



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**207.99± ACRES**  
**DECATUR COUNTY, TN**  
**\$804,650**

OFFICE (901) 910-1809 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE DECATUR 207.99

## PROPERTY PROFILE

### LOCATION:

- Mount Carmel Road  
Decaturville, TN 38329
- Decatur County
- $10\pm$  Miles NW of Riverstone  
Marina in Bath Springs
- $52\pm$  Miles SE of Jackson
- $109\pm$  Miles SW of Nashville
- $138\pm$  Miles NE of Memphis

### COORDINATES:

- 35.505706, -88.086094

### TAX INFORMATION:

- 087-008.00: \$785 (2025)

### PROPERTY USE:

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

### PROPERTY INFORMATION:

- $207.99\pm$  Total Acres
- $52\pm$  Cultivated Acres
- Interior Trail System
- Select-Cut Timber
- Whites Creek
- Luton Branch
- Deer & Turkey



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**SHANE MARTIN**

PRINCIPAL BROKER | WEST TENNESSEE

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7115 Hwy 64 - Oakland, TN 38060

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE DECATUR 207.99

**WELCOME TO THE DECATUR 207.99, AN EXCEPTIONAL 207.99± ACRE PROPERTY IN DECATUR COUNTY, TENNESSEE, OFFERING A WELL-BALANCED MIX OF PRODUCTIVE FARMLAND, QUALITY TIMBER, AND NATURAL WATER FEATURES.** Mount Carmel Road bisects the tract, creating about 60 acres on the north side and the remaining acreage on the south—an ideal configuration for future division, multiple uses, or long-term investment flexibility.

Approximately 52 acres of cultivated ground provide immediate income potential or could easily be transitioned into productive food plots. Surrounding these fields, select-cut timber offers excellent wildlife cover, established travel corridors, and long-term timber value, resulting in a property that is both functional and visually appealing.



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# MORE ABOUT THE DECATUR 207.99

The Decatur 207.99 supports strong populations of deer and turkey, enhanced by a diverse habitat mix and reliable water sources. Whites Creek and Luton Branch flow through the property, providing consistent water, increasing wildlife activity, and adding to the tract's natural character.

An established interior trail system allows for efficient access throughout the property, making hunting, recreation, and land management practical and enjoyable. With multiple potential building sites, the property is well-suited for a private residence or cabin. Its close proximity to the Tennessee River and nearby boat access further enhances recreational opportunities and long-term value.

This versatile tract combines income potential, exceptional hunting, and convenient water access, making it an outstanding opportunity for the sportsman, investor, or anyone seeking a high-quality West Tennessee land offering.

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



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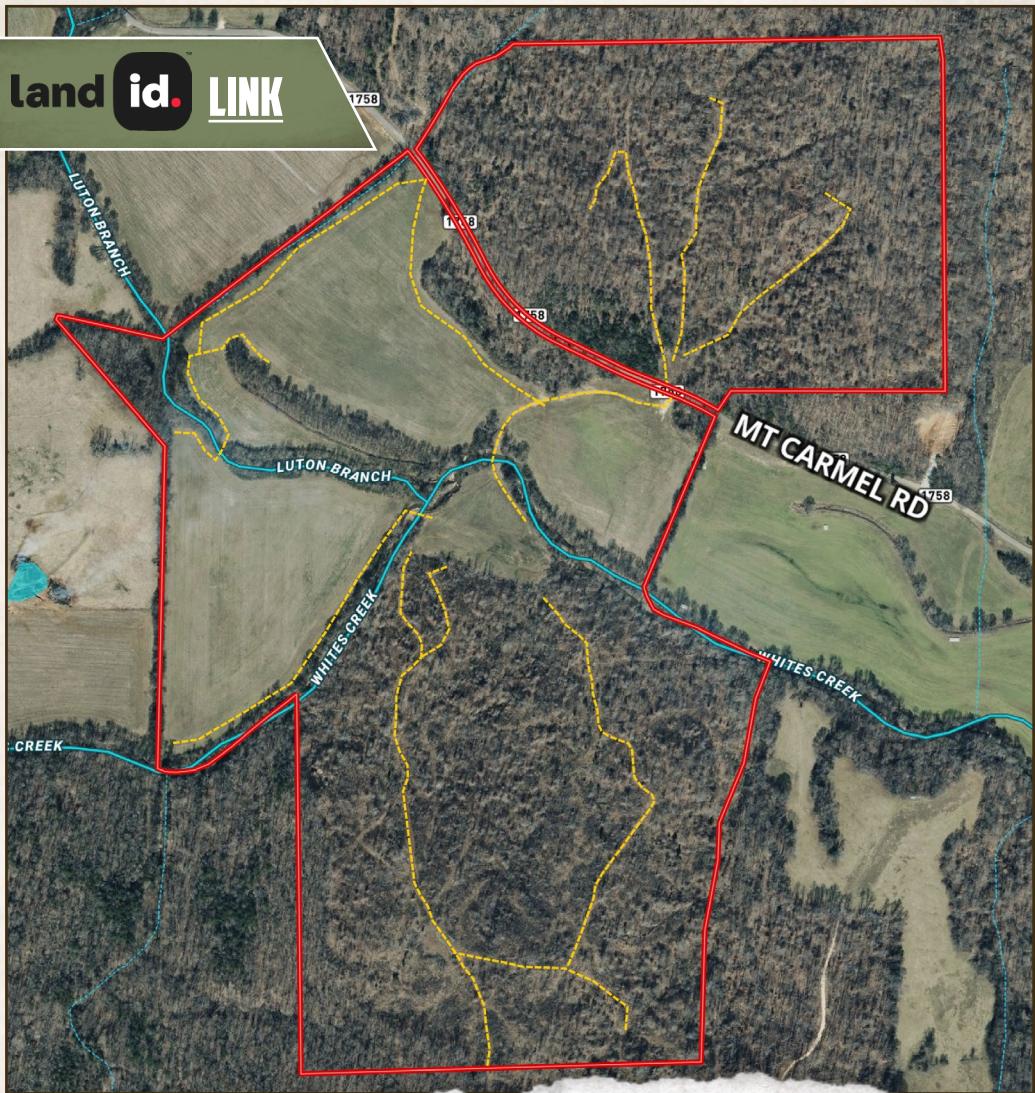
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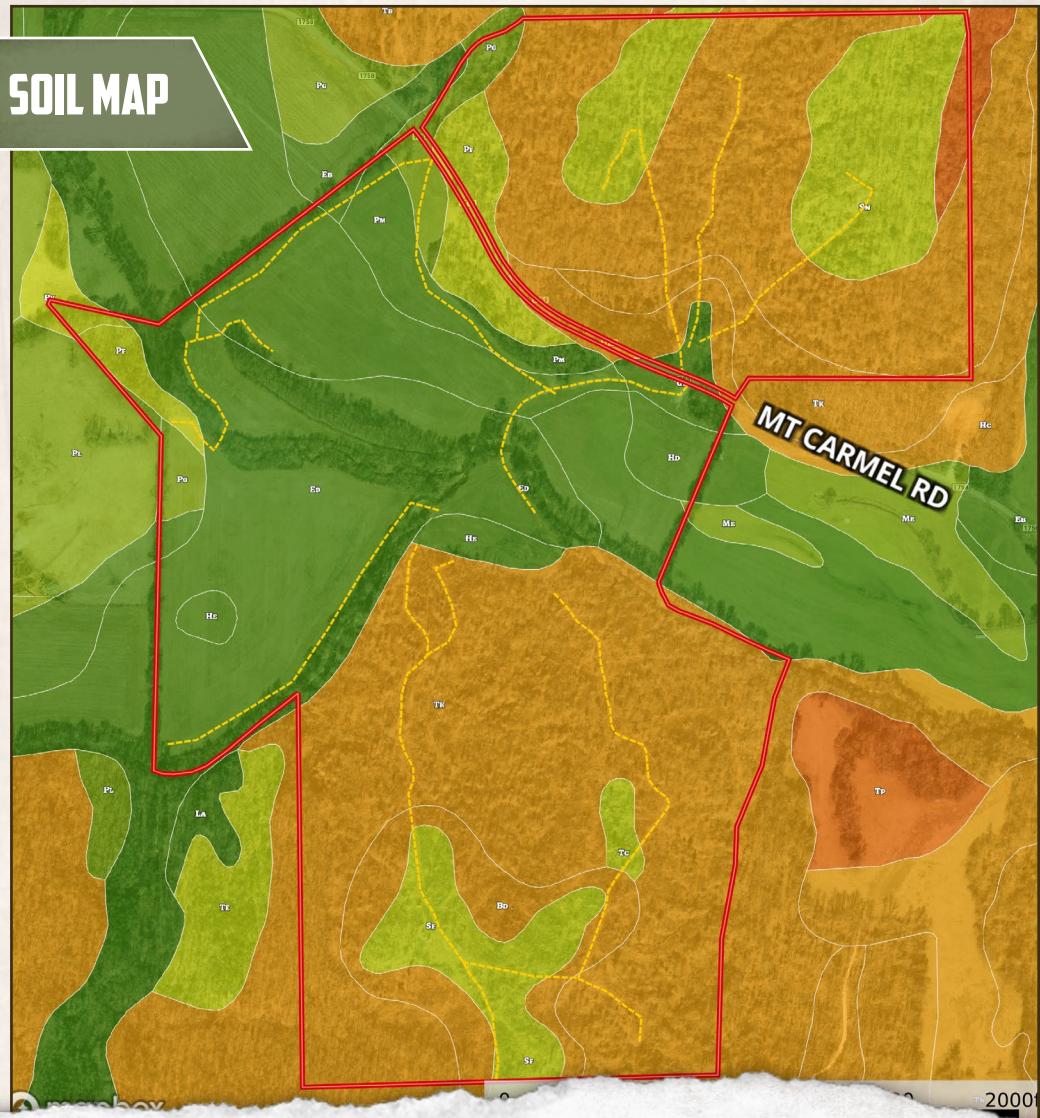
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## SOIL MAP



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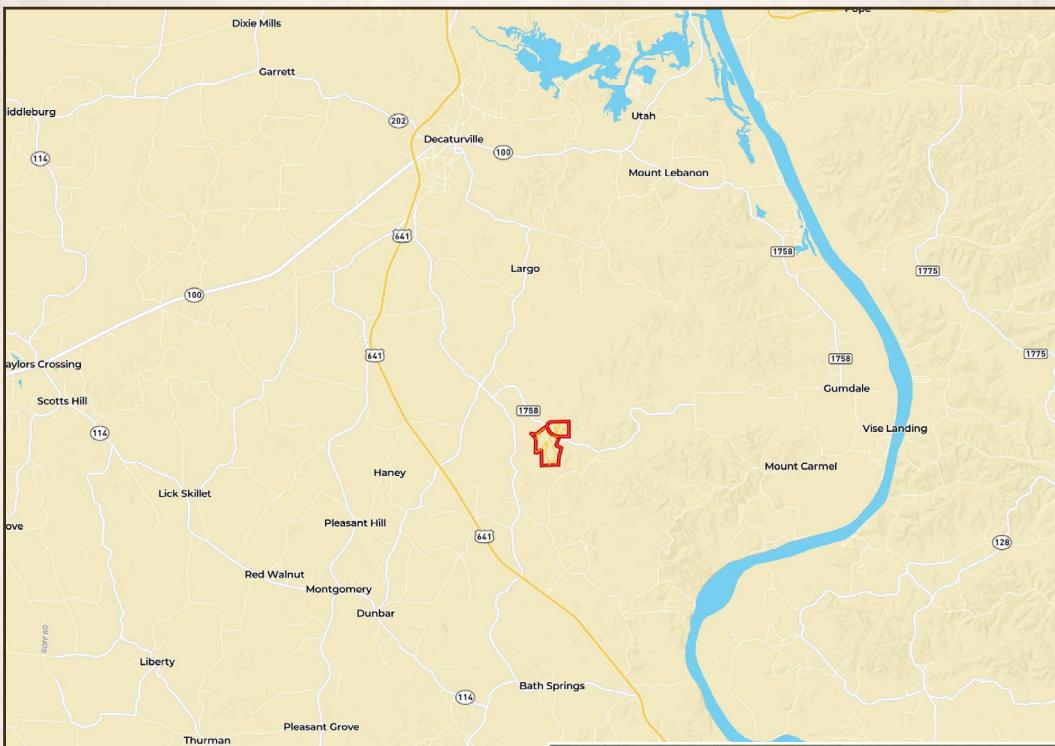
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**Directions From Meo Mio's Restaurant in Bath Springs, TN:** Travel on TN-69 (Highway 641) for 2.9 miles. Turn right onto 3 Way Road and proceed for 3.6 miles. Turn right onto Mount Carmel Road, and the destination will be on the right in 1.8 miles.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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