



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

33.8± ACRES
TIPTON COUNTY, TN
\$379,000

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

THE TIPTON 33.8

PROPERTY PROFILE

LOCATION:

- Dunlap Orphanage Road
Brighton, TN 38011
- Tipton County
- 10± Miles N of Arlington
- 14± Miles NE of Millington
- 30± Miles NE of Memphis

PROPERTY USE:

- Hunting
- Investment
- Recreational
- Horses & Livestock
- Potential Home/Cabin Site

COORDINATES:

- 35.402174, -89.690684

TAX INFORMATION:

- Parcel: 141-028.00
- 2025 Taxes: \$151

PROPERTY INFORMATION:

- 33.8± Total Acres
- 18± Acres of Open Pasture
- Boundary Lines are Approximate
- Seller Willing to Divide
- 2 Potential Build Sites
- Deer & Turkey



SHANE MARTIN | PRINCIPAL BROKER - WEST TN
C: 901-827-0224 | shane@smalltownproperties.com

KEITH MOFFITT | LAND SPECIALIST
C: 901-485-7967 | kmoffitt@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE TIPTON 33.8

WELCOME TO THE TIPTON 33.8, LOCATED ON DUNLAP ORPHANAGE ROAD IN BRIGHTON, TENNESSEE. Offering a combination of open pasture, wildlife habitat, and multiple potential homesites, this versatile 33.8± acre property in Tipton County provides an opportunity to enjoy country living while remaining within convenient reach of Arlington, Millington, and the greater Memphis area.

Approximately 18 acres of open pasture provide plenty of usable ground for horses, livestock, a hobby farm, or recreational use. Two potential homesites offer flexibility for building a primary residence, country retreat, or family property with room to spread out. For buyers looking for a smaller acreage tract, the seller is also willing to consider subdividing the Tipton 33.8.



SHANE MARTIN | PRINCIPAL BROKER - WEST TN
C: 901-827-0224 | shane@smalltownproperties.com



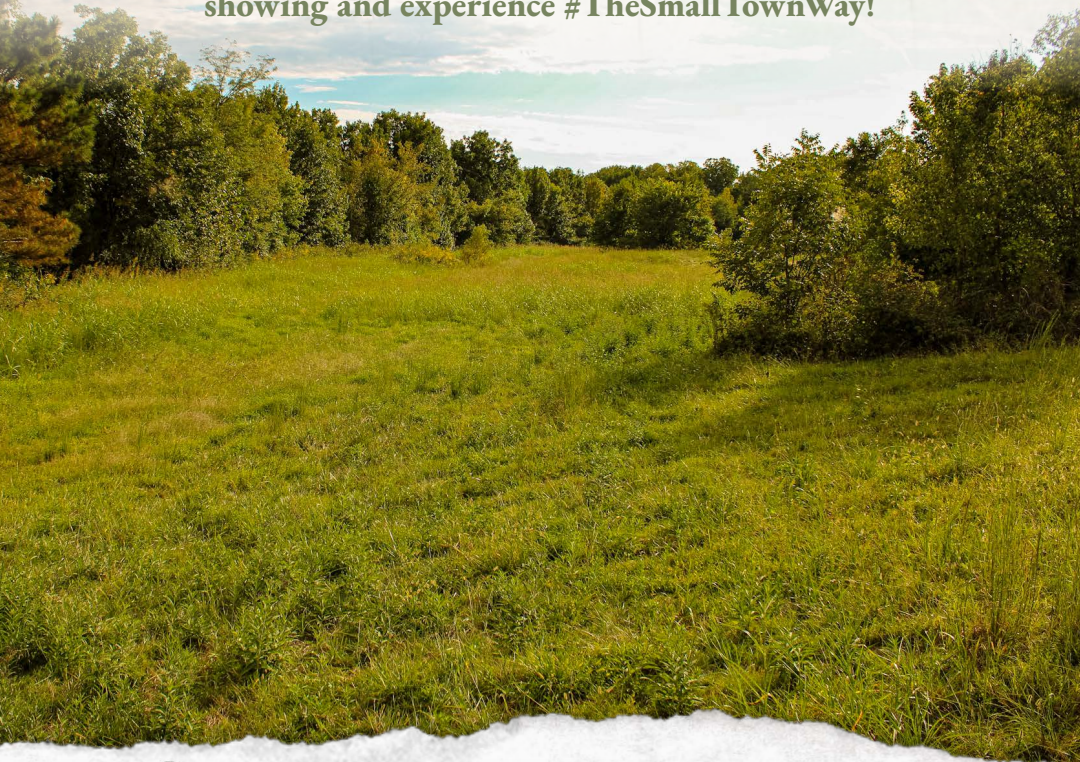
KEITH MOFFITT | LAND SPECIALIST
C: 901-485-7967 | kmoffitt@smalltownproperties.com

MORE ABOUT THE TIPTON 33.8

The combination of open ground and natural cover provides habitat for deer and turkey, adding hunting and recreational appeal to the property. With 33.8± acres to work with, there is ample room to build, establish additional improvements, enjoy the outdoors, or simply maintain the privacy and space that comes with owning acreage.

Whether you're looking for land to build your forever home, a manageable recreational tract, room for horses or livestock, or acreage with future investment potential, the Tipton 33.8 offers several possibilities in a desirable West Tennessee location.

Call Keith Moffitt or Shane Martin today to schedule a private showing and experience #TheSmallTownWay!



SHANE MARTIN | PRINCIPAL BROKER - WEST TN
C: 901-827-0224 | shane@smalltownproperties.com



KEITH MOFFITT | LAND SPECIALIST
C: 901-485-7967 | kmoffitt@smalltownproperties.com

33.8± ACRES **TIPTON COUNTY, TENNESSEE**



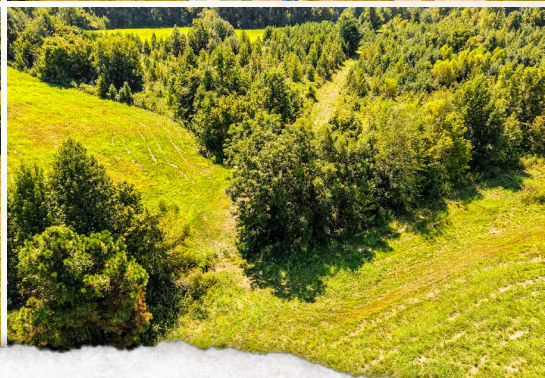
SHANE MARTIN | PRINCIPAL BROKER - WEST TN
C: 901-827-0224 | shane@smalltownproperties.com

KEITH MOFFITT | LAND SPECIALIST
C: 901-485-7967 | kmoffitt@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

33.8± ACRES **TIPTON COUNTY, TENNESSEE**



SHANE MARTIN | PRINCIPAL BROKER - WEST TN
C: 901-827-0224 | shane@smalltownproperties.com

KEITH MOFFITT | LAND SPECIALIST
C: 901-485-7967 | kmoffitt@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

33.8± ACRES **TIPTON COUNTY, TENNESSEE**



SHANE MARTIN | PRINCIPAL BROKER - WEST TN
C: 901-827-0224 | shane@smalltownproperties.com

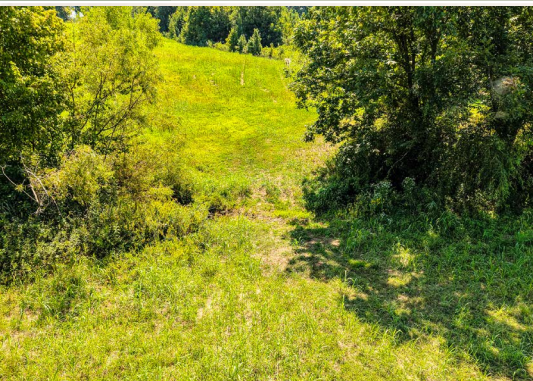
KEITH MOFFITT | LAND SPECIALIST
C: 901-485-7967 | kmoffitt@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

33.8± ACRES

TIPTON COUNTY, TENNESSEE



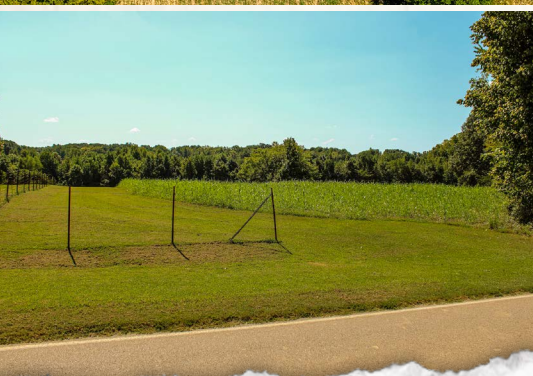
SHANE MARTIN | PRINCIPAL BROKER - WEST TN
C: 901-827-0224 | shane@smalltownproperties.com

KEITH MOFFITT | LAND SPECIALIST
C: 901-485-7967 | kmoffitt@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

33.8± ACRES **TIPTON COUNTY, TENNESSEE**



SHANE MARTIN | PRINCIPAL BROKER - WEST TN
C: 901-827-0224 | shane@smalltownproperties.com

KEITH MOFFITT | LAND SPECIALIST
C: 901-485-7967 | kmoffitt@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809 | smalltownproperties.com

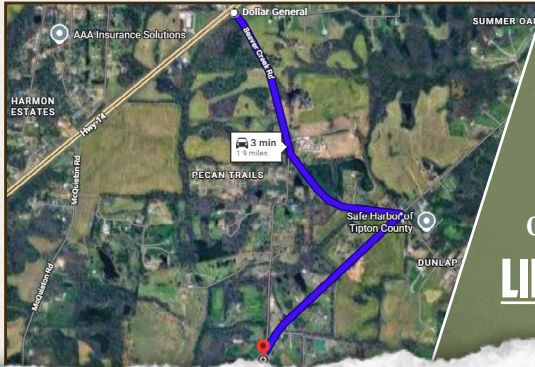
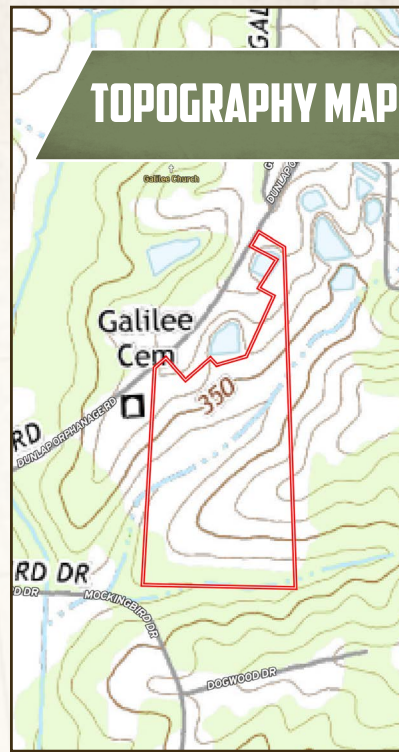
Information is believed to be accurate but not guaranteed.

33.8± ACRES TIPTON COUNTY, TENNESSEE

land id. **LINK**



TOPOGRAPHY MAP



Directions From the Intersection of Hwy 14 and Beaver Creek Road in Brighton, TN: Travel on Beaver Creek Road for 1.1 miles. Turn right onto Dunlap Orphanage Road and continue 0.8 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



SHANE MARTIN | PRINCIPAL BROKER - WEST TN
C: 901-827-0224 | shane@smalltownproperties.com

KEITH MOFFITT | LAND SPECIALIST
C: 901-485-7967 | kmoffitt@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.