



Dawson Tract

950 acres



**OFFERED BY:
RUTLEDGE INVESTMENT COMPANY
5160 SANDERLIN, SUITE ONE
MEMPHIS, TN 38117
(901) 766-9041**

Category: for sale

Price: \$ 2,185,000

Dawson Tract

Area: 950 acres

Type: Recreation

Description:

The Dawson tract is a 950 acre duck and deer hunting tract less than an hour from Memphis. The Dawson tract has 26 duck hunting impoundments that can be flooded for ducks as well as 9 upland food plots for deer, dove, or quail plots. The property is in a proven flyway surrounded by many property owners that are developing land to create duck and deer habitat. Less than 2 miles from the property is the Wapponoca Round Pond Refuge, which is a duck sanctuary that is left undisturbed holding thousands of ducks. The property is less than a mile from the St. Francis River which is regarded as one of the best deer hunting areas in the south with many 150 class or better deer taken nearby. Within 2 miles the largest buck killed in the State with a bow was killed 189 net inches, and on the property the second largest deer killed with a cross bow was killed 158 7/8. This property is an all around hunters paradise with the capability of shooting deer, ducks, dove, quail, and rabbits. The property can be sold as a whole or can be sold and subdivided into multiple tracts.

Location:

The Dawson Tract is located just off I40 and has a gravel county road split the property. The property is 30 minutes from the Mississippi River Bridge.

Improvements:

The Dawson Tract currently has one electric well. Many of the duck holes have water control structures to allow for spring drainage to plant ducks food.

Showing:

By appointment only. For appointment please contact:

Gwin Smith, Stephen Rainer, and Shelby Smith

5160 Sanderlin Avenue, Suite One

Memphis, TN 38117

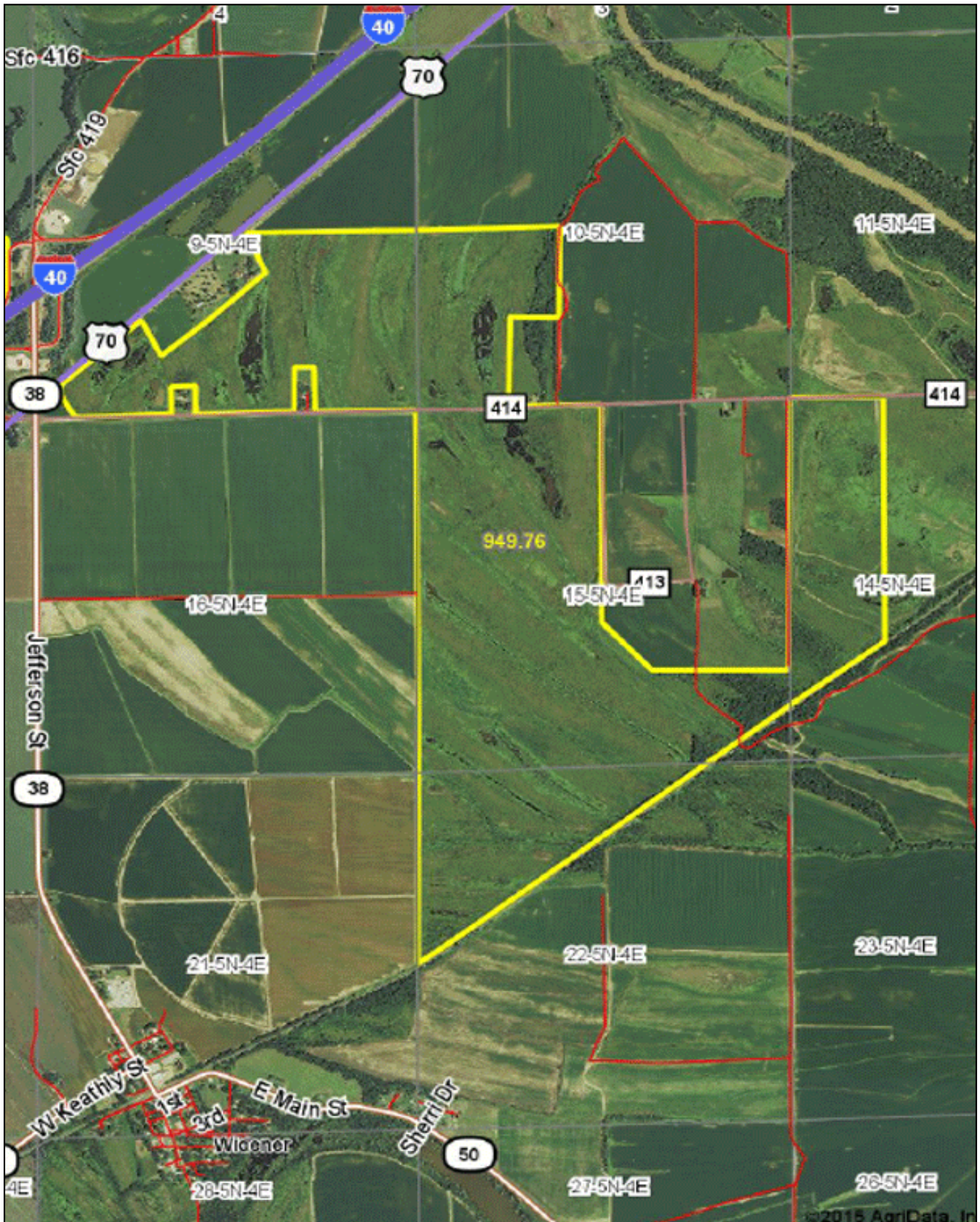
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