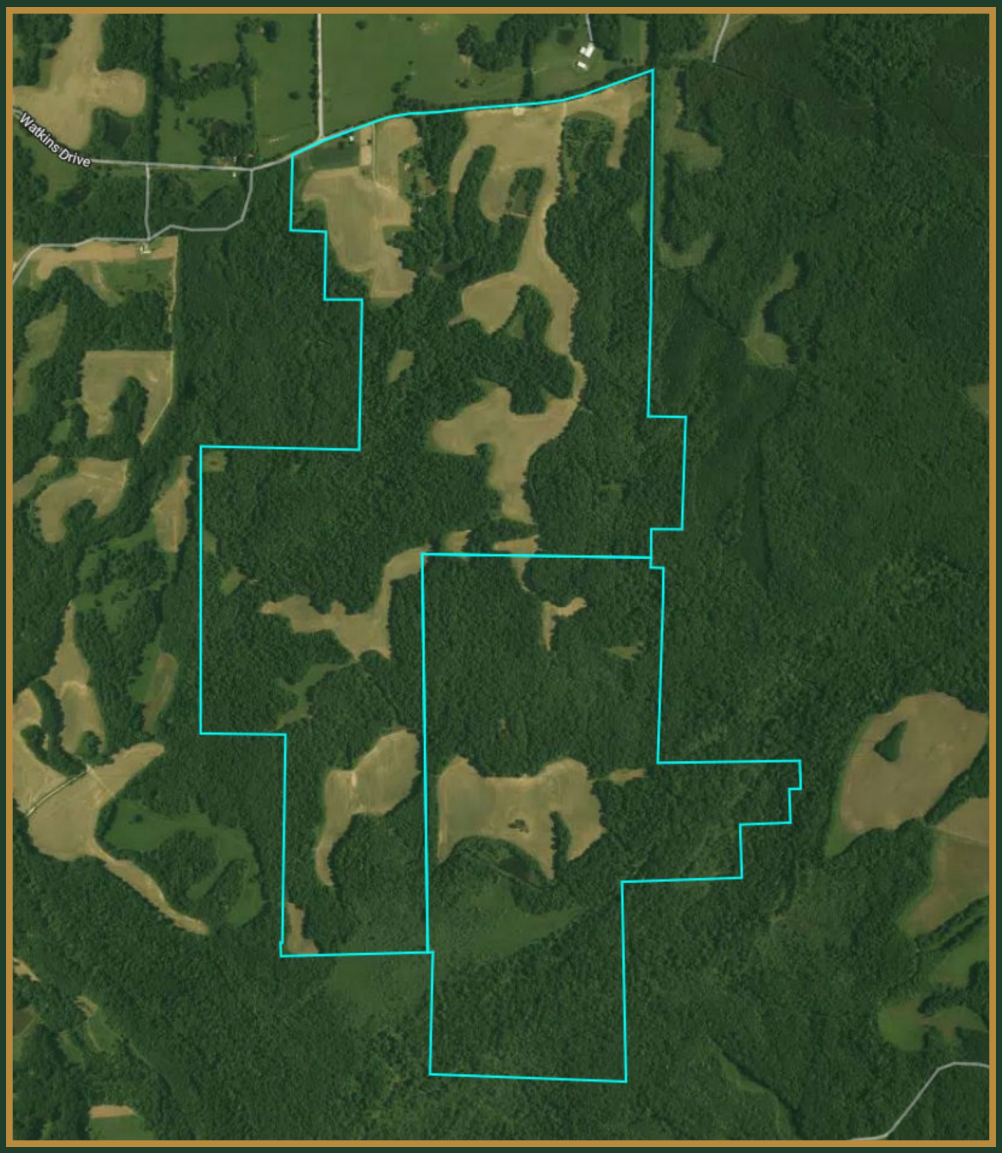
G.A. ROBINSON
LAND COMPANY - EST. 1950

LAND FOR SALE



817.9± Acres

Fayette County, Tennessee | Moscow, TN

FSA cropland acres: 174.68 ac (corn, cotton, soybeans) • Deer & turkey
Old-growth white & red oak hardwoods • Adjacent to Wolf River State Forest (formerly part of Ames Plantation)
1,400± sq ft cabin (3 BR, 1 BA) • Multiple ponds • End-of-the-road privacy
Tractor and farm equipment included in the sale

Asking Price: $4,000,000 (approx. $4,890 per acre)

BERT ROBINSON | G.A. ROBINSON LAND COMPANY
P: 901-652-9725 | www.garobinson.com
91 S. Front St., Suite 02, Memphis, TN 38117

SCAN OR CLICK
Interactive Property Map

THE OPPORTUNITY

Property Overview

817.9±	174.68	2	$4.0M
TOTAL ACRES	FSA CROPLAND ACRES	ADJOINING TRACTS	ASKING PRICE

ABOUT THE PROPERTY

This 817.9± acre offering near Moscow, Tennessee combines 174.68 FSA cropland acres capable of growing corn, cotton and soybeans, with the balance in mature, old-growth hardwoods consisting primarily of white and red oak, plus creek-bottom lowlands, in one large, contiguous holding that adjoins Wolf River State Forest (formerly part of Ames Plantation). Home to deer and wild turkey, the property includes a 1,400± sq ft, 3-bedroom, 1-bath cabin and multiple ponds, with end-of-the-road privacy and frontage on Watkins Drive and more than 140 feet of elevation change. It gives a buyer room for row-crop farming, hunting and recreation, timber management, a private family retreat, or long-term residential potential. Asking price: **$4,000,000**.

HIGHLIGHTS

- **817.9± acres** in two adjoining tracts: 527.70± acres (Watkins Dr.) and 290.23± acres.
- **FSA cropland acres: 174.68 ac** that can grow corn, cotton and soybeans.
- **Adjacent to Wolf River State Forest** (formerly part of Ames Plantation), state-owned public land.
- **1,400± sq ft cabin** with 3 bedrooms and 1 bathroom, plus **multiple ponds**.
- **Equipment included:** tractor with loader, bush hog, seeder, 4-row planter, sprayer and fence post auger.
- **Deer and turkey:** quality hunting habitat with timber, open fields and creek bottoms.
- **Mature old-growth hardwoods:** the balance of the property is primarily white and red oak.
- **Varied topography:** elevations from 363 to 504 feet with ridges, draws and bottomland.
- **Creek bottoms and wetland areas** along the southern portion, a draw for wildlife.
- **Convenient location:** about 5 miles from Moscow, 8 from Somerville and 40 from downtown Memphis (straight-line).
- **End-of-the-road privacy** with paved-road access, in a very popular recreational and residential area.

PROPERTY SUMMARY

	Tract 1	Tract 2	Total
Location	Watkins Dr.	Sides Dr. E.	
Parcel #	137-008.00	150-004.00	
GIS Acres	527.70±	290.23±	817.9±
Address	3595 Watkins Rd, Moscow, TN		
Utilities	Well water, septic and electric		
Road Access	Paved road access		
Minerals	Any mineral rights owned by seller will convey		

SOLD AS IS, WHERE IS. The property, including the cabin, equipment and all other improvements, ponds, fences, roads and access, is offered and will be sold "as is, where is," with all faults and without warranty or representation of any kind, express or implied, by the seller or broker. Buyer is responsible for its own inspections and due diligence. Acreage is approximate and based on GIS mapping.

Investment Opportunity

Large tracts of farmland, timber and recreational land have long been held as a durable, tangible asset. This 817.9± acre property combines **working farmland** and **mature hardwood timber** with strong recreational appeal, in a very popular recreational and residential area near Moscow, Tennessee, and gives a buyer several ways to hold, use and build value in the land.

Long-Term Appreciation

Large contiguous holdings are uncommon, and this one sits about 40 miles from Memphis in a sought-after recreational and residential area, bordering state-owned forestland at Wolf River State Forest (formerly part of Ames Plantation). Land of this kind offers long-term appreciation potential while the owner enjoys it and earns from it.

Farm Income

174.68 FSA cropland acres that can grow corn, cotton and soybeans can be farmed directly or leased to a local operator for annual income. Open fields also support pasture, food plots and wildlife management.

Timber Income

The balance of the property is **mature, old-growth hardwoods, primarily white and red oak**. Timber can provide periodic income through managed harvests while the standing stand continues to grow.

Recreation & Residential

Deer and turkey, multiple ponds and a 1,400± sq ft, 3-bedroom, 1-bath cabin support hunting, recreation and personal use today, with room for a future retreat or residence in a popular residential area.

+6.6%

FAYETTE COUNTY POPULATION
APRIL 2020 TO JULY 2024

Population Growth & Development Potential

Fayette County's population grew from about 41,700 in 2020 to about 44,500 in 2024, according to U.S. Census Bureau estimates. With that growth, and a location near Moscow and about 40 miles from Memphis, the property may offer **potential for future residential subdivision development** of portions of the acreage. Any subdivision would depend on zoning, county subdivision regulations, road access, utilities, septic and soils approvals and flood-zone limits, which buyers should verify with Fayette County.

Income, appreciation and development potential are not guaranteed. Farm and timber income depend on markets, weather, management and the buyer's own plans. Buyers should consult their own accountant, attorney and forester or land consultant. Population source: U.S. Census Bureau.

The Cabin



Cabin overlooking the pond



Front of the cabin



Covered porch with pond view



Kitchen and living area



Living and dining area

Ponds, Cropland & Timber



Pond



Cropland



Open field



Hardwood timber



Hardwood timber

Equipment Included



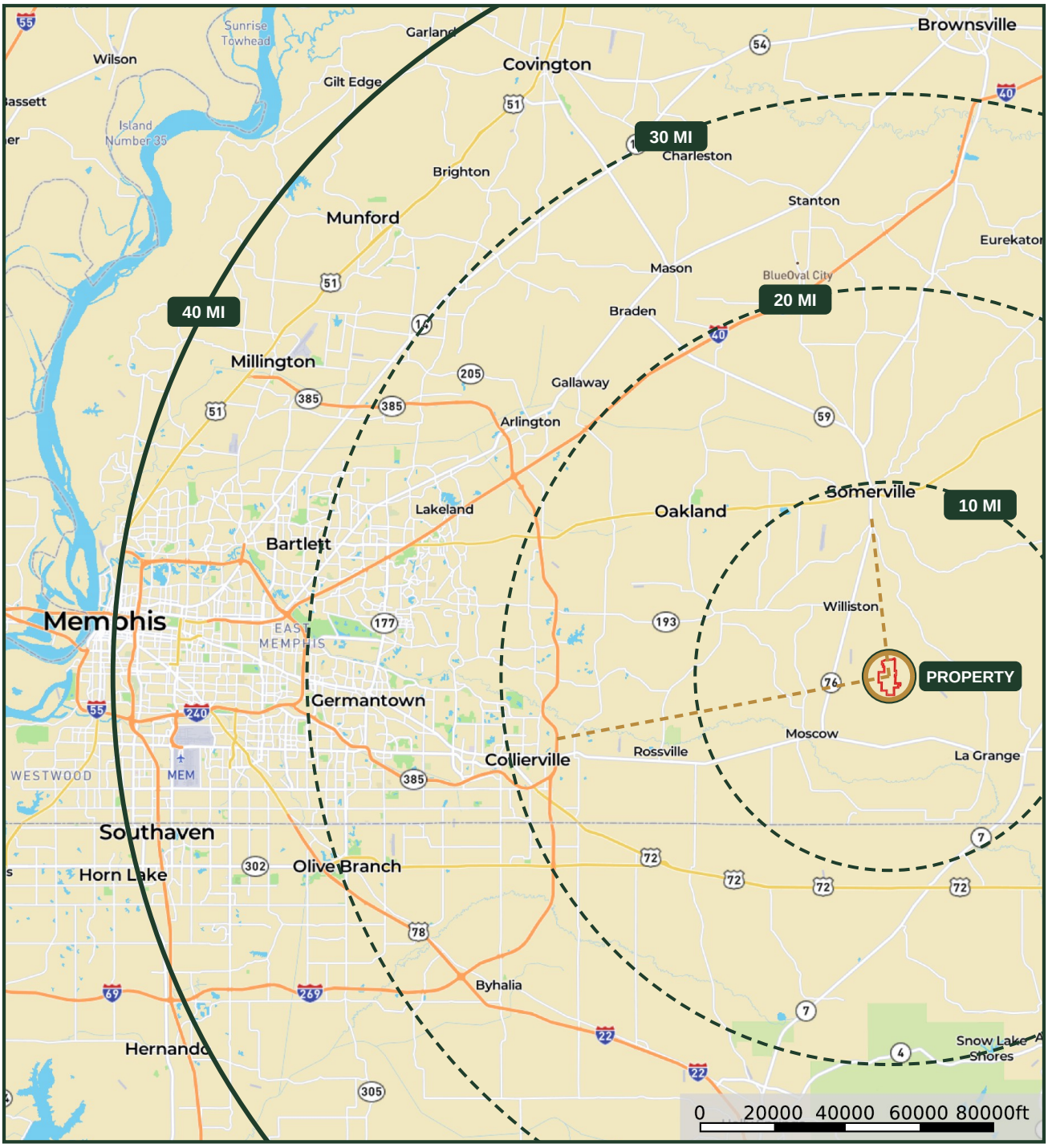
Tractor with front loader and cab

EQUIPMENT CONVEYING WITH THE PROPERTY

Tractor	with front loader and cab	**Bush hog**	rotary cutter
Seeder		**4-row planter**	
Sprayer		**Fence post auger**	

Equipment is included in the asking price and is sold **as is, where is**, without warranty of any kind. Make, model, year, condition and working order are not guaranteed, and the final equipment list will be confirmed in the purchase contract. Buyer should inspect all equipment.

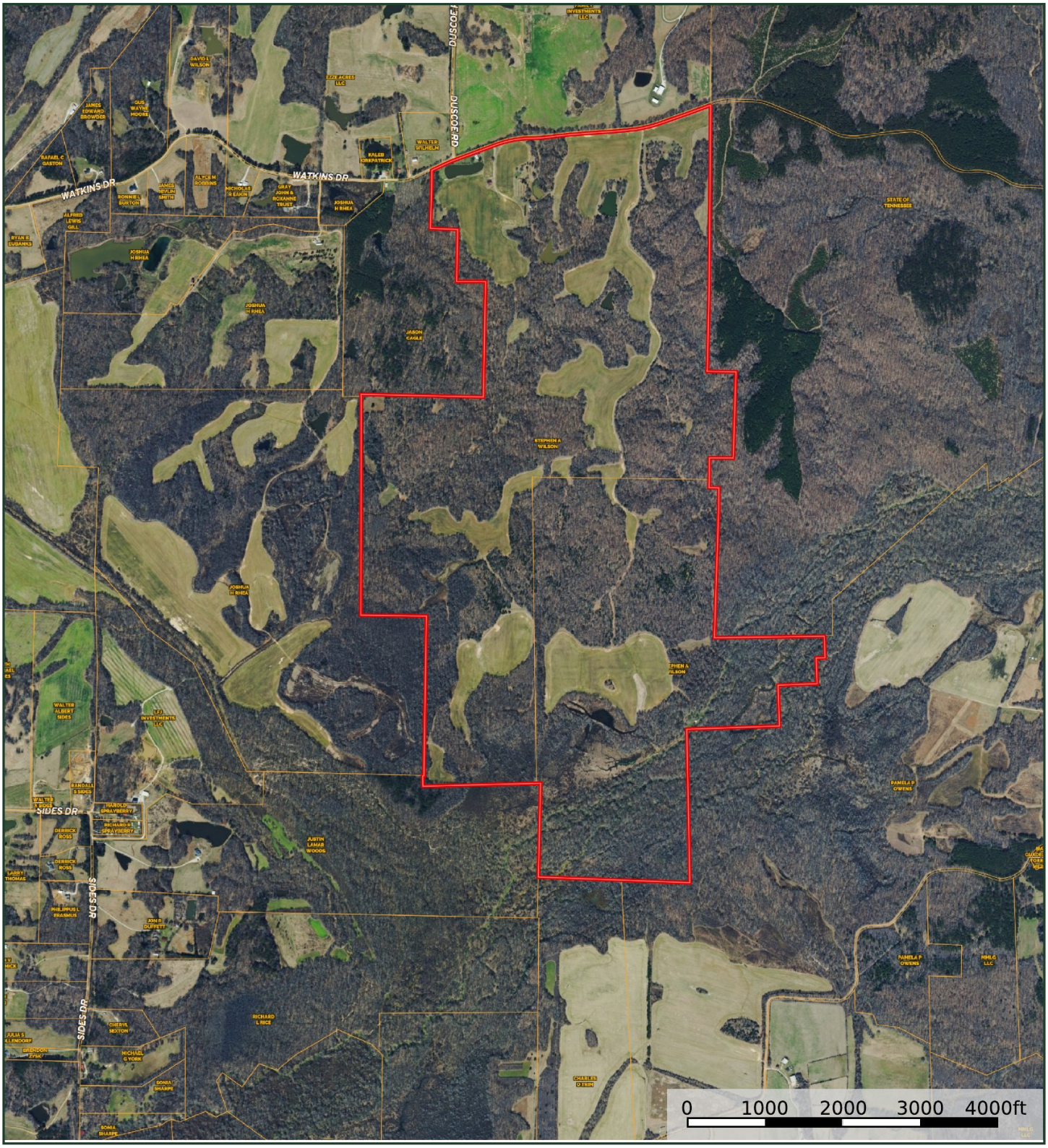
Location Map



COLLIERVILLE, TN	SOMERVILLE, TN	MEMPHIS, TN
~22 mi ~30 min drive	~12 mi ~20 min drive	~40 mi ~1 hr drive

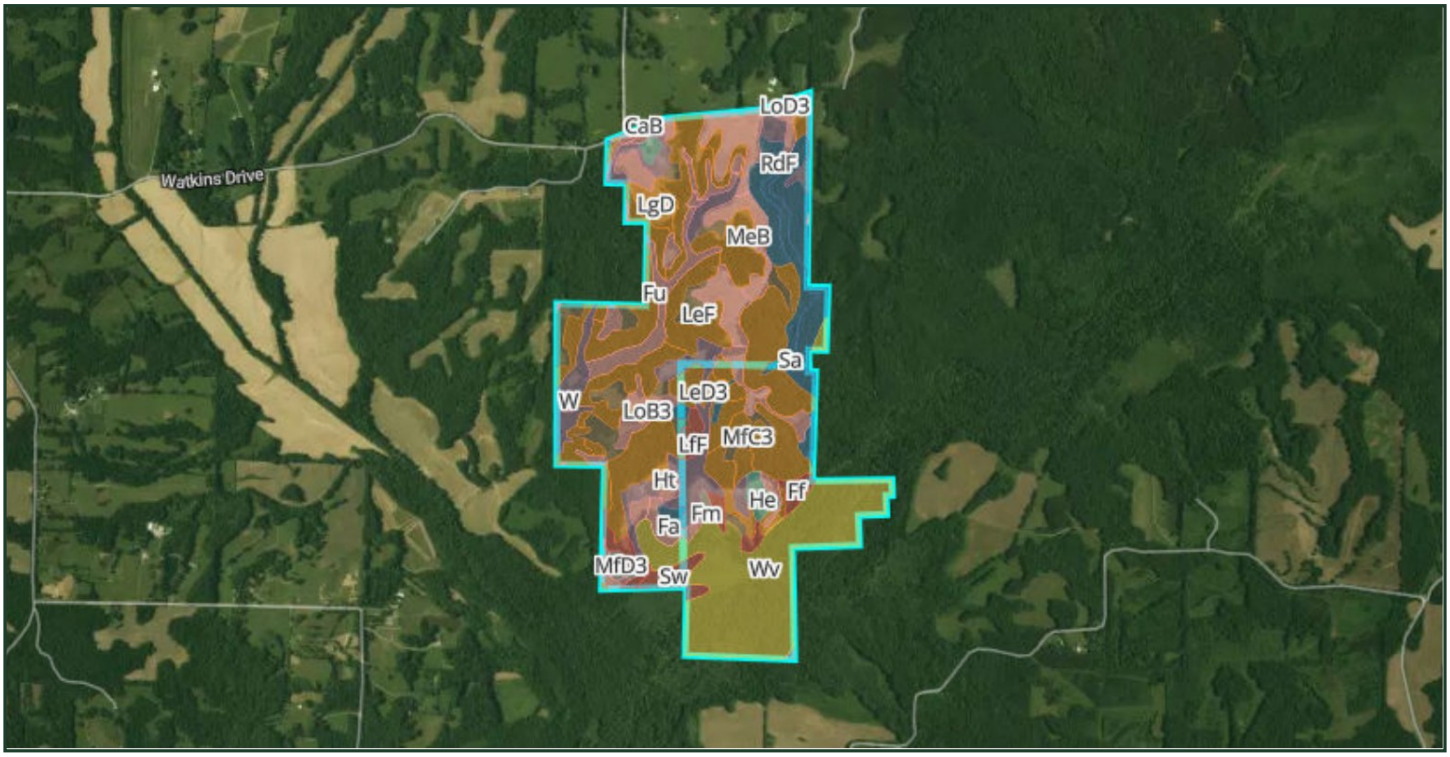
Rings show straight-line miles from the property at 10, 20, 30 and 40 miles. Distances and drive times to Collierville, Somerville and Memphis are approximate; the 40-mile ring passes through Memphis. Map courtesy of Land id.

Aerial Boundary Map



Property boundary shown in red. The property lies along Watkins Drive, with surrounding parcels and owner names shown for context. Boundaries are approximate and not a survey.

Soils & Topography

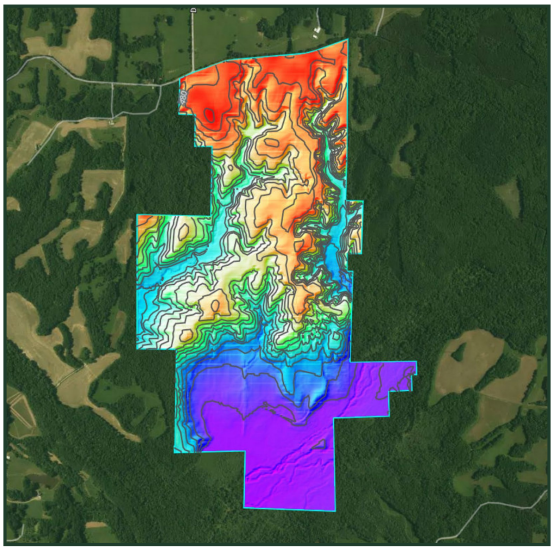


43 / 100 NCCPI

National Commodity Crop Productivity Index, average across the property

Soil	Acres	%	Class	NCCPI
Gullied land, sandy	182.4	22.3	7e	0
Waverly silt loam, frequently flooded	141.1	17.3	3w	54.9
Lexington-Ruston complex, 12-30% slopes	70.8	8.7	6e	65.4
Ruston sandy loam, 12-30% slopes	47.4	5.8	7e	58.4
Loring silt loam, 2-5% slopes	45.8	5.6	2e	59.8
Collins fine sandy loam	40.5	4.9	2w	82.9
Falaya silt loam, 0-2% slopes	31.2	3.8	2w	64.4
Memphis silt loam, 2-5% slopes	24.8	3.0	2e	85.8

Top eight soil types by acreage (of 36 mapped). Source: USDA soil survey data via Acres.

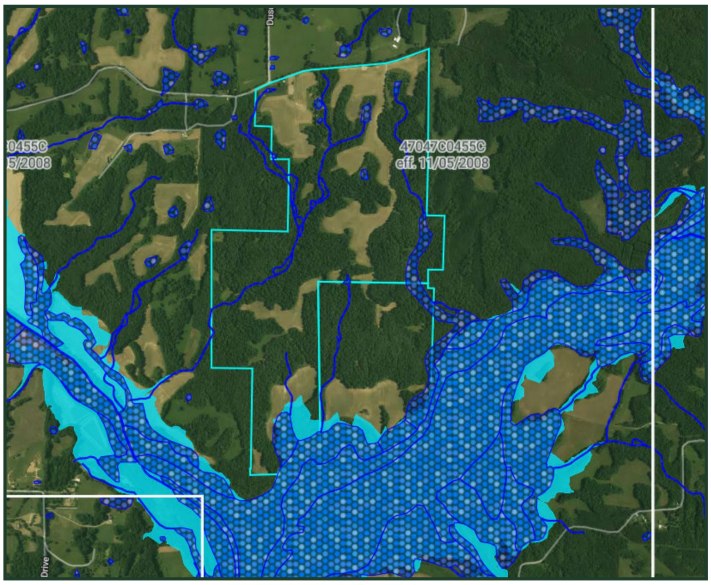


Elevation	**362.9 to 504.1 ft**
Relief	**141.2 ft**
Average slope	**7.2%**

Elevation: USGS 3-meter DEM, 10-ft contours.

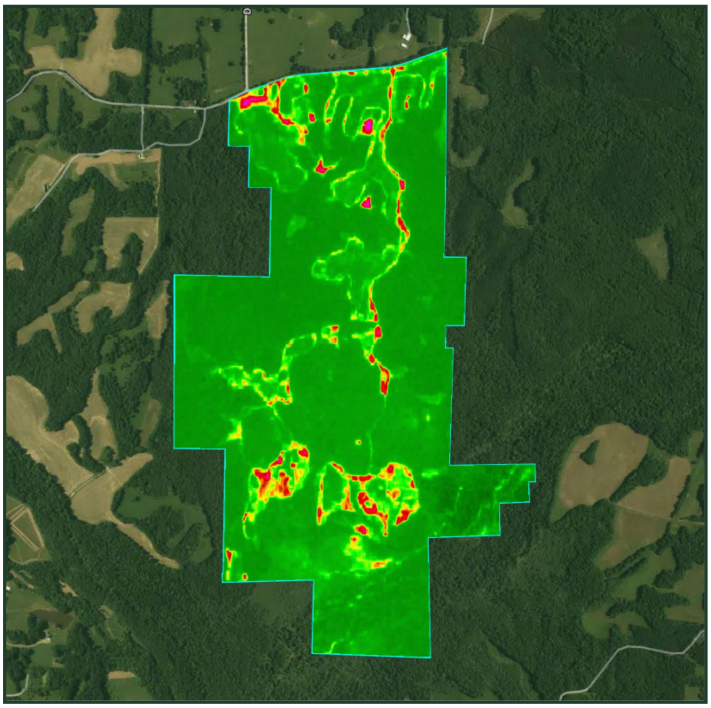
Flood, Cover & History

FEMA FLOOD ZONES



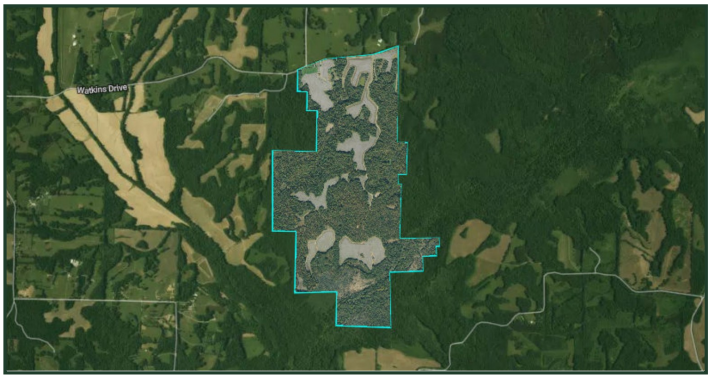
The southern edge of the property meets the FEMA-mapped 100-year floodplain and wetlands (panel 47047C0455C, effective 11/05/2008). Most of the acreage lies on higher ground.

VEGETATION INDEX (2024)

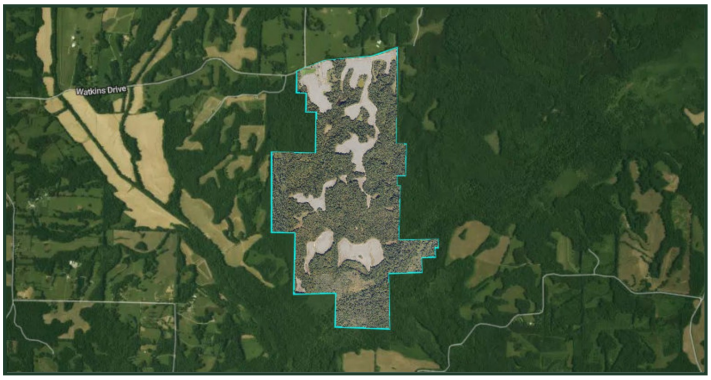


Vegetation health averaged 88.4 of 100 (minimum 34.4, maximum 99.8), reflecting dense, healthy cover across most of the property.

HISTORICAL IMAGERY



2021



2023

Imagery from 2021 and 2023 shows consistent land cover, with open fields and timber stands holding steady over time.

Schedule a Showing

817.9± Acres | Fayette County, Tennessee

Asking price: $4,000,000. To arrange a visit or request more information, please contact:

Bert Robinson

G.A. ROBINSON LAND COMPANY

P: 901-652-9725

www.garobinson.com

91 S. Front St., Suite 02
Memphis, TN 38117

DIRECTIONS FROM COLLIERVILLE, TN

Head east on SR 57 (Poplar Avenue) from Collierville through Piperton and Rossville, cross the Wolf River and continue into Moscow. The property is about 5 miles from Moscow. **Approximate drive time: 30 minutes.** Call for final directions and a GPS pin.

G.A. ROBINSON
LAND COMPANY - EST. 1950

The information contained herein was obtained from sources deemed to be reliable. No warranties or guarantees are made as to the completeness or accuracy thereof. Acreage, boundaries, soils, flood and elevation data are approximate and for general reference only; buyers should verify all information independently, including access, cropland acreage and survey. The property and the cabin are offered "as is, where is," with all faults and without warranty of any kind, express or implied. Maps and data courtesy of Land id and Acres.