



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**158.51± ACRES
DECATUR COUNTY, TN
\$624,100**

OFFICE (901) 910-1809 | WWW.SMALLTOWNPROPERTIES.COM

THE DECATUR 158.51

PROPERTY PROFILE

LOCATION:

- 3 Way Road
Decaturville, TN 38329
- Decatur County
- 9± Miles NW of Riverstone
Marina in Bath Springs
- 57± Miles SE of Jackson
- 108± Miles SW of Nashville
- 123± Miles NE of Memphis

COORDINATES:

- 35.514456, -88.104445

TAX INFORMATION:

- 087-003.00: \$433 (2025)

PROPERTY USE:

- Hunting
- Recreational
- Agricultural
- Potential Home/Cabin Site
- Investment

PROPERTY INFORMATION:

- 158.51± Acres
- Established Interior Trails
- Select-Cut Timber
- Rolling Topography
- Greenwood Branch
- Mineral Rights
- Deer & Turkey
- Pond



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SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

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7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE DECATUR 158.51

WELCOME TO THE DECATUR 158.51, A DIVERSE AND PRODUCTIVE FARM LOCATED IN DECATURVILLE, IN DECATUR COUNTY, TENNESSEE. This well-rounded 158.51± acre property offers a strong combination of tillable cropland, recently harvested timberland, and a meandering stream, providing both agricultural income potential and outstanding wildlife habitat. With extensive frontage along 3 Way Road, the Decatur 158.51 also offers excellent opportunities for future home sites or possible division.

This is a proven hunting property, featuring abundant food sources from planted fields and regenerating timber that create ideal conditions for deer and turkey. The property's location between Decaturville and Bath Springs, just minutes from the Tennessee River, adds convenience while expanding recreational options such as boating and fishing.

Rolling hills and scenic natural beauty define the landscape, with Greenwood Branch winding through the property to provide a reliable year-round water source for wildlife and an attractive natural feature. The versatile mix of land types makes this tract a rare opportunity for farming, hunting, or long-term investment in a highly desirable area.

**Contact Shane Martin today for more information
or to schedule a private showing.**



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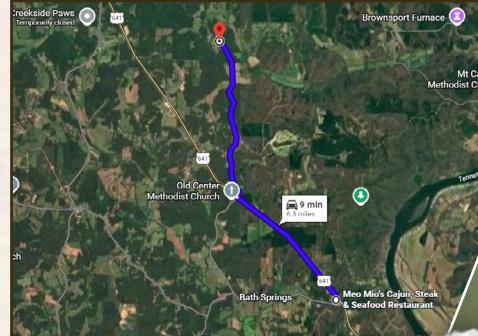
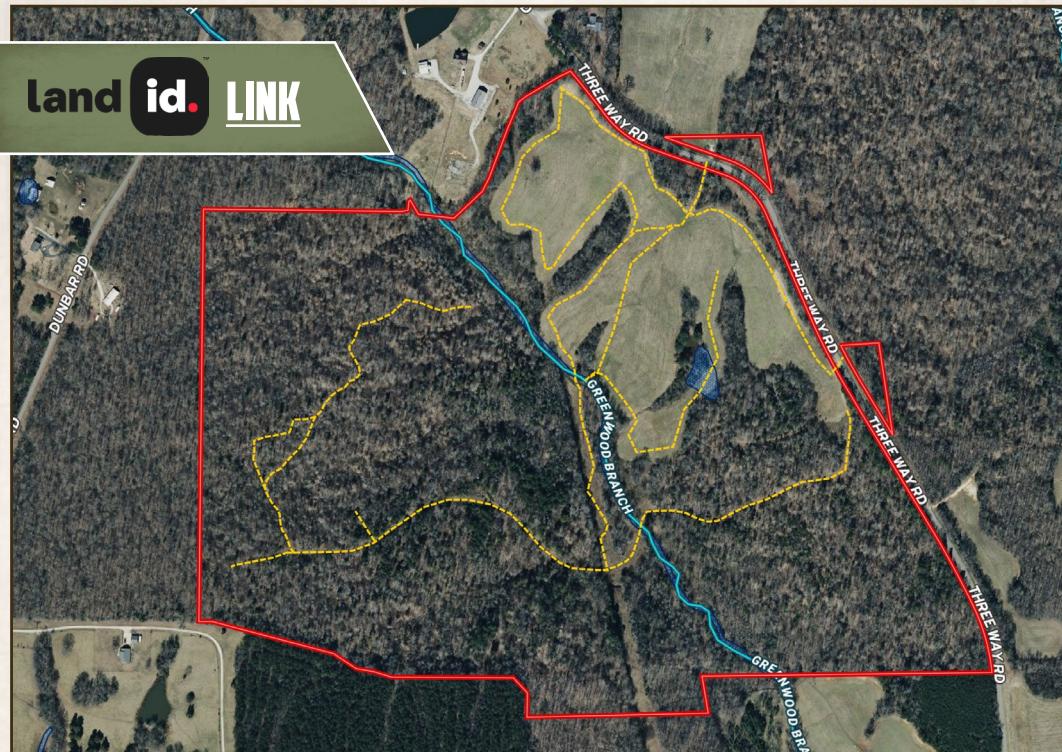
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land **id.** **LINK**



Directions From Meo Mio's Restaurant in Bath Springs, TN: Travel on TN-69 (Highway 641) for 2.9 miles. Turn right onto 3 Way Road and after 3.4 miles, the destination will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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