



JERRY NORWOOD
ACCREDITED LAND CONSULTANT
MOTHER EARTH REALTY
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CHECK OUT THESE PROPERTIES AND MORE ON **WESTTNLAND.COM** CALL ME FOR MAPS ON ANY OF THE MENTIONED PROPERTIES. I CAN ASSIST YOU IN ALL YOUR REALTY NEEDS (INCLUDING IRC 1031 EXCHANGE), WHEREVER OR WHATEVER THEY MAY BE. I KNOW LAND SPECIALIST IN EVERY STATE.

“UNDER ALL IS THE LAND”

CHESTER COUNTY

15 ACRES

330 YOUNG RD...BEAUTIFUL MINI FARM...2 MI TO PINSON MOUNDS...
1891SF BV 3BR/2BA HOME, HORSE BARN, ROLLING PASTURE WITH
SCATTERED TREES, CORRAL OR RIDING ARENA...FENCED...DEER...
LAKE SITE \$197,500

DECATUR COUNTY

**ONE LOT
REDUCED**

WOODLAWN SHORES...55' x 163'...WOODED, CITY WATER,
ELECTRICITY...SECLUSION...\$5,000

MADISON COUNTY

**44 ACRES
REDUCED**

OVERHILL DRIVE (S OF RIDGECREST, E OF CAMPBELL)...**SUBDIVISION
POTENTIAL** FOR MODEST HOUSING...ADJACENT TO GATED
COMMUNITY... ROLLING TERRAIN, ALL UTILITIES...WILL TRADE FOR
COMMERCIAL BUILDING \$11,000/ACRE

74 ACRES

MIFFLIN RD...ALL TIMBER, SELECT CUT 16"...ROLLING HILLS, CITY
WATER...IDEAL FOR LOG HOME...DEER AND TURKEY...\$1,500/AC
ALL REASONABLE OFFERS WILL BE CONSIDERED

OBION COUNTY

**185 ACRES
REDUCED**

NEAR REELFOOT LAKE...BUD BARKER RD...HUNTERS SPECIAL...
DEER AND TURKEY INFESTED...1288 SF GOOD DEER CAMP OR
RESIDENCE...96 AC PASTURE @ \$1500 RENT...TWO PONDS...\$1,200/AC
NO EXTRA CHARGE FOR RATTLESNAKES!

JERRY NORWOOD – MOTHER EARTH REALTY –BEECH BLUFF, TN

ACREAGE	COUNTY	PRICE OR \$/ACRE	LOCATION-DESCRIPTION
4.7 ACRES	MADISON	\$224,900	1070 MIFFLIN RD...3200 SF HOME, BARN, 2 SHEDS, PASTURE, POND, ADDITIONAL LAND AVAILABLE
5.11 ACRES	MADISON	\$12,500/AC	WHITEHALL ST...ZONED RESIDENTIAL...WOODED, ALL UTILITIES
25 ACRES	MADISON	\$55,000	DEEP GAP RD...BLDG SITE WOODS FOR HUNTING...5 AC OPEN FOR PASTURE...CITY WATER DEER & TURKEY
29.5 ACRES	WEAKLEY	\$385,000	HWY 124, MCKENZIE...GEORGIAN STYLE 2 STORY BV HOME... ELEGANCE AND CHARACTER... WOODED, WELL MAINTAINED... 3-CAR GARAGE
47 ACRES	MADISON	\$120,000	PERRY SWITCH RD...30 AC OPEN ROW CROP OR PASTURE
59 ACRES	MADISON	\$125,000	BARNES RD...49 AC WOODS, 18 AC OPEN, DEER & TURKEY
60 ACRES DEVELOPER'S DELIGHT	MADISON	\$1,000/AC ASKING	EAST OF CHESTER LEVEE (CITY LIMITS) ALL WOODED. CUT-OVER TIMBER.. <u>ALL UTILITIES</u> ...EXCELLENT FOR SUBDIVISION.
62 ACRES	CROCKETT	\$3,500/AC	PITTS RD...58.1 AC COTTON BASE...HIGHLY PRODUCTIVE SOIL (MOSTLY MPHS SILT LOAM) ROLLING TERRAIN, SEVERAL BLDG SITES
68 ACRES (GREEN TIMBER DUCK HUNTING)	GIBSON	\$3,500/AC	RABBIT RD., N FORK FORKED DEER FRONTAGE. ALL TIMBER, SOME MARKETABLE TIMBER, DEER, TURKEY, SECLUDED, HUNTERS PARADISE
68 ACRES	CROCKETT	\$3,500/AC	ROLAND AND SPENCE RDS 58 AC OPEN, BASES: 15.1 AC COTTON; 55.8 AC SOYBEANS... ROLLING TERRAIN, MPHS SILT LOAN SOIL...MOBILE HOME, SEVERAL BLDG SITES
68.7 ACRES DUCKHOLE	GIBSON	\$3,000/AC	RABBIT RD – WRP, NEAR TATUMVILLE BOTTOMS, N FORK FORKED DEER, WILDLIFE
71 ACRES REDUCED	HENDERSON	\$850	EAST & WEST BOUND I-40 FRONTAGE. IDEAL FOR BILLBOARDS DUCKS, DEER ,COTTONMOUTHS.. ARTESIAN WELL...RIVER FRONTAGE

JERRY NORWOOD – MOTHER EARTH REALTY – BEECH BLUFF, TN

ACREAGE	COUNTY	PRICE OR \$/ACRE	LOCATION-DESCRIPTION
99 ACRES	CARROLL	\$850	COUNTY FARM LANE...ALL WOODED, SMALL APPLE ORCHARD, YEAR ROUND RUNNING CREEK, SEVERAL BLDG SITES...DEER & TURKEY
100 ACRES +/- DUCKHOLE	DYER	\$4,000	AUSTIN RD – BETHEL BRANCH TATUMVILLE BOTTOM (BEING DEVELOPED INTO “LITTLE STUTTGART”) SPRING FED CROP INCOME \$139/AC
103 ACRES WILL DIVIDE: 3 AC W/4 LOG CABINS W/HVAC @ \$175,000 8 AC PASTURE & HOME SITE @ \$42,500 92 AC WOODS,7 AC LAKE @ \$145,000 (PAVED DRIVE)	CHESTER	\$295,000	BEAR CREEK RD...TAMERAC 4 LOG CABINS, RUSTIC AMPITHEATER, 7 AC STOCKED LAKE, 12 RV HOOKUPS, CLUBHOUSE, RIDING TRAILS, TIMBER, DEER AND TURKEY
104 ACRES PENDING	GIBSON	\$3,500	HWY 188 N OF CENTRAL...91 AC OPEN, 83 AC COTTON BASE... MEMPHIS SILT LOAM...GOOD BLDG SITE
106 ACRES	HENDERSON	\$1,000	HURON RD...EXCELLENT HUNTING...1/2 OPEN, 1/2 WOODS FORKED DEER RIVER FRONTAGE DUCKS, DEER & TURKEY
112 ACRES	MADISON	\$3,000	US 45 & SIMMONS RD...95 AC GPS OPEN, 87.9 AC COTTON BASE, PRESENTLY IN BERMUDA
120 ACRES “BUY OF THE YEAR”	OBION	\$750/AC	HWY 157/MT. MANUEL RD “WALNUT LOG”...COMMUNITY ALL WOODED...DEER & TURKEY
176 ACRES	CARROLL	\$2,000/AC	SR 136 & RENFRO RDS...CATTLE FARM...MOSTLY OPEN, FENCED, 2 BARNs, BLDG SITE, DUCK HOLE, DEER & TURKEY
181 ACRES	MCNAIRY	\$320,000	HUBANKS RD...25 YR OLD TIMBER (MOSTLY HDWD)... 5 AC STOCKED LAKE, WELL, ELECTRICITY TO LAKE, 1 1/2 MI OF INTERIOR ROAD...DEER & TURKEY HAVEN!
190 ACRES	CROCKETT	\$3,500/AC	CHESTNUT BLUFF & ROLAND RD...180 AC ROLLING HILLS ROW CROP...BASES: 73.1 AC COTTON; 76.3 AC WHEAT; 47 AC SOYBEANS...(WOULD MAKE A BEAUTIFUL CATTLE FARM) NATURAL VALLEY FOR 20+ AC LAKE, FARM COTTAGE (\$300/MO RENT), METAL BARN, 2 PONDS...NOTE: COULD DIVIDE INTO 45, 55 OR 90 AC TRACTS

JERRY NORWOOD – MOTHER EARTH REALTY – BEECH BLUFF, TN

ACREAGE	COUNTY	PRICE OR \$/ACRE	LOCATION-DESCRIPTION
200 ACRES	GIBSON	\$625,000	HWY 188, YORKVILLE, CLASS I, II & III SOILS. FARM HOME AND BARN...180 AC OPEN...HOUSE RENT @ \$400/MO
213 ACRES "HUNTERS DREAM"	HAYWOOD	\$1,600/AC	GUINN BOTTOM RD... MARKETABLE TIMBER. AS GOOD AS YOU CAN FIND FOR TURKEY AND DEER HUNTING. N OF HATCHIE RIVER
240 ACRES	CARROLL	\$2,200/AC	MAYTOWN RD, BUENA VISTA "DIAMOND IN THE ROUGH" 2 STORY HOUSE, BARNs, 14 X 52 MH, 100+ ACRES OPEN, MARKETABLE TIMBER. COULD MAKE A BEAUTIFUL CATTLE FARM OR ROW CROP...DEER & TURKEY
247 ACRES	MADISON	\$3,000/AC	HWY 138...ROLLING HILLS, MOSTLY WOODED (40 YR+) 7.5 ACRE LAKE, CABIN, SECURITY GATE, 25 AC NATURAL LAKE SITE, NUMEROUS BLDG SITES, DEER & TURKEY HAVEN
430 ACRES	MADISON	\$3,500/AC	N PARKWAY E, BROWNS CHURCH RD, COTTON GROVE RD ALL UTILITIES, COMMERCIAL , AGRICULTURAL, RECREATIONAL, 2 MI FRONTAGE, ROLLING HILLS..MAKE OFFER
464 ACRES	DYER/GIBSON	\$3,500/AC	JOE D. HALL DAIRY FARM... CLASS I, II & III SOILS...361 AC COTTON BASE WITH 654 LB CC YIELD...MOSTLY OPEN, ROLLING TERRAIN, RENTAL HOUSE... DUCKHOLE
470 ACRES	HUMPHREYS	\$725/AC	N & ADJACENT TO I-40 ADJACENT TO 458 AC...10 YR OLD PINE TREES...DEER & TURKEY
500 ACRES	MADISON	\$3,500/AC	MIFFLIN RD...350 AC OPEN, CROP BASES, GRAIN BINS, FENCED, NF FORKED DEER FRONTAGE...GREAT HUNTING!
650 ACRES	HAYWOOD	\$1,950/AC	SHEPP RD... RUTTIN STRUTTIN HUNTIN CLUB ...CLUBHOUSE, BARN, 15 METAL STANDS, 5 HOUSE STANDS...ALL WOODED...75 AC 30+ YR OLD TIMBER

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ACREAGE	COUNTY	PRICE OR \$/ACRE	LOCATION-DESCRIPTION
700 ACRES	HUMPHREYS	\$725/AC	NEAR EXIT 137 ON I40, BETWEEN TN & BUFFALO RIVERS...10 YR OLD PINES...SECLUDED...DEER AND TURKEY
1170 ACRES	HUMPHREYS	\$700/AC	W BOUND FRONTAGE @ I40 & CUBA LANDING RDS...10 YR OLD PINES...BETWEEN TN & BUFFALO RIVERS...DEER & TURKEY NEEDS HUNTING CLUB...ONE HOUR FROM JACKSON & NASHVILLE
1310 ACRES	WEAKLEY-HENRY	\$3,750/AC	N FORK OBION RIVER-SR140 100 ACRES ROW CROP (CORN GOUND SECOND BOTTOM) MODEST BRICK HOME, 2 DOUBLE WIDES...\$25,000 GOV'T PYMT DEER, TURKEY...65000 BU GRAIN BINS
2300 +/- ACRES	DYER	\$2.5 M	ISLAND 21...ALL WOODED, MARKETABLE COTTONWOOD... 20 AC LAKE...HAVEN FOR DEER, TURKEY, GEESE, DUCKS & COTTONMOUTHS: DIKE FOR INGRESS-EGRESS WRP 994 AC... IDEAL FOR HUNTING CLUB OR INVESTORS

MAPS AVAILABLE ON ALL TRACTS

INVESTMENT PROPERTY

CARRIAGE HOUSE CENTRE – JACKSON, TN
PREMIER SHOPPING CENTER WITH 23,045 SF OF RETAIL SPACE. EXCELLENT LOCATION WITH
HIGH TRAFFIC COUNT. GREAT EXPOSURE. 100% OCCUPIED WITH ELEVEN (11) TENANTS.
POTENTIAL 10% RETURN. PERFECT FOR AN INVESTOR LOOKING TO STRENGTHEN OR
DIVERSIFY PORTFOLIO. INCOME/RENT ROLLS AVAILABLE. **\$2,750,000**

778 MIFFLIN RD **\$110,000**
IDEAL FOR FIRST TIME BUYER(S). THIS 1635 SF HOME
HAS 3BR/2BA, 12'X20' SUNROOM WITH EXTERIOR DÉCOR
OF BROWN SIDING, STONE AND COORDINATED BROWN
ROOF. PRIVACY IN BACKYARD WITH GARDEN SPOT.

ADJACENT LOT AVAILABLE @ \$15,000

606 N PARKWAY **\$130,000**
BEAUTIFUL BRICK HOME CLOSE TO EVERYTHING
NEEDED. 2086 SF WITH 3BR/2BA, 28'X16' GREAT ROOM
WITH FIREPLACE, 19'X14' MBR. BACKYARD IS FENCED
WITH MANY SHRUBS OFFERING MUCH PRIVACY. ALSO,
LARGE ENOUGH FOR A GARDEN. THERE'S A 19'X13'
SHOP/STORAGE BUILDING. HIGH STATE OF
MAINTENANCE AND CLEANLINESS.

1070 MIFFLIN RD **\$224,900**
SIT ON YOUR OWN WRAP-AROUND FRONT PORCH
AND WATCH THE WORLD GO BY. THIS BEAUTIFUL
3319 SF CUSTOM BUILT HOME IS SITTING ON 4.7 ACRES
(WOODED AND PASTURE). FOR PEOPLE DESIRING
LARGE ROOMS, THIS IS IT: 30'X20' SUNROOM,
23'X20' LIVING ROOM, 20'X14' MBR, 15'X18' SIZES FOR
BRS 2 & 3, 3 BATHS. BARN 50'X 52' IS DESIGNED FOR
HORSES AND EQUIPMENT. STOCKED LAKE.

330 YOUNG RD **\$197,500**
CHESTER CO.
(NEAR 5 PTS)
OWN YOUR OWN PIECE OF SERENITY. QUITE
COUNTRY LIVING AT ITS BEST! 1891 SF BRICK HOME
WITH 3 BR/2BA, LARGE FAMILY ROOM, WHITE
KITCHEN, DOUBLE CARPORT, GOOD WELL WATER.
BARN WITH FOUR (4) STALLS, TACK ROOM AND RIDING
CORRAL/ARENA. THIS RANCHETTE IS ALL FENCED WITH
SCATTERED TREES OVER BEAUTIFUL HILLS.