



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

68± ACRES
TIPTON COUNTY, TN
\$476,000

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

THE TIPTON 68

PROPERTY PROFILE

LOCATION:

- Campground Road
Munford, TN 38058
- Tipton County
- 20± Miles NE of the Meeman-
Shelby Forest State Park
- 26± Miles NE of
Downtown Memphis
- 37± Miles NE of the Memphis
International Airport

COORDINATES:

- 35.459863, -89.864484

TAX INFORMATION:

- Parcel ID: 094-043.00
- 2025 Taxes: \$378

PROPERTY USE:

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

PROPERTY INFORMATION:

- 68± Total Acres
- 50± Acres of Income-Producing
Farmland
- Gently Rolling Topography
- Private Rural Setting
- Mature Timber
- Multiple Potential Build Sites
- Public Water and Electricity
are Available at the Road



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THE FARMLAND
GROUP



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*Information is believed to be
accurate but not guaranteed.*

5160 Sanderlin Suite 1 - Memphis TN 38117
O: 901-766-9041 | farmlg.com

WELCOME TO THE TIPTON 68

WELCOME TO THE TIPTON 68, A VERSATILE 68± ACRE PROPERTY LOCATED ON CAMPGROUND ROAD IN MUNFORD, TENNESSEE. Offering a unique combination of productive farmland, rolling topography, mature timber, and multiple potential homesites, this Tipton County property presents an outstanding opportunity for those seeking a farm, investment property, future development tract, or private country estate.

Approximately 50 acres are currently in cultivation, providing income-producing farmland with immediate agricultural value while preserving long-term flexibility for future use. The remaining acreage features mature timber and gently rolling terrain, creating scenic views, natural privacy, and additional opportunities for recreation or future improvements.

Multiple potential homesites are positioned throughout the property, making it well suited for a custom home, a family estate, or residential development. Public water and electricity are available along Campground Road, allowing future improvements to be more easily accommodated while maintaining the peaceful character of the surrounding countryside.



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MORE ABOUT THE TIPTON 68

Whether you're looking to continue farming, invest in land, build your dream home, or explore future development opportunities, the Tipton 68 offers exceptional versatility in one of West Tennessee's most desirable and growing areas. Conveniently located just minutes from Munford, Atoka, and Highway 51, the property provides the privacy of rural living with convenient access to shopping, schools, and the greater Memphis metropolitan area.

Opportunities to acquire a tract of this size with income-producing farmland, development potential, and available utilities are becoming increasingly rare in Tipton County.

**Contact Shane Martin or Gwin and Shelby Smith
today to schedule a private showing.**



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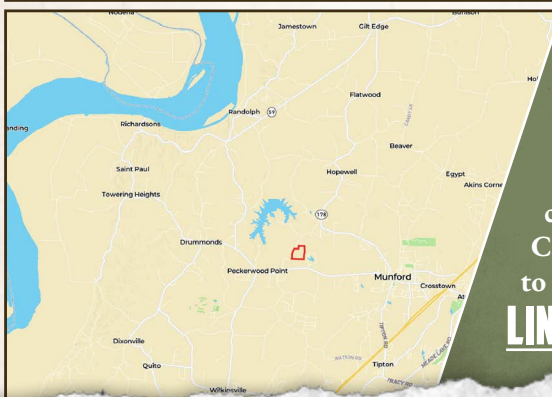
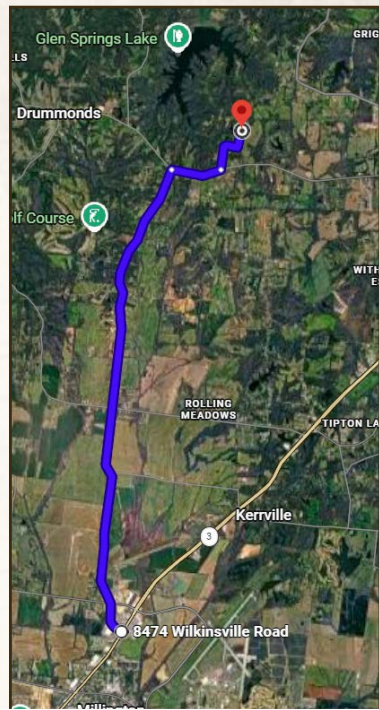
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TIPTON COUNTY, TENNESSEE

land id. LINK



Directions from the Intersection of Highway 51 and Wilkinsville Road in Millington, TN: Travel northwest on Wilkinsville Road for 6.9 miles. Turn right onto Drummonds Road and continue for 0.7 miles. Turn left onto Campground Road and proceed 0.8 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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