

**186.3 Acre Hunting tract with Lake on the Mississippi
Flyway in Obion County, TN**
0 Call Road
Elbridge, TN 38240

\$1,210,950
186.300± Acres
Obion County



186.3 Acre Hunting tract with Lake on the Mississippi Flyway in Obion County, TN
Elbridge, TN / Obion County

SUMMARY

Address

0 Call Road

City, State Zip

Elbridge, TN 38240

County

Obion County

Type

Farms, Hunting Land, Undeveloped Land

Latitude / Longitude

36.265059 / -89.33595

Acreage

186.300

Price

\$1,210,950

Property Website

<https://www.mossyoakproperties.com/property/186-3-acre-hunting-tract-with-lake-on-the-mississippi-flyway-in-obion-county-tn-obion-tennessee/116287/>



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PROPERTY DESCRIPTION

Welcome to 0 Call Road, a premier recreational property located in the heart of Elbridge, Tennessee. If you have been searching for a versatile hunting camp or a private wildlife retreat, the Werner property offers an incredible opportunity to own a slice of West Tennessee's renowned outdoors.

Private Stocked Lake & Excellent Fishing

You do not even have to leave the property to enjoy incredible fishing. The land features a private lake that offers excellent fishing right out your back door. It is fully stocked and carefully managed to provide fantastic catches of **largemouth bass, crappie, and bluegill**. Whether you are casting a topwater lure for summer bass or filling a cooler with panfish, this private water source is an angler's dream.

Elite Hunting Potential

Situated directly in the famed Mississippi Flyway, this property is a true multi-species hunting haven.

- **Waterfowl:** The land is positioned perfectly for world-class **duck and goose hunting**. Whether you are drawing in migrating mallards or setting up for late-season geese, the flyway traffic over this area is legendary.
- **Whitetail Deer:** West Tennessee is known for producing heavy-horned bucks, and this tract provides excellent cover, bedding areas, and travel corridors to hold big deer year-round.
- **Wild Turkey:** Springtime on the property brings the unmistakable sound of gobblers. With excellent roosting habitats and feeding grounds, it is fully equipped for outstanding turkey hunting.

Proximity to Reelfoot Lake

When you want to expand your waters, you are just a short drive from historic **Reelfoot Lake**. Known nationwide as the "Earthquake Lake," it produces more freshwater fish per acre than any other lake in the world. Having this iconic state park right in your backyard extends your recreational seasons well past hunting and gives you access to a legendary natural fishery.

Reelfoot Lake

Perfect Balance of Isolation and Convenience

While the property offers quiet, rural seclusion, you are never far from modern conveniences.

- **Union City (approx. 20-25 minutes):** Offers a wide variety of local and chain dining, grocery stores, outdoor supply shops, and the famous Discovery Park of America.
- **Dyersburg (approx. 30 minutes):** Provides additional major shopping centers, restaurants, hospitals, and hardware stores to supply your hunting camp.

Whether you are looking to develop a private waterfowl honey-hole, manage timber for whitetails, or just secure a family getaway with its own fishing hole near Reelfoot Lake, the Werner tract at 0 Call Road checks every box.

(Note: Acreage, boundaries, and zoning should be verified by the buyer.)

For more information Contact listing agent Chris Dowdy [615-506-0776](tel:615-506-0776): cdowdy@mossyoakproperties.com



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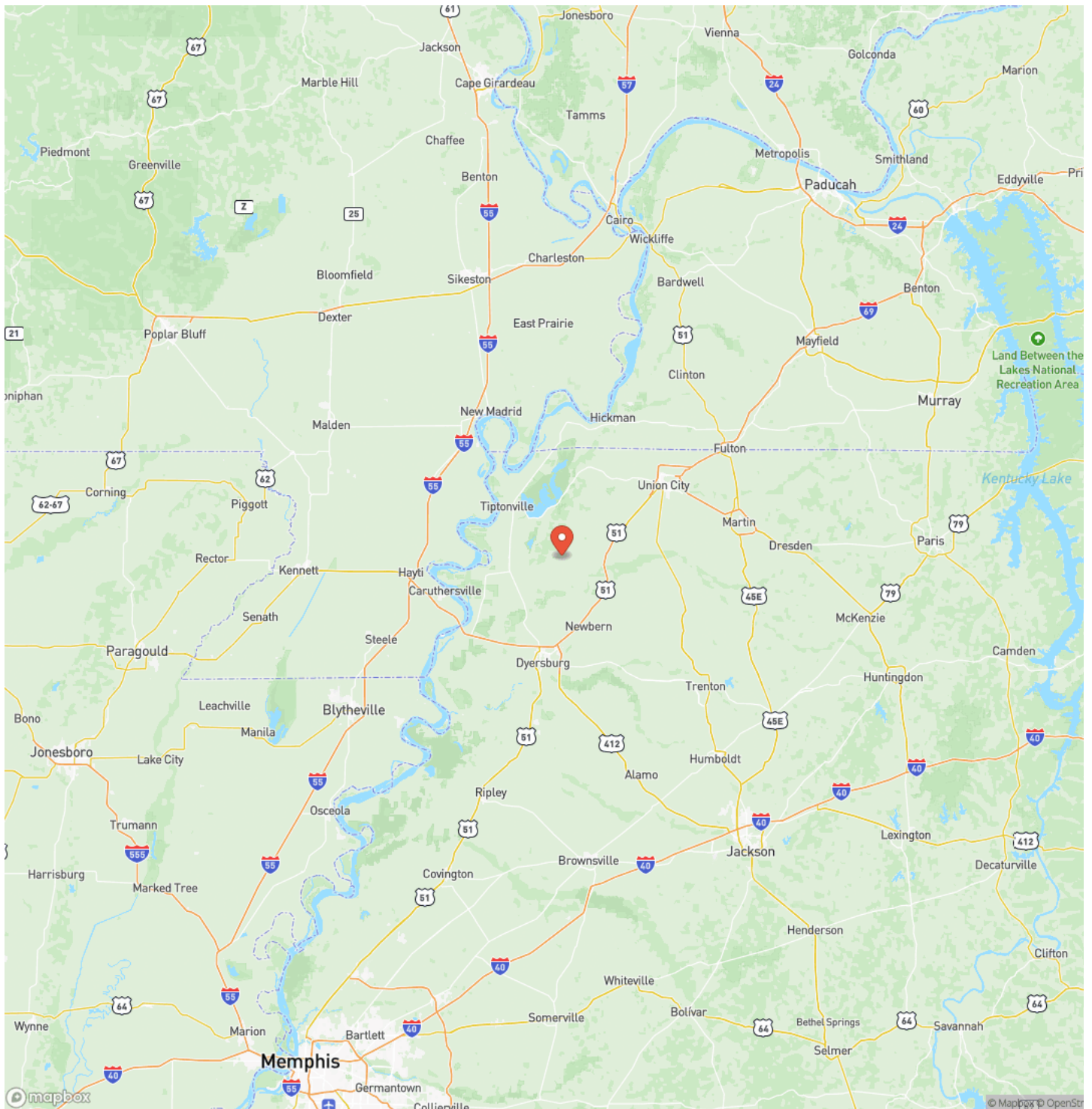


Locator Map



**186.3 Acre Hunting tract with Lake on the Mississippi Flyway in Obion County, TN
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Locator Map



Satellite Map



**186.3 Acre Hunting tract with Lake on the Mississippi Flyway in Obion County, TN
Elbridge, TN / Obion County**

LISTING REPRESENTATIVE

For more information contact:



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Address

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City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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