



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

48.76± ACRES
MADISON COUNTY, TN
\$170,660



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

THE MADISON 48.76

PROPERTY PROFILE

LOCATION:

- Estonallie Road
Mercer, TN 38392
- Madison & Haywood County
- 17± Miles SE of Brownsville
- 21± Miles SW of Jackson
- 59± Miles NE of Bartlett
- 74± Miles NE of the Memphis
International Airport

COORDINATES:

- 35.47165, -89.0748

TAX INFORMATION:

- 155 00201 000. 2022

PROPERTY USE:

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

PROPERTY INFORMATION:

- 48.76± Rural Acres
- Extensive Trail System
- Cut Over Timber
- Open Fields
- Deer Stand



SHANE MARTIN | PRINCIPAL BROKER - WEST TN
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PAYTON SHINAULT | LAND SPECIALIST
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7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MADISON 48.76

DISCOVER THE OPPORTUNITY TO OWN 48.76± ACRES OF BEAUTIFUL RURAL PROPERTY JUST OUTSIDE MERCER, TENNESSEE. Offering a great combination of open fields, recently cut timber, and an extensive trail system, the Madison 48.76 provides the perfect setting for hunting, recreation, farming, or simply enjoying the peace and privacy of the countryside. While the majority of the property is located in Madison County, a 15± acre portion lies in Haywood County.

The tract features cut over timber throughout, along with open fields that provide versatility for a variety of uses. An extensive network of trails winds through the property, offering excellent access for exploring the land, horseback or ATV riding, and enjoying the outdoors.



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MORE ABOUT THE MADISON 48.76

For the outdoor enthusiast, the Madison 48.76 offers excellent hunting potential with a diverse mix of timber and open ground that creates an ideal environment for wildlife. Whether you're looking for a private hunting retreat or just a place to enjoy the great outdoors, this property is ready to be put to use.

Located in a peaceful rural area while still offering convenient access to major destinations, the property is just a short drive from Interstate 40, providing easy access to Jackson and Brownsville. Enjoy the privacy and tranquility of country living without being far from everyday amenities and larger communities.

The Madison 48.76 is a rare opportunity to own a substantial piece of West Tennessee land.

Call Shane Martin or Payton Shinault today to schedule a private showing and experience #TheSmallTownWay!



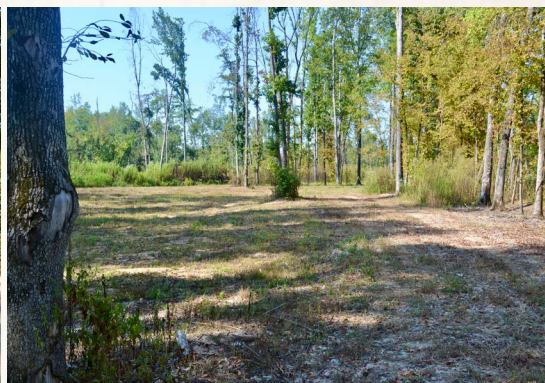
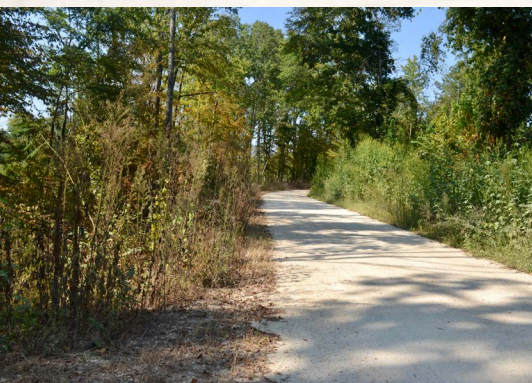
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48.76± ACRES MADISON COUNTY, TENNESSEE

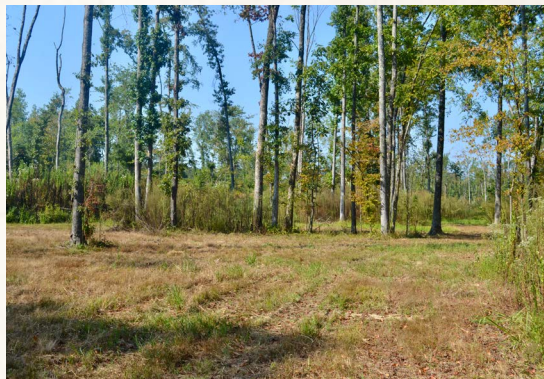


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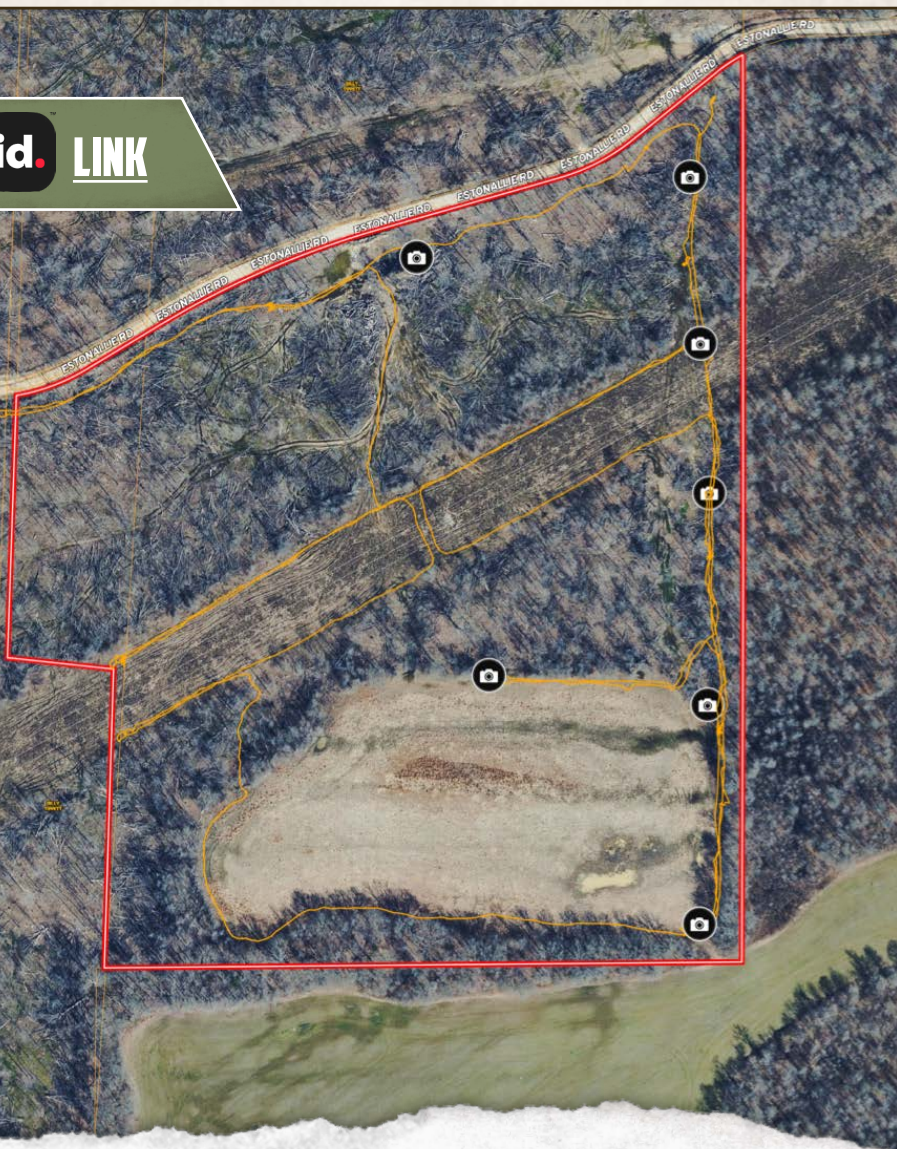
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land id. LINK



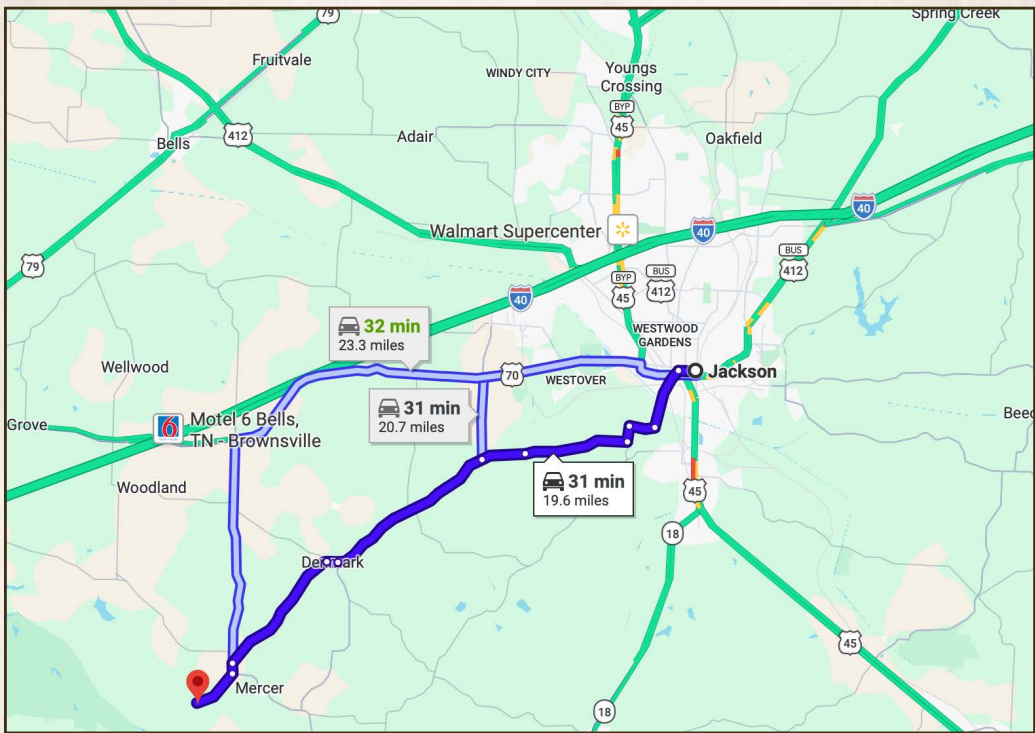
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Directions From Jackson, TN: Travel west on US-70 for 1.5 miles. Use the left 2 lanes to turn left to stay on US-70 W for 4.7 miles. Turn left onto TN-223 and continue south for 2.4 miles. Continue straight to stay south on TN-223 for 5.4 miles. Continue straight onto Denmark Jackson Road for 0.3 miles. Continue straight onto Estonallie Road for 4.2 miles. Turn left onto TN-138 E and proceed for 0.3 miles. Turn right onto Estonallie Road and travel 1.4 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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