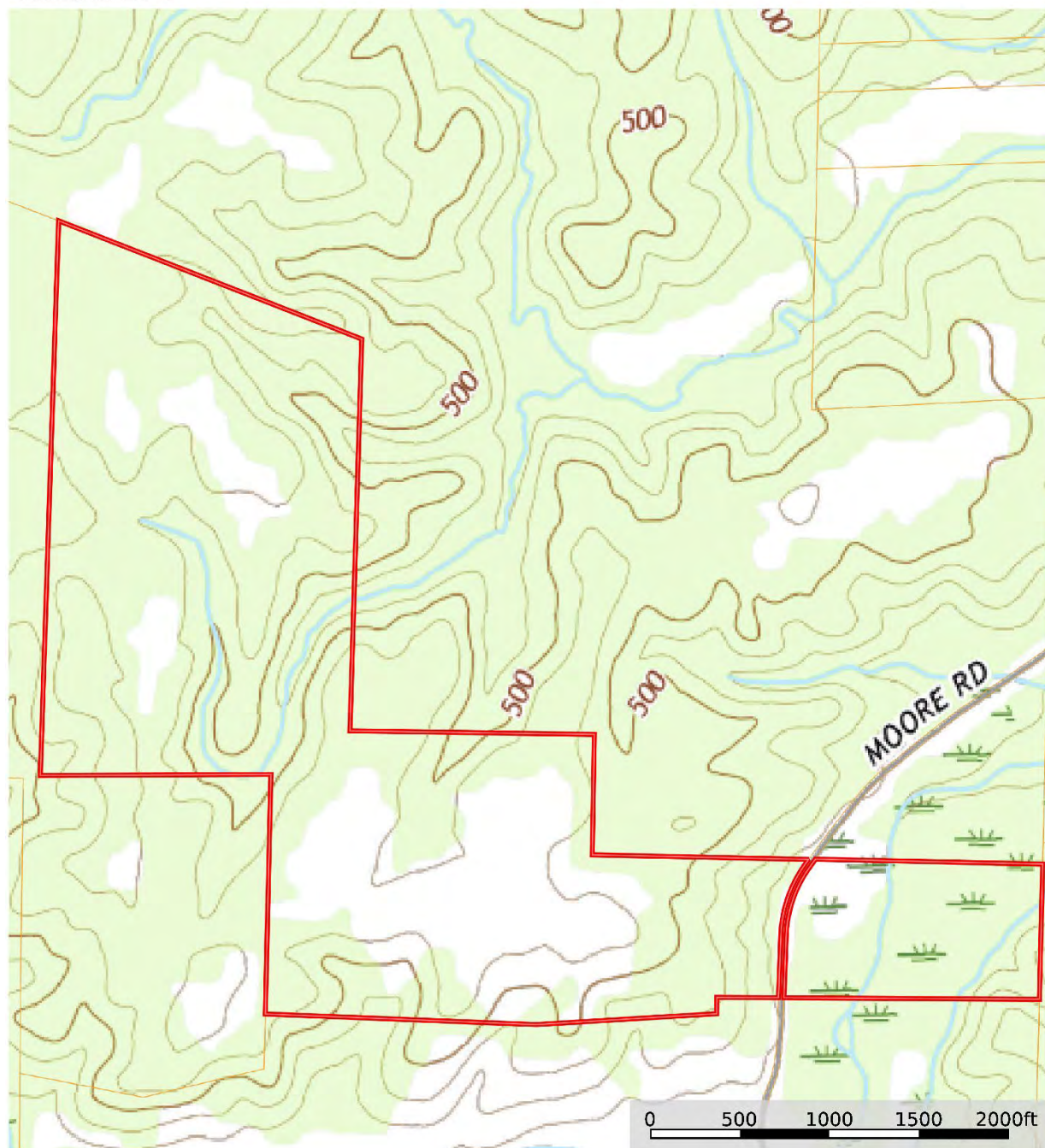
 Boundary

# HICKORY VALLEY FARM

Hickory Valley, Tennessee

Mcewan

Tennessee, AC +/-



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

