

# Beauty Hill Timberland

298.0 +/- Acres • McNairy County, TN

AVAILABLE FOR ACQUISITION: *Beauty Hill Timberland is comprised of mixed age hardwood and pine timber with good access roads and trails. The property has wildlife food plots, is remote and private, and surrounded by hundreds of acres of timberland. The land offers wild turkey and whitetail deer hunting, and is the ideal property for enjoying the outdoors with family and friends.*



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



# Beauty Hill Timberland



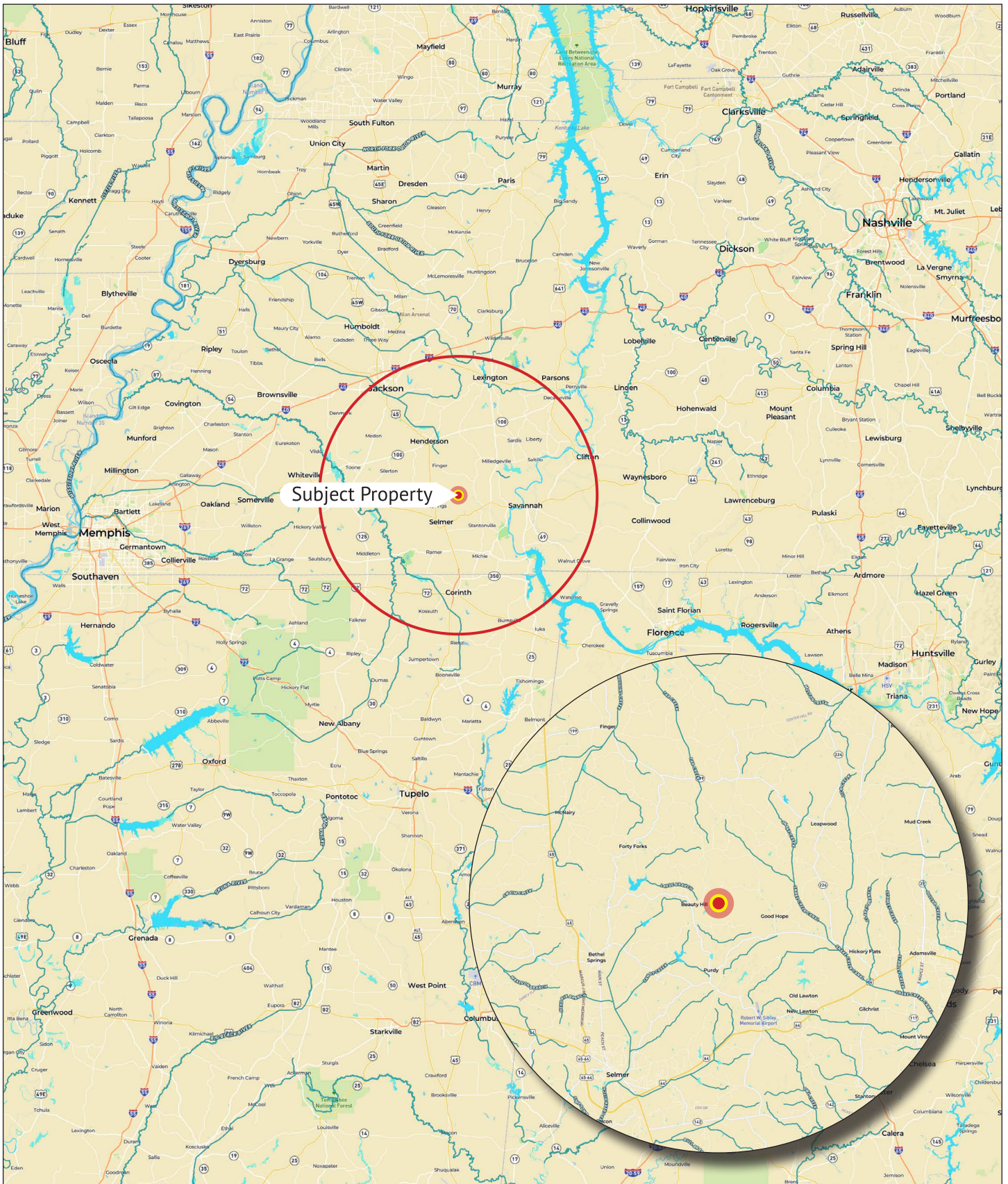






# PROPERTY LOCATION

Southwest Tennessee Region - McNairy County (near the towns of Selmer and Savannah)





# PROPERTY OUTLINE

## Beauty Hill Timberland • 298.0 +/- Acres

### Description

Beauty Hill Timberland offers a timberland investment opportunity with white-tail deer and wild turkey hunting. The land is comprised of mixed age hardwood and pine timber with good access roads and trails. The property has three wildlife food plots, is remote and private, and surrounded by hundreds of acres of forested land making it an ideal hunting property for family and friends.

### Total Acreage

298.0 +/- Total Contiguous Acres

### Location

McNairy County, Tennessee (Southwest Tennessee)

- Coordinates: 35.26380° N, 88.53772° W
- Address: 193–659 Beauty Hill Road, Bethel Springs, TN 38315
  - Selmer, TN: 9.4 +/- miles
  - Henderson, TN: 18 +/- miles
  - Savannah, TN: 22 +/- miles
  - Jackson, TN: 34 +/- miles
  - Memphis, TN (East Memphis): 90 +/- miles
  - Nashville, TN: 145 +/- miles

### Access

Via US Highway 45 to Bethel Springs, turn right onto Bethel Purdy Road, turn left onto Wright Street, keep right onto Limon Gage Road, keep left onto Beauty Hill Access Road, travel 0.4 miles and the destination is on the right.

### Mineral Rights

All Seller-owned mineral rights shall convey to a Buyer without reservation.

### Real Estate Taxes

\$711.00 (source: McNairy County tax card - parcel: 050-021.00)

### Offering Price

\$499,000.00

### Contact

Chuck Myers of Myers Cobb Realtors; qualified buyers should contact Chuck at **901-830-5836** regarding questions or schedule a property tour.

**ATTENTION:** Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property brochure are used for representative purposes and may not have been taken on location at the subject property. A representative of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and not attempt to tour or trespass on the property on their own. Thank you for your cooperation.



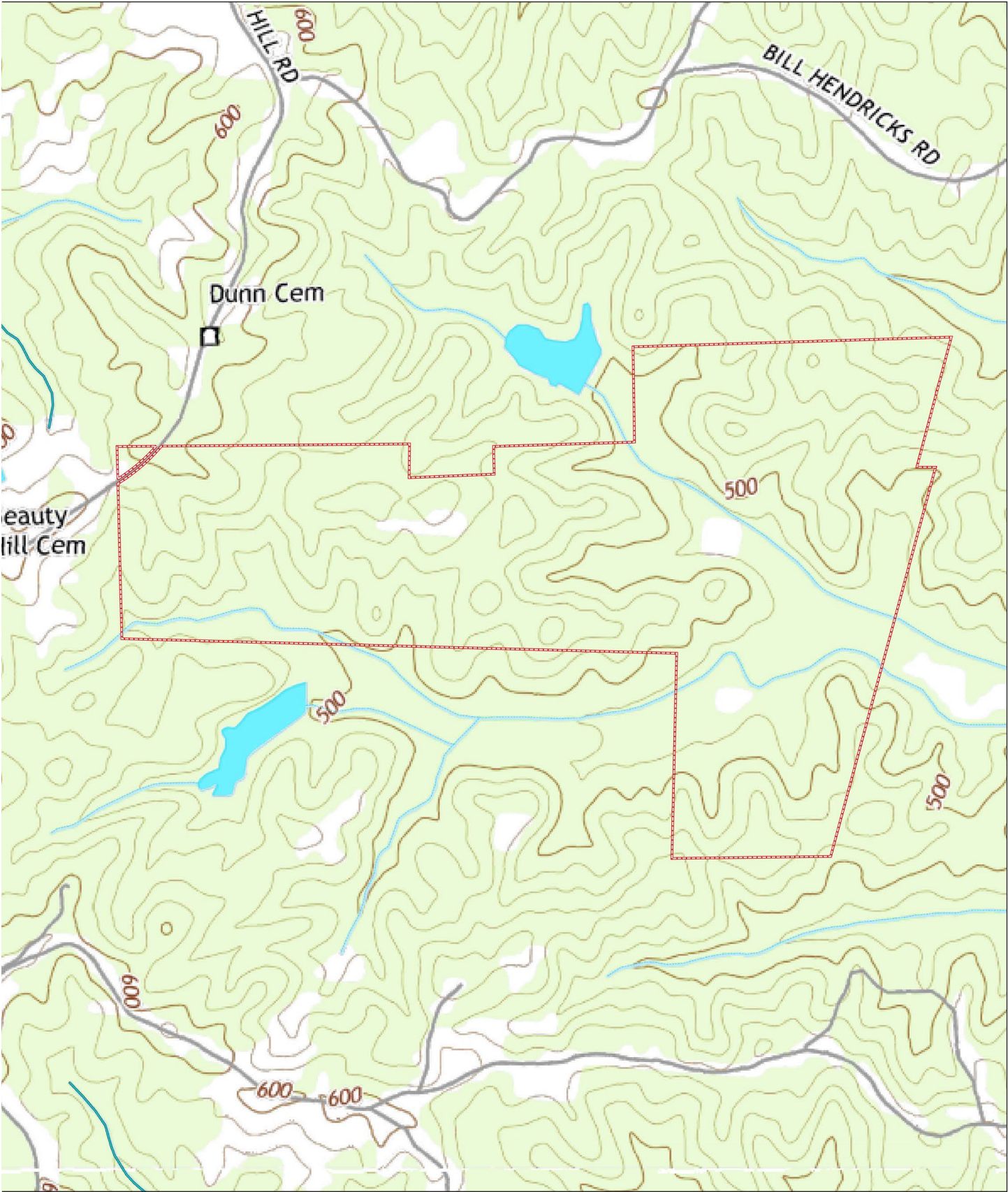
## SUBJECT PROPERTY

Aerial View • 298.0 +/- Acres





**TOPOGRAPHY**  
Elevation and Water Features

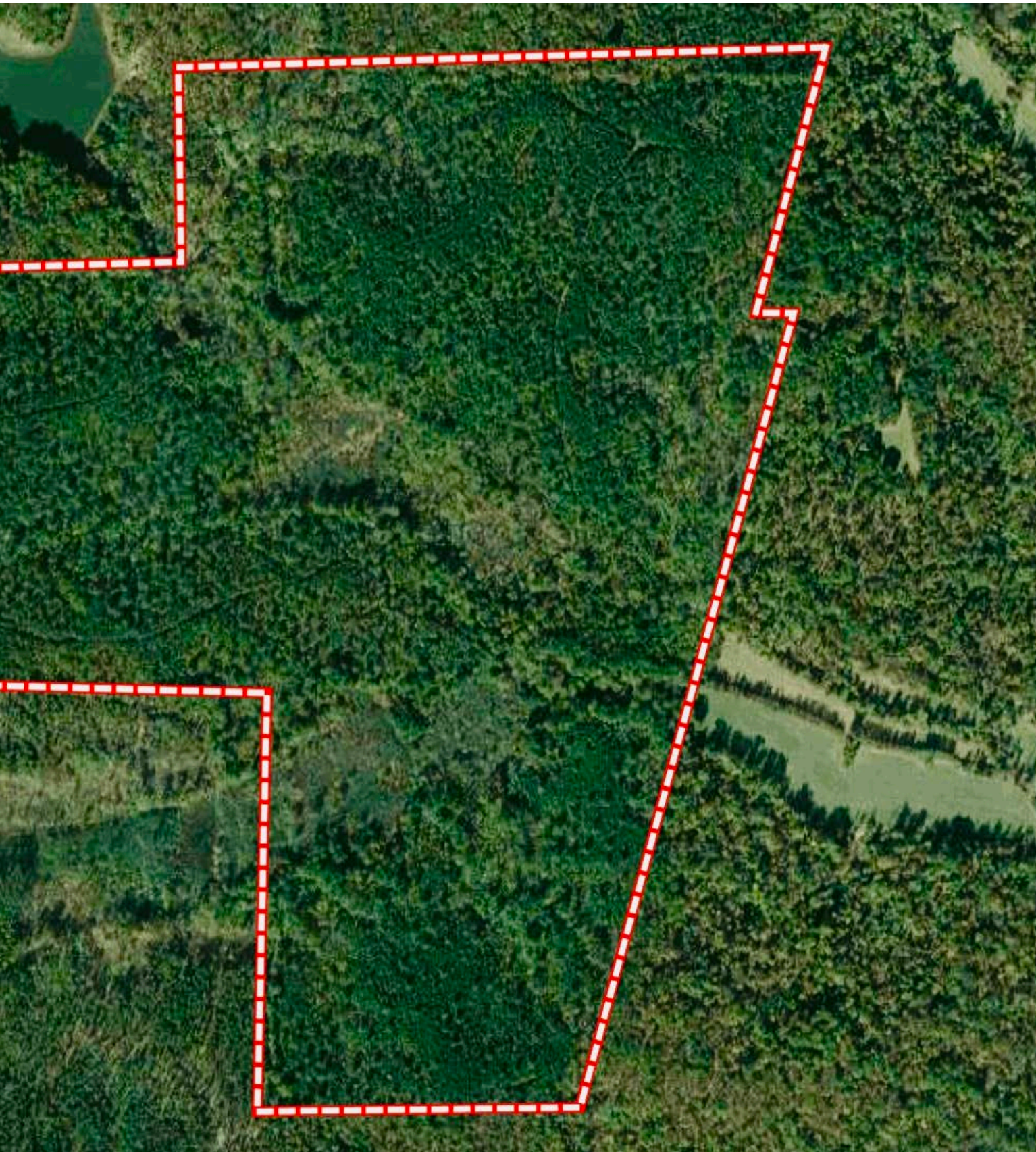




**SUBJECT PROPERTY**  
Land Features









## PROPERTY VIEWS

The Landscape



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## PROPERTY VIEWS

The Landscape



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**Chuck Myers**

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

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# Chuck Myers

Chuck Myers is a Partner and Agent with Myers Cobb Realtors, licensed in Arkansas, Mississippi, and Tennessee. After an Agribusiness career as an industry National Sales and Marketing Manager, Chuck entered the real estate market, developing and managing legacy hunting clubs in North America.

Chuck has a proven history of marketing and selling equity in premium hunting properties. He also has many notable real estate sales of premier hunting clubs. Chuck has a 30 year market reputation of assisting clients and partners with the acquisition, development, management, and selling of exclusive recreational estates. Chuck has a comprehensive archive of hunting and farmland involvement achievements. A limited list includes Greenbriar, River Oaks, Wolf Farm, Paradise, Deer Creek, and Delta Duck Farms.

Over the years, Chuck has developed an extensive range of relationships with qualified land investors and professionals within the agriculture and outdoor real estate business. He is a seasoned land specialist and has transacted millions of dollars in Mid-South land sales. A knowledge of land and a passion for the outdoors, Chuck identifies with the client, is direct, and enjoys the agent-client transactional relationship.

He and his wife, Jerri, have three children, seven grandchildren, and currently reside in Memphis, Tennessee.



## MYERS COBB REALTORS

WWW.MYERSCOBBREALTORS.COM

### Chuck Myers

PARTNER + AGENT  
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