



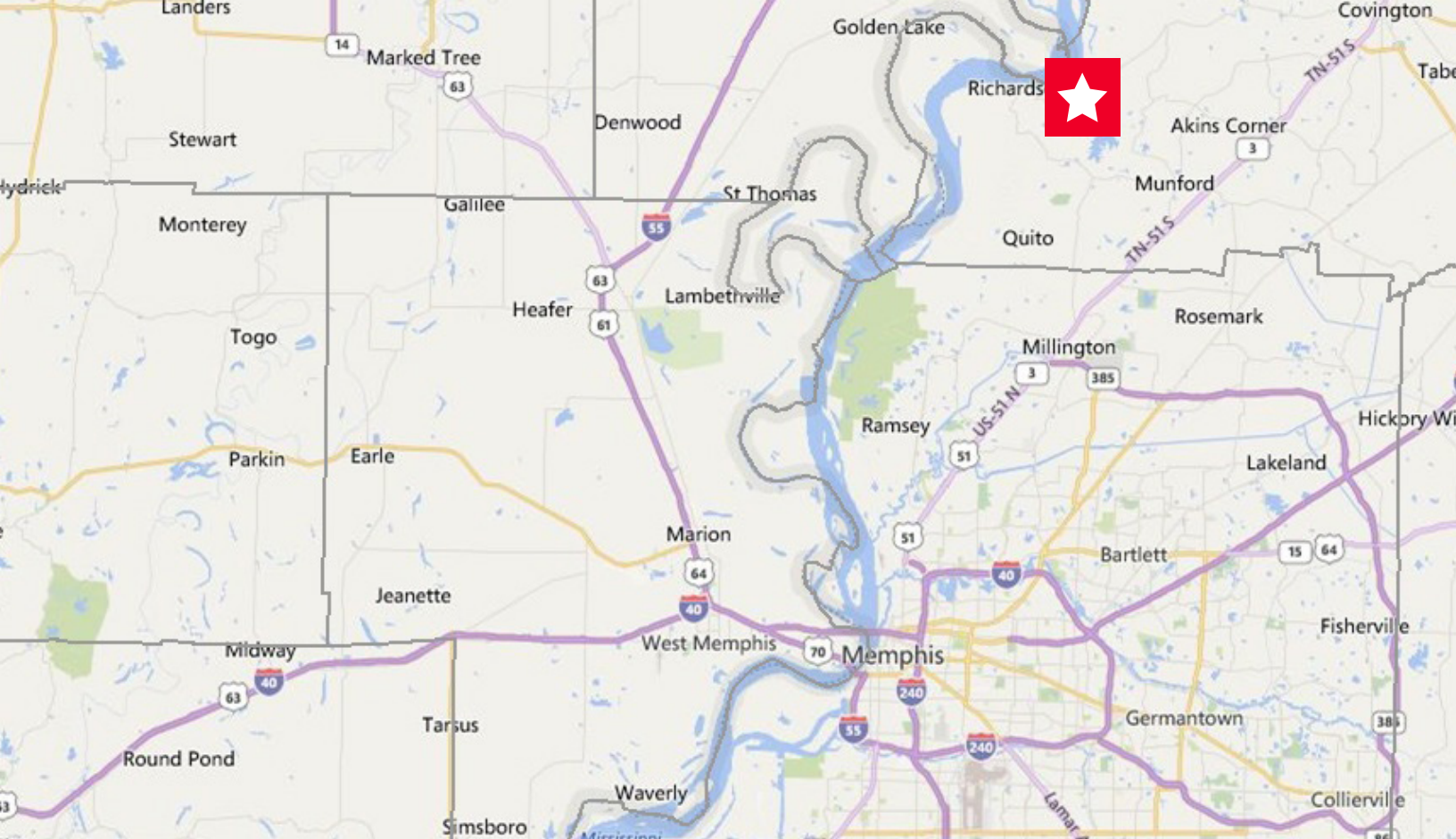
**DELTA
FARMLAND**

CHICKASAW BLUFF FARM

Historic Second Chickasaw Bluff
Tiptop County | Tennessee

Joey Bland | 901.378.8919 | jbland@delta-farmland.com

Joey Bland, of Delta Farmland, is the exclusive agent for the property described herein. All information contained herein is believed to be correct, however, there is no guarantee to the accuracy. Prospective buyers are urged to inspect the property and improvements and perform their own independent due diligence. The agent assumes no liability as to errors, omissions or investment results. All information is approximate.



CHICKASAW BLUFF FARM

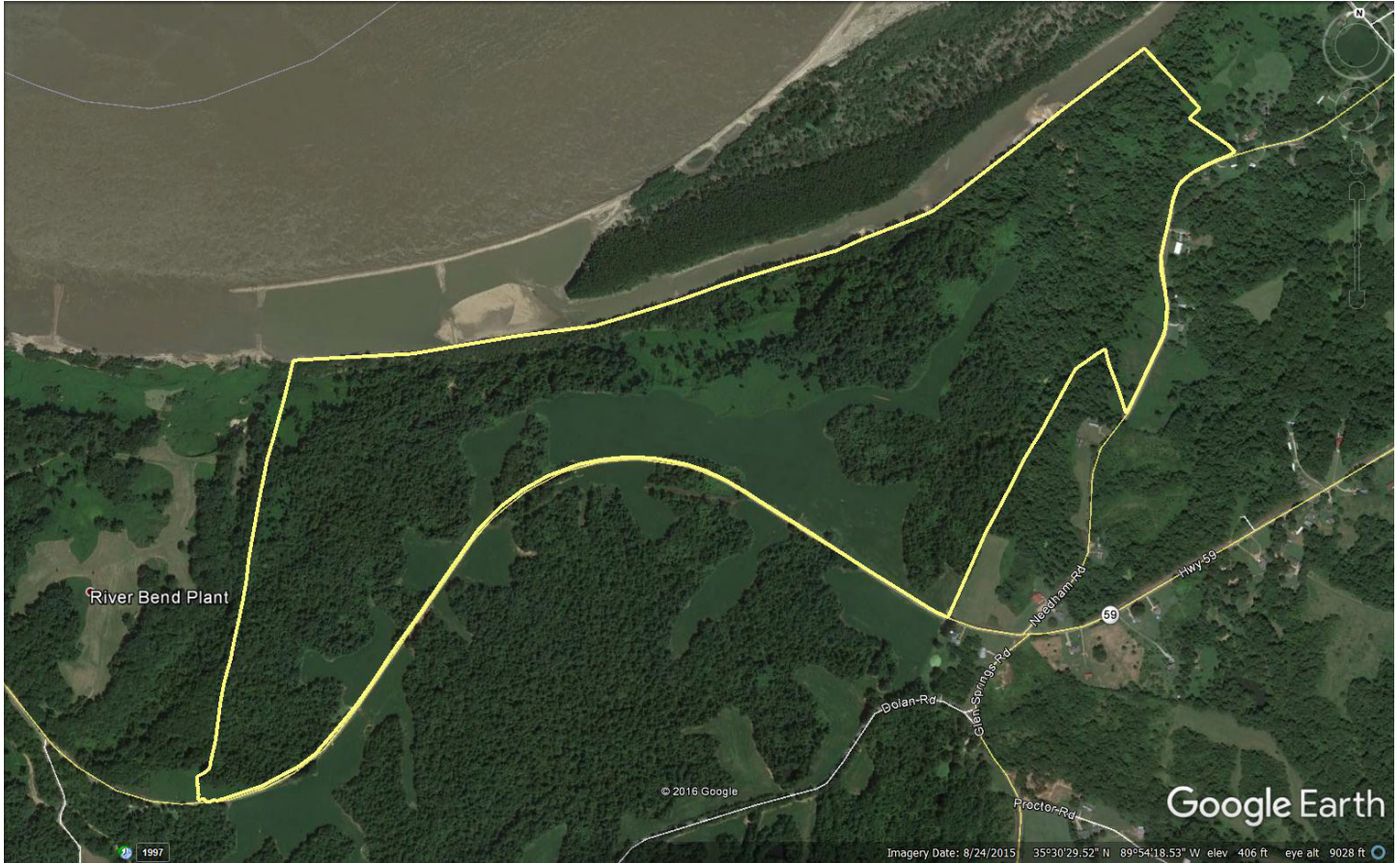
Tipton County, Tennessee | 271+/- Total Acres | 56+/- Crop Acres

Chickasaw Bluff Farm is a truly unique property located on the second Chickasaw Bluff rising over 200 feet above the Mississippi River and only 32 miles from Memphis. Along with an incredible panoramic view of the Mississippi River, this property offers over 200 acres of rolling hardwoods and more than 50 acres of income producing crop acreage. The potential for development with rapidly growing Munford and Atoka areas of Tipton County creates a great deal of opportunity for this historic site.

PROPERTY FEATURES:

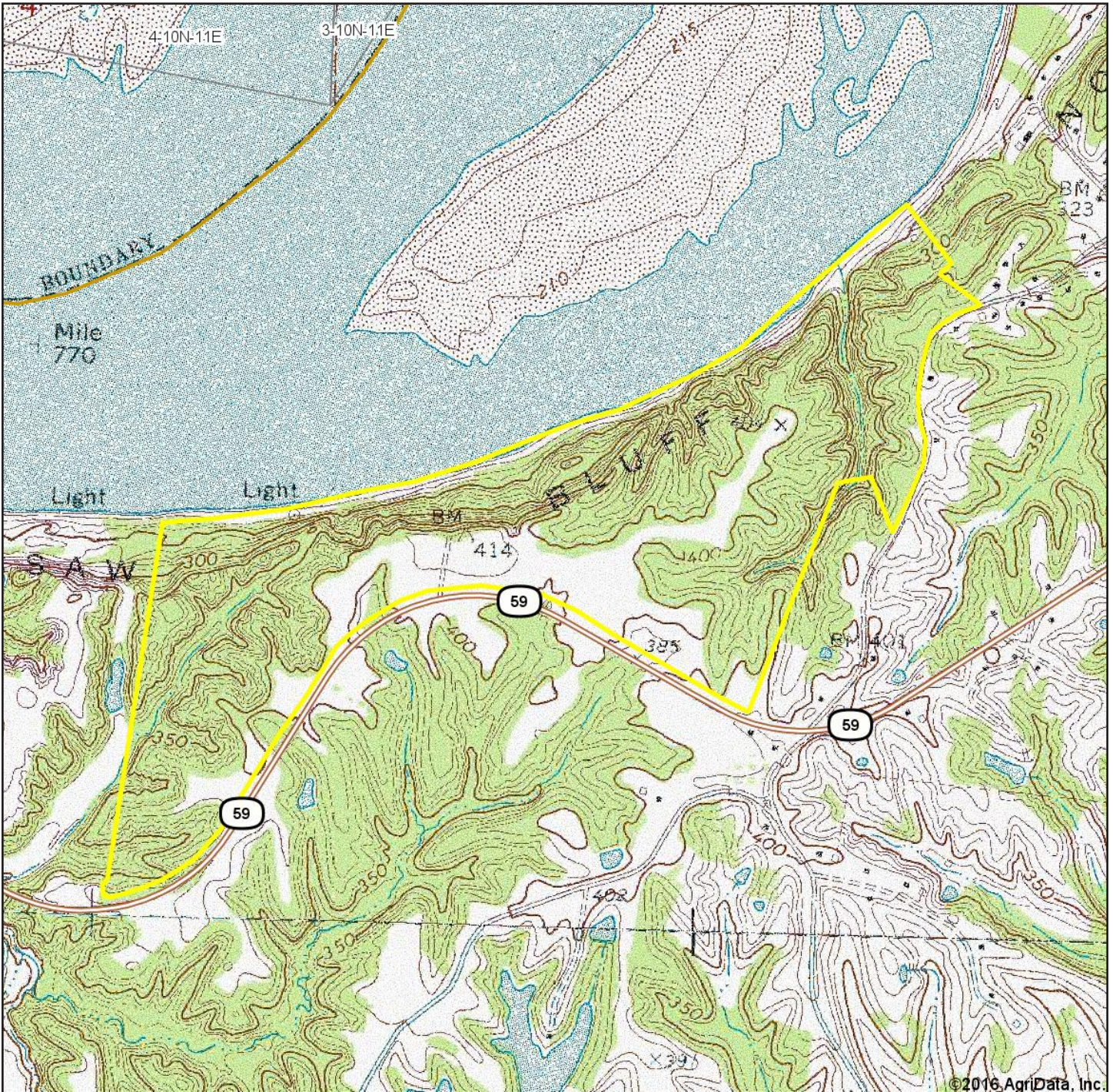
- ❖ Historic Second Chickasaw Bluff and possible site of the French Fort Prudhomme built in 1682
- ❖ Panoramic view of the Mississippi River and eastern Arkansas
- ❖ Located approximately 32 miles from Memphis
- ❖ Over 200 acres of rolling hardwood terrain providing excellent habitat for deer and turkey
- ❖ In excess of 50 income producing crop acres with current cash lease
- ❖ Generous road frontage on Highway 59
- ❖ The property has access to electricity
- ❖ School zone – Tipton County Schools (Drummonds Elementary, Munford Middle & High School)
- ❖ Price: \$325,000 (\$1,199 per acre)

PROPERTY AERIAL

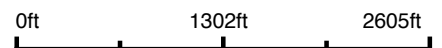


Property boundaries are estimated and should be confirmed by legal description or by a licensed surveyor

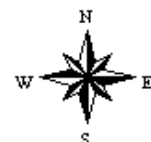
PROPERTY TOPOGRAPHY



map center: 35° 30' 32.09, -89° 54' 15.5



Tipton County
Tennessee



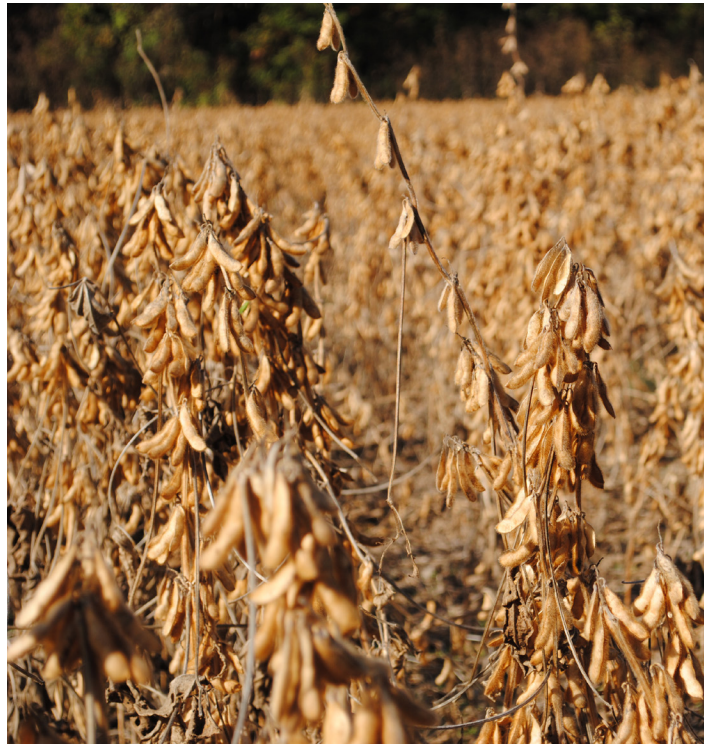
10/19/2016

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PROPERTY PHOTOS



PROPERTY PHOTOS





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