

**56.32± ACRES**  
**FAYETTE COUNTY, TN**  
**\$656,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (901) 910-1809 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE FAYETTE 56.32

## PROPERTY PROFILE

### LOCATION:

- Donelson Road  
Eads, TN 38028
- Fayette County
- 4.4± Miles NW of Oakland
- 6.2± Miles NE of Eads
- 20.9± Miles NE of Collierville
- 34± Miles NE of Memphis  
International Airport

### COORDINATES:

- 35.242243, -89.581734

### TAX INFORMATION:

- 082-062.01
- 2025 - \$122

### PROPERTY USE:

- Hunting
- Potential Homesite
- Horseback & ATV Riding
- Investment

### PROPERTY INFORMATION:

- 56.32± Surveyed Acres
- Gated
- Mature Timber
- Private Drive
- Deed Restrictions
- Perc Test Complete



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**SHANE MARTIN**

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

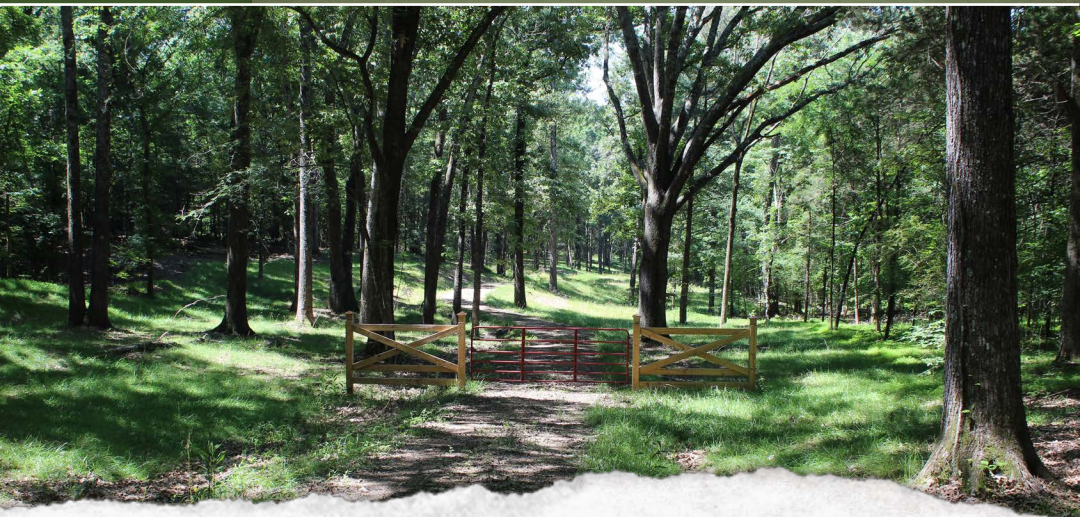
# WELCOME TO THE FAYETTE 56.32

**WELCOME TO THE FAYETTE 56.32, OFFERING THE PERFECT BLEND OF PRIVACY, NATURAL BEAUTY, AND CONVENIENCE!** The 56.32± acre property, located off Donelson Road in Fayette County, Tennessee, features mature timber throughout and a peaceful setting with potential homesites, ideal for building your dream home.

Situated in the Eads community, just minutes from Memphis and Interstate 40, you'll enjoy the peace and quiet of country living without sacrificing access to shopping, dining, and other amenities. The gated property includes an established driveway, providing easy access while maintaining security and seclusion. An added bonus is the abundant wildlife, making this an excellent hunting property.

Whether you're seeking a recreational getaway, investment property, or a beautiful place to build, the Fayette 56.332 is a versatile tract offering endless possibilities. Take advantage of a solid choice in one of West Tennessee's most desirable locations. *The property is subject to deed restrictions.*

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



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**SHANE MARTIN**

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

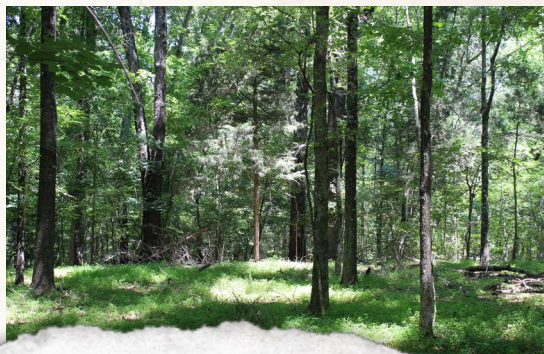
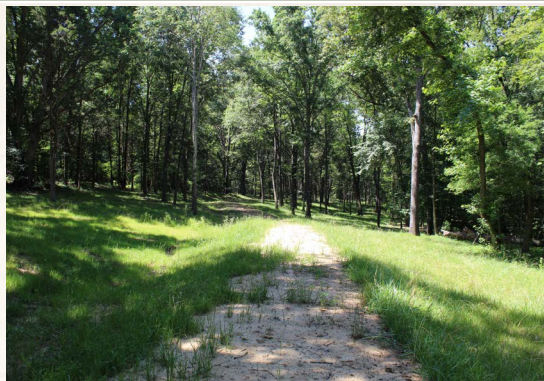
7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

56.32± ACRES

FAYETTE COUNTY, TENNESSEE



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**SHANE MARTIN**

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

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



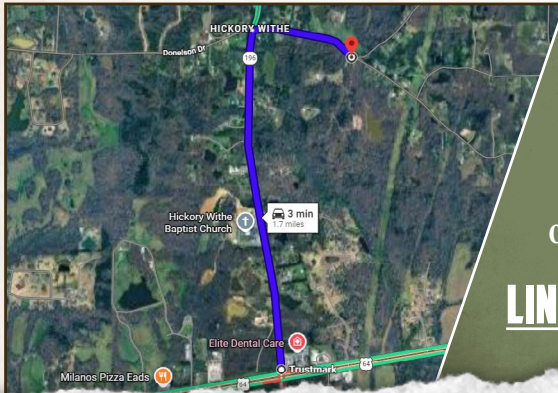
# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**SHANE MARTIN**  
PRINCIPAL BROKER | WEST TENNESSEE  
C: 901-827-0224  
O: 901-910-1809  
shane@smalltownproperties.com  
7115 Hwy 64 - Oakland, TN 38060  
smalltownproperties.com

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

56.32± ACRES FAYETTE COUNTY, TENNESSEE



Directions From the Intersection of U.S. Highway 64 and Tennessee Highway 196 in Eads, TN: Travel 1.3 miles north on TN-196. Turn right on Donelson Drive and continue 0.4 miles to the property on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**SHANE MARTIN**  
PRINCIPAL BROKER | WEST TENNESSEE  
C: 901-827-0224  
O: 901-910-1809  
shane@smalltownproperties.com  
7115 Hwy 64 - Oakland, TN 38060  
smalltownproperties.com

Information is believed to be accurate but not guaranteed.