



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

235.46± ACRES
DYER COUNTY, TN
\$3,250,000

PRODUCTIVE FARMLAND WITH STRONG WATERFOWL PRESENCE



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

THE DYER 235.46

PROPERTY PROFILE

LOCATION:

- Tar Hill Road
Dyersburg, TN 38024
- Dyer County
- 1.1± Miles to the
White Lake Refuge
- 2.5± Miles to the
Thorney Cypress WMA
- 10.7± Miles NW of Dyersburg
- 108± Miles NE of Memphis
- 185± Miles W of Nashville

COORDINATES:

- 36.104855, -89.496510

PROPERTY USE:

- Farming
- Investment
- Duck Hunting

PROPERTY INFORMATION:

- 235.46± Surveyed Acres
- Primarily Cultivated Farmland
- Obion River Frontage
- Coon Creek Along the Western
Boundary
- Screw Gate and Turbine Pump
- Road Frontage
- Timber along the River Corridor
- Additional Acreage Available
- Leveed Along Coon Creek and
the Obion River

TAX INFORMATION:

- Part of Parcel 052-009.02
- 2025: TBD



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SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

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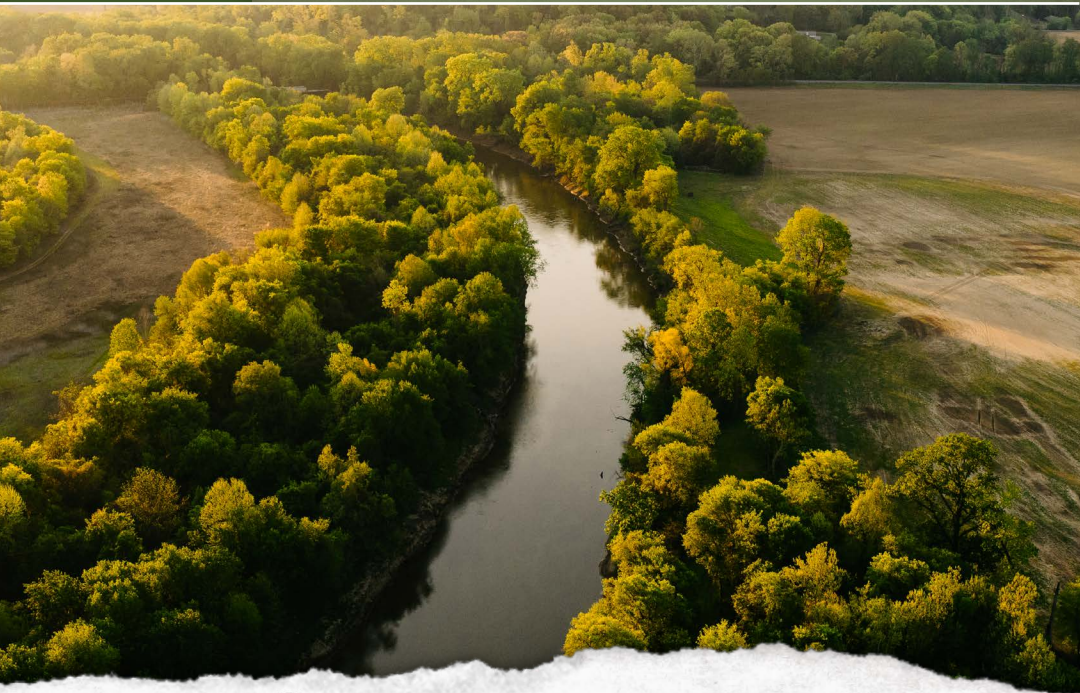
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE DYER 235.46

DISCOVER 235.46 SURVEYED ACRES ALONG THE OBION RIVER IN A PRIME WEST TENNESSEE WATERFOWL FLYWAY. Primarily cultivated, this Dyer County farm offers a combination of agricultural, recreational, and investment potential. The property has a long history of family ownership, having remained in the same family since 1889.

Located just east of the Mississippi River, the farm lies just over one mile from White Lake Refuge and approximately two miles from Thorny Cypress Wildlife Management Area, both known for holding significant numbers of ducks each season. This area of Dyer County is recognized for its waterfowl hunting, with migrating birds moving through the Mississippi Flyway and concentrating along the Obion River corridor. The well-known Red Rum Duck Club is located just north of the property, across the river.



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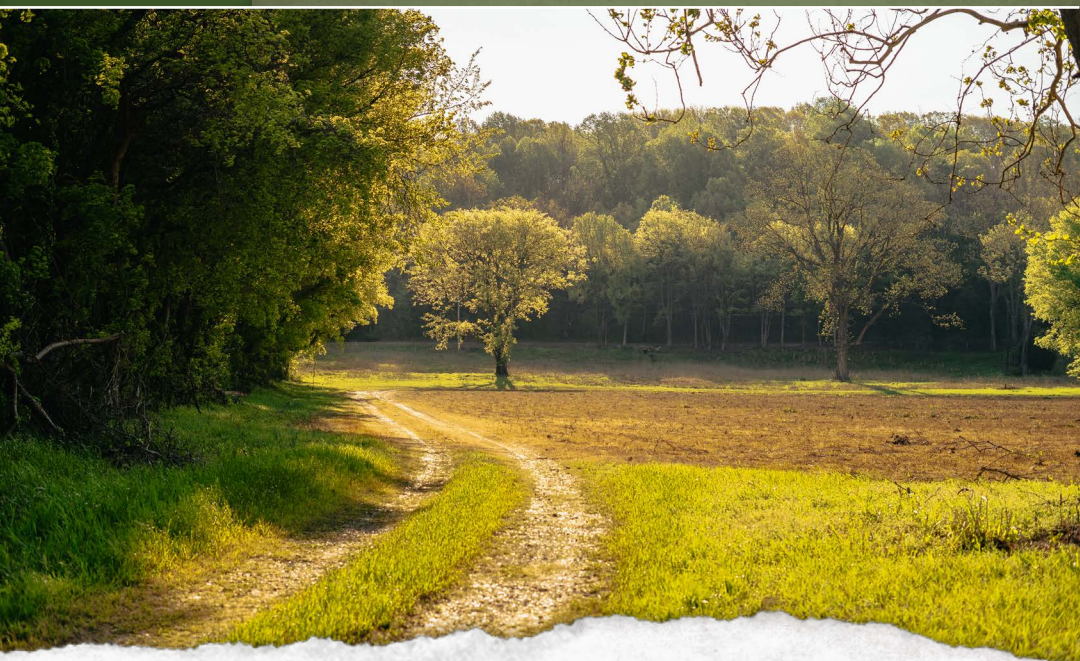
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MORE ABOUT THE DYER 235.46

The Dyer 235.46 features Obion River frontage, with Coon Creek forming the western boundary. Timber lines the river corridor, adding diversity to the primarily cultivated landscape. A screw gate and turbine pump are also in place.

Access is available from Tar Hill Road, where an additional 2± acre tract is available as a potential lodge/home site. Whether you're looking to expand your farming operation, invest in West Tennessee land, or find a place to spend mornings in the duck blind, this historic Dyer County farm offers a range of possibilities.

**Contact Shane Martin today to schedule a private
tour and experience #TheSmallTownWay!**



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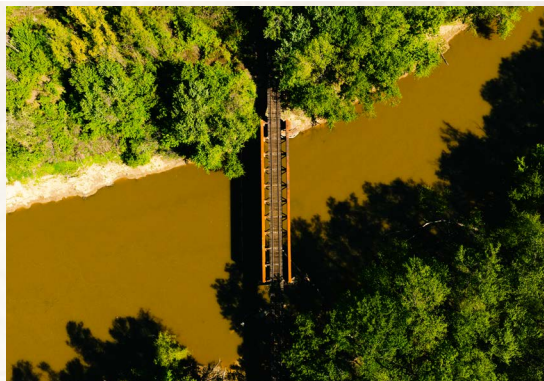
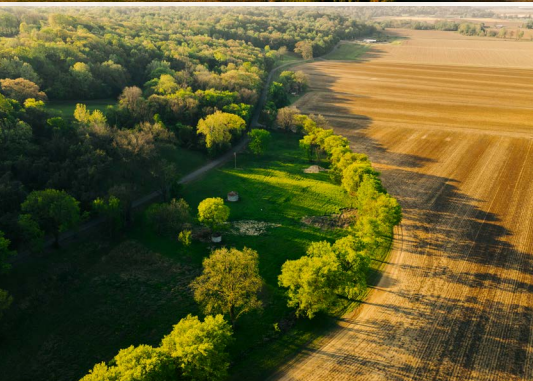
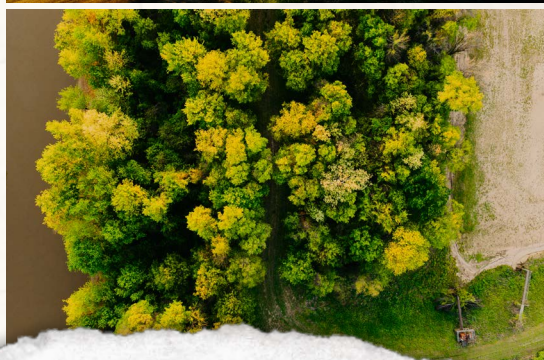
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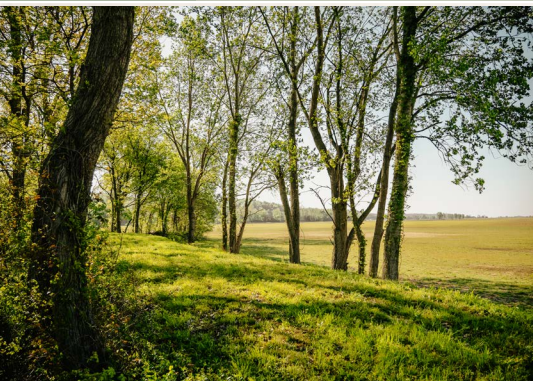
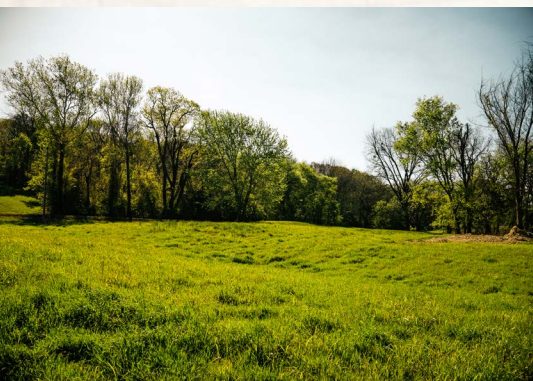
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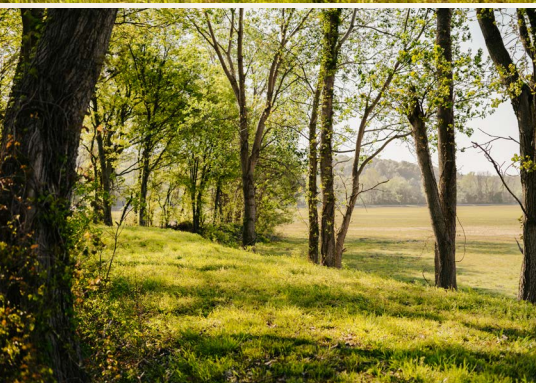
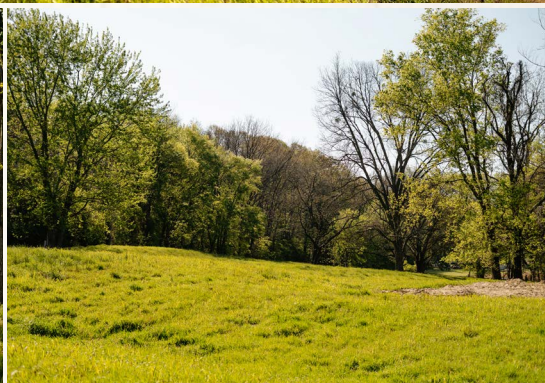
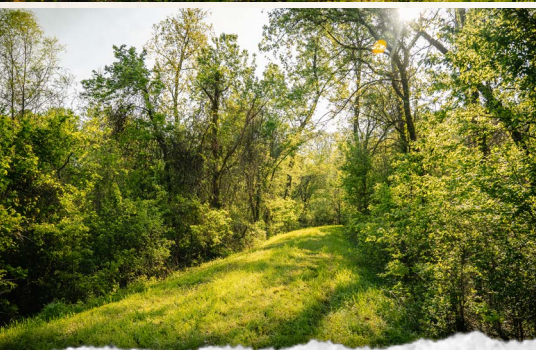
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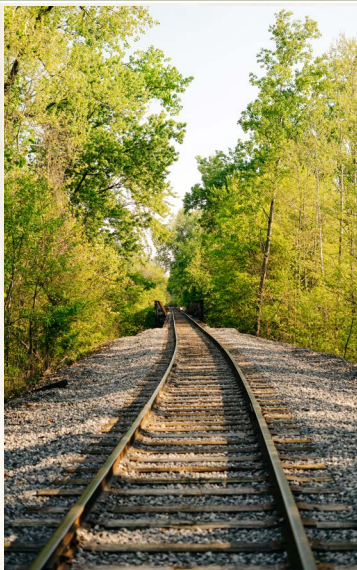
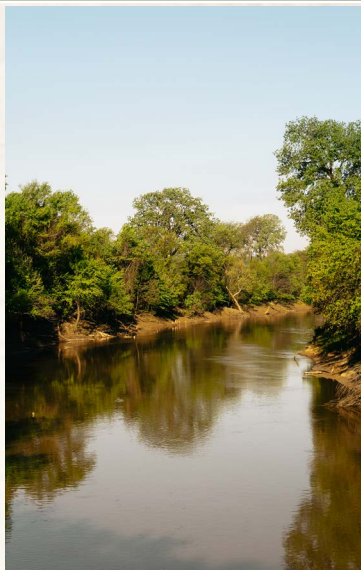
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land id. LINK

235.46 ACRES

ADDITIONAL 2+/- ACRES



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WATER MAP

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ADDITIONAL 2+/- ACRES



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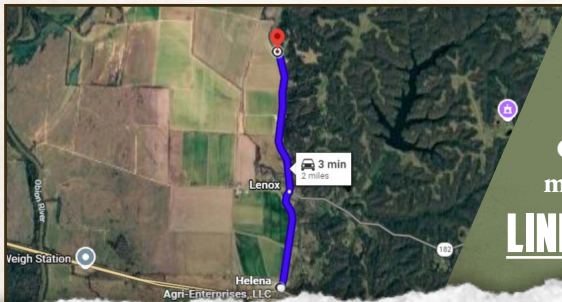
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Directions From Exit 7 off I-155 in Dyersburg, TN: Travel 0.8 miles north on TN-182/Lenox Road. Continue on Tar Hill Road and in 1.2 miles, the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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