



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.

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G.A. ROBINSON
LAND COMPANY - EST. 1950

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FOR APPOINTMENT PLEASE CONTACT

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PROPERTY SNAPSHOT

HICKORY VALLEY FARM

Hickory Valley, Tennessee

THE PROPERTY:	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.
LOCATION:	Located north of Hickory Valley, Tennessee on Moore Rd. Drive time to East Memphis is exactly one hour.
INTERACTIVE MAP:	https://id.land/maps/17f9bb3e8372c1009550245b91aa6d95/share
CRP:	26.84 acres enrolled in CP1 paying \$2,342 annually through 2031.
HUNTING:	Trophy whitetails have been harvested every year. Turkey hunting is excellent, and the area is known for large population of both turkeys and deer.
LODGE:	A 1920 sq. ft. double wide with brick collar and concrete covered porch. 4 bedroom, 2 bath, fully furnished. New roof in 2024
ASKING PRICE:	\$975,000
SHOWINGS:	Available by appointment only, contact Bert Robinson IV

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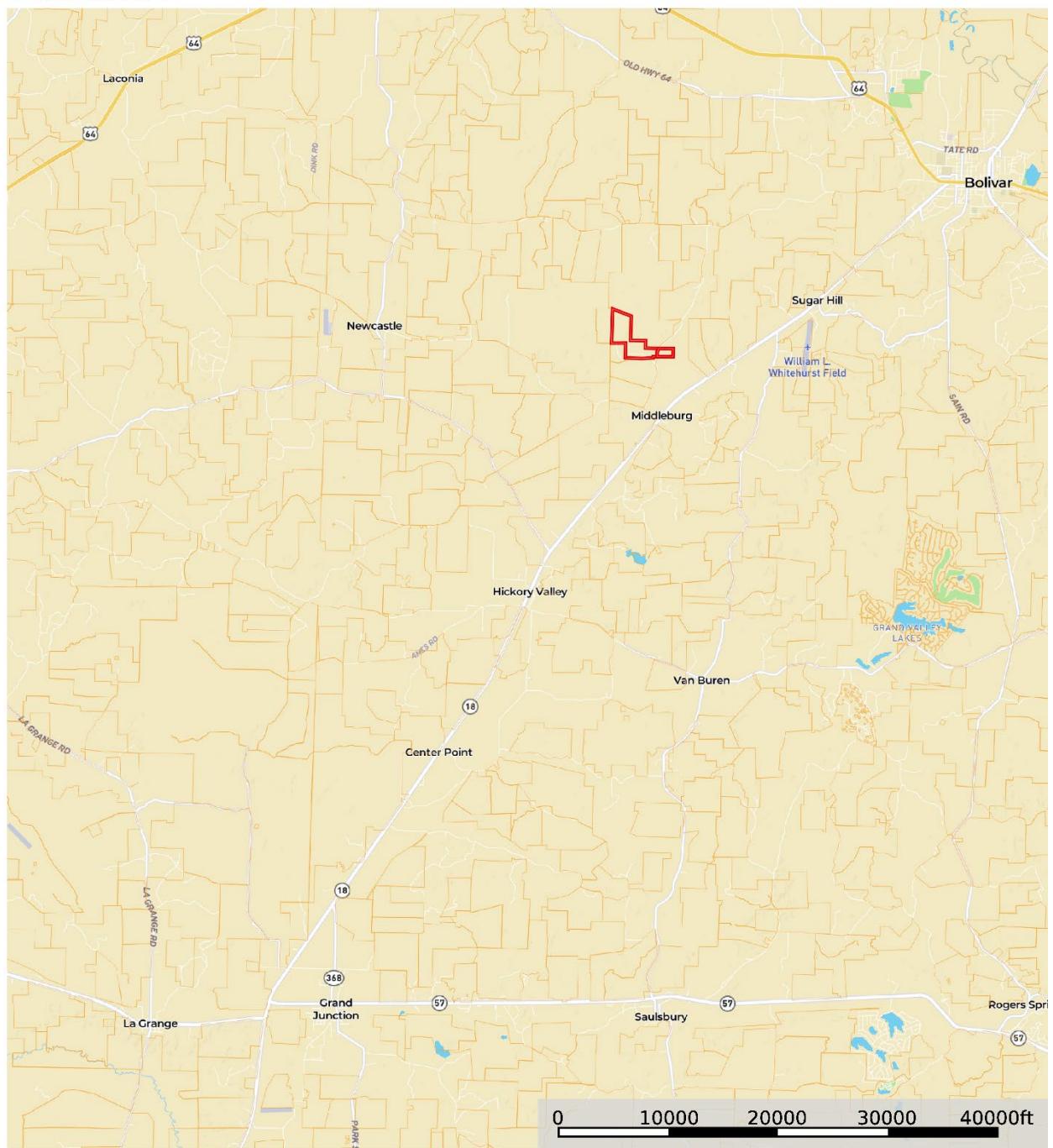
LOCATION MAP

HICKORY VALLEY FARM

Hickory Valley, Tennessee

McEwan

Tennessee, AC +/-



Boundary

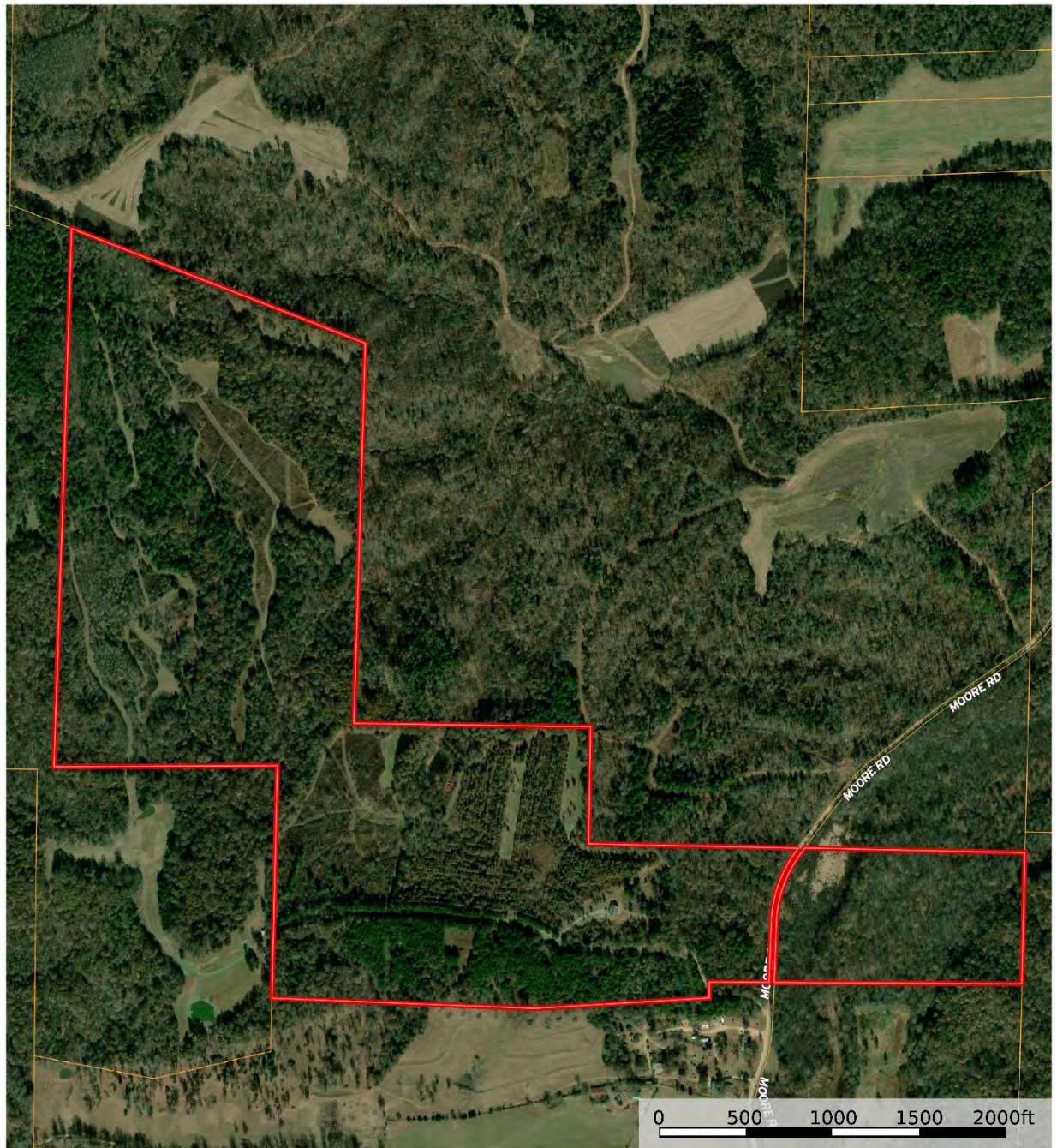
LOCATION MAP

AERIAL PHOTO

HICKORY VALLEY FARM 229

Hickory Valley, Tennessee

McEwan
Tennessee, AC +/-



 Boundary

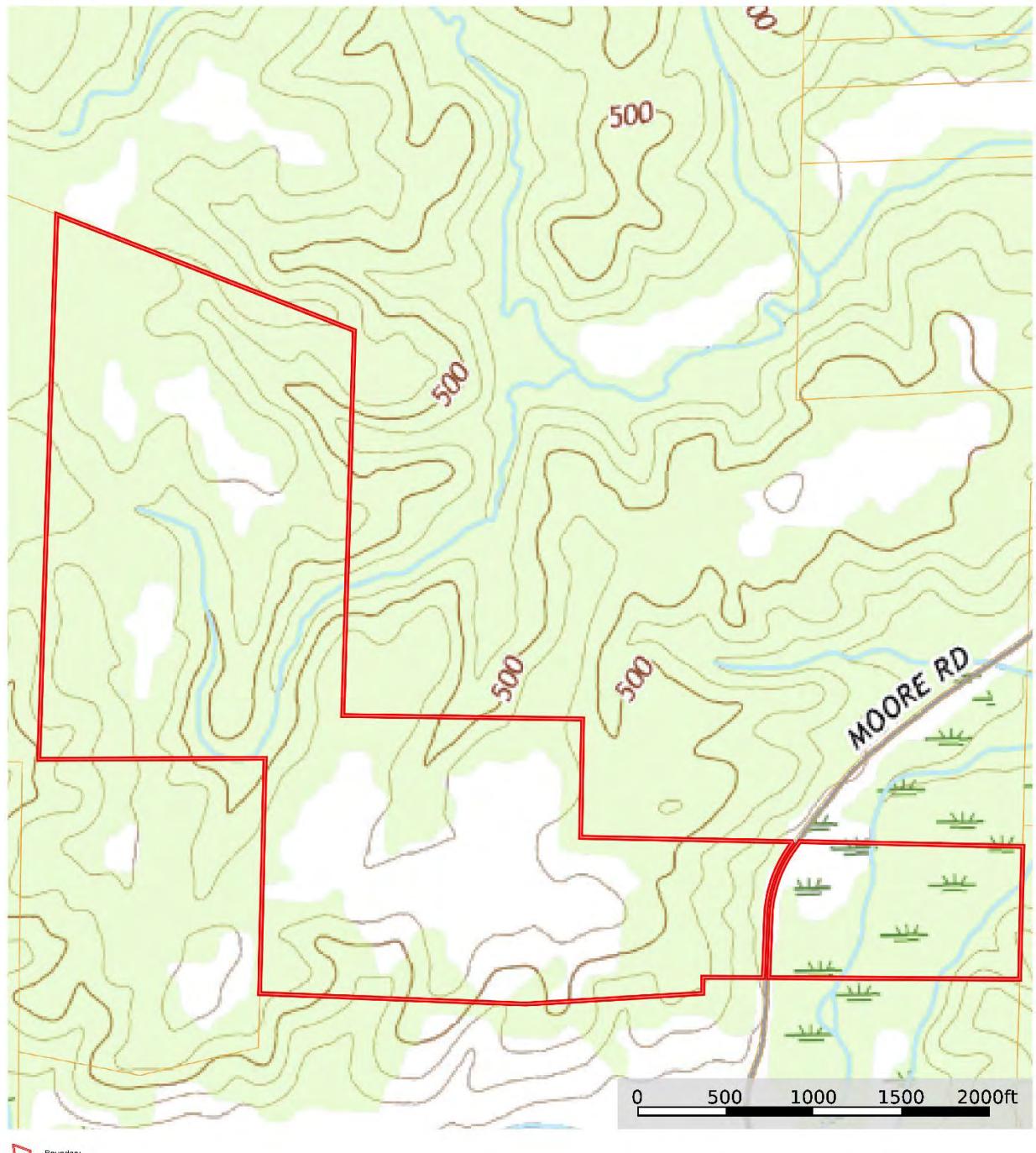
AERIAL PHOTO

TOPO PHOTO

HICKORY VALLEY FARM

Hickory Valley, Tennessee

McEwan
Tennessee, AC +/-

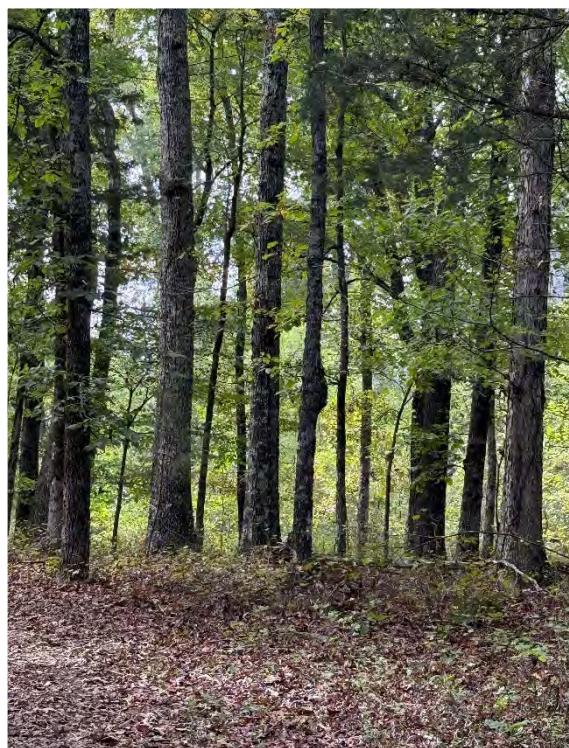


TOPO PHOTO

PROPERTY PHOTOS



PROPERTY PHOTOS



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PROPERTY PHOTOS



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