



207.16± ACRES
MADISON COUNTY, TN
\$668,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

LOCATION:

- Riverside Drive
Jackson, TN 38301
- Accessed Via Deeded Easement
- Madison County
- 11± Miles SE of Jackson
Regional Airport
- 15± Miles S of I-40
- 17± Miles NW of the Chickasaw
State Forest & WMA
- 38± Miles E of the Hatchie NWR
- 88± Miles NE of Memphis
International Airport

PROPERTY USE:

- Deer & Turkey Hunting
- Recreational
- Potential Home/Cabin Sites
- Future Farm
- Investment

PROPERTY INFORMATION:

- 207.16± Total Acres
- 50± Acres of Established
Food Plots
- Interior Trails
- Recent Timber Harvest
- Frontage on Dry Branch
- Lackey Creek Frontage
- Redneck Hunting Blind, Box
Blinds & Ladder Stands

TAX INFORMATION:

- 2025 Taxes
- 132-033.00 - \$389
- 132-030.00 - \$314
- 132-034.00 - \$178

COORDINATES:

- 35.507541, -88.870626



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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 MADISON 207.16

SET JUST OFF RIVERSIDE DRIVE IN JACKSON, TENNESSEE, THE MADISON 207.16 OFFERS A WELL-ROUNDED MIX OF PRIVACY, USABILITY, AND NATURAL APPEAL. Accessed by a deeded easement, the Madison County tract opens into roughly 50 acres of established food plots, already equipped with a Redneck hunting blind along with additional box blinds and ladder stands—ready for immediate use.

Two natural water features, Dry Branch and Lackey Creek, wind through the property, creating ideal wildlife habitat and travel corridors that consistently support strong deer and turkey activity. A recent timber harvest has enhanced the land's productivity, encouraging fresh growth and browse while leaving behind a healthy stand of younger timber that adds cover and long-term investment potential.



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MORE ABOUT THE MADISON 207.16

An established network of interior trails makes navigating the property simple, whether you're checking stands, riding, or just enjoying the outdoors. Beyond recreation, the layout and road access present a great opportunity for a homesite or small farming venture.

Despite its secluded feel, the property remains conveniently close to town, with restaurants, grocery stores, and everyday amenities just minutes away in Jackson. It's also within reach of notable outdoor destinations like the Chickasaw State Forest and the Hatchie National Wildlife Refuge, adding even more recreational value.

**Contact Shane Martin today to schedule a private tour
of the Madison 207.16!**



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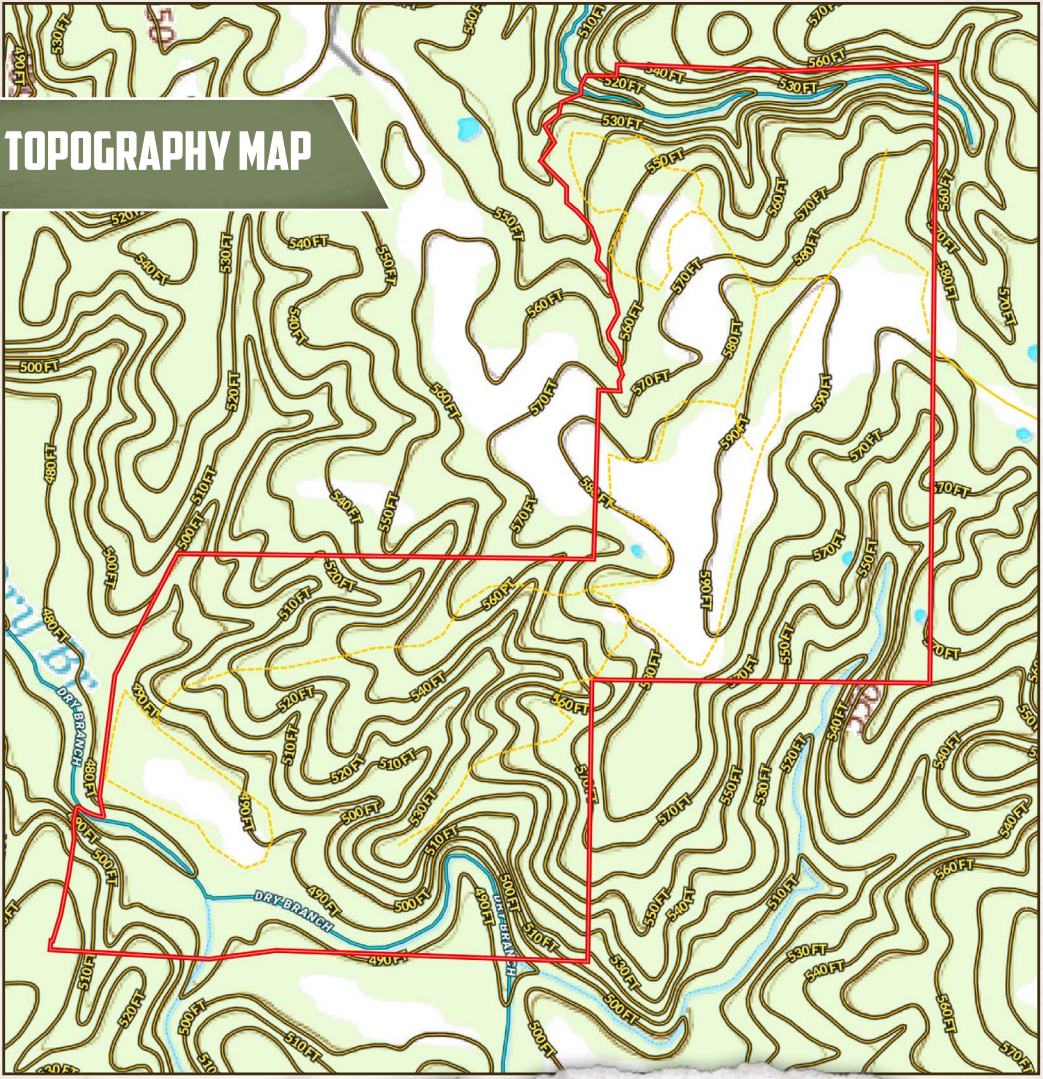
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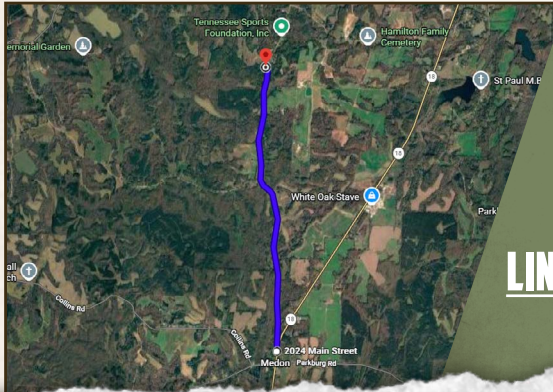
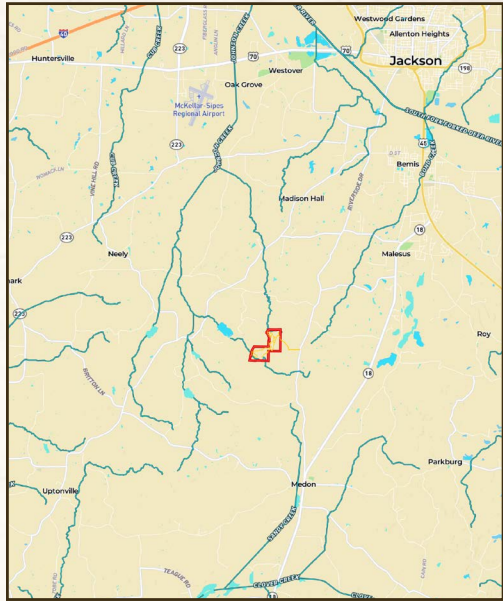
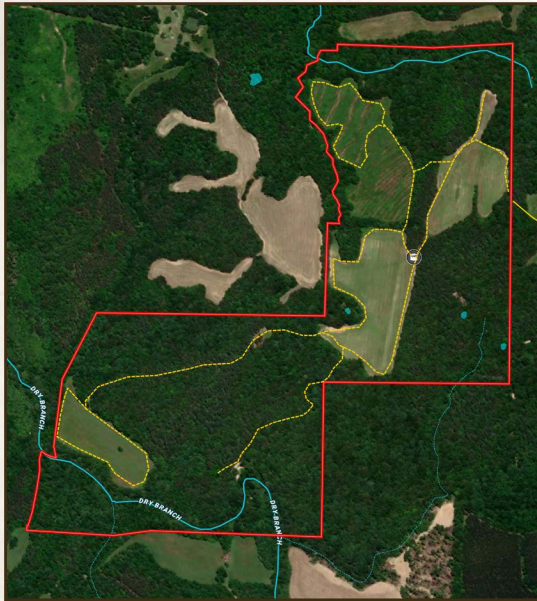
TOPOGRAPHY MAP



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Directions From the Intersection of Hwy 18 and Riverside Drive in Jackson, TN: Travel 3.4 miles north on State Hwy 8183 (Riverside Drive) to the destination on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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