



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

253.5± ACRES
HAYWOOD COUNTY, TN
\$750,000

WELCOME TO

Huckabee Woods

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

HUCKABEE WOODS

PROPERTY PROFILE

LOCATION:

- Estanaula Road
Brownsville, TN 38012
- Haywood County
- 1.3± Miles N of the Hatchie River
National Wildlife Refuge
- 11± Miles SE of Brownsville
- 30± Miles SW of Jackson
- 69± Miles NE of Memphis
- 155± Miles SW of Nashville

COORDINATES:

- 35.500057, -89.141054

TAX INFORMATION:

- 110-004.00
- \$710.65 (2025)

PROPERTY USE:

- Hunting
- Recreation
- Conservation
- Timber Investment

PROPERTY INFORMATION:

- 253.5± Acres
- Merchantable
Hardwood Timber
- Established Trail System
- Redneck Hunting Blind
- Skid Duck Blind
- Deer/Duck/Turkey
- Small Game
- Creek Frontage



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SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

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7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO HUCKABEE WOODS

HUCKABEE WOODS IS A RARE OPPORTUNITY TO OWN 253.5± ACRES OF A HIGHLY DIVERSE RECREATIONAL AND TIMBER INVESTMENT TRACT IN THE HEART OF HAYWOOD COUNTY, TENNESSEE. Conveniently located just over one mile from the Hatchie National Wildlife Refuge, Huckabee Woods offers exceptional access to one of West Tennessee's most renowned natural corridors.

Designed with both the outdoorsman and investor in mind, Huckabee Woods features an established trail system that allows for easy navigation by side-by-side or ATV across the entire tract. The land supports a strong population of wildlife, making it a proven hunting property for duck, deer, turkey, and small game. Hunting improvements are already in place, including a Redneck hunting blind and a skid-mounted duck blind, providing immediate usability for the next owner.



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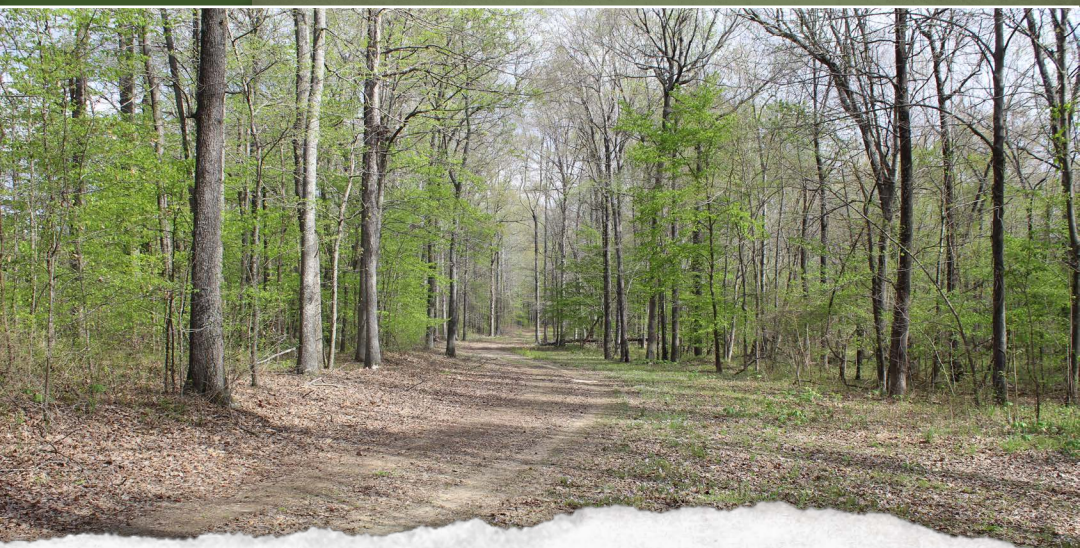
MORE ABOUT HUCKABEE WOODS

A creek runs through Huckabee Woods, enhancing habitat diversity and supplying a consistent water source for wildlife. The combination of timber, water, and natural cover creates an ideal environment for sustaining game year-round.

From an investment standpoint, Huckabee Woods offers significant upside with merchantable hardwood timber and no conservation easements or government program restrictions. This unrestricted status gives the new owner full flexibility for future management strategies, including the potential to enroll in carbon credit programs or implement conservation initiatives tailored to their goals.

Whether you are looking for a turnkey hunting property, a long-term timber investment, or a private recreational retreat, Huckabee Woods presents a unique blend of natural beauty, income potential, and outdoor opportunity.

Contact Shane Martin today to schedule a private showing and experience #TheSmallTownWay.



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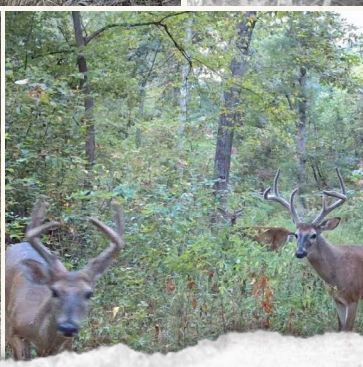
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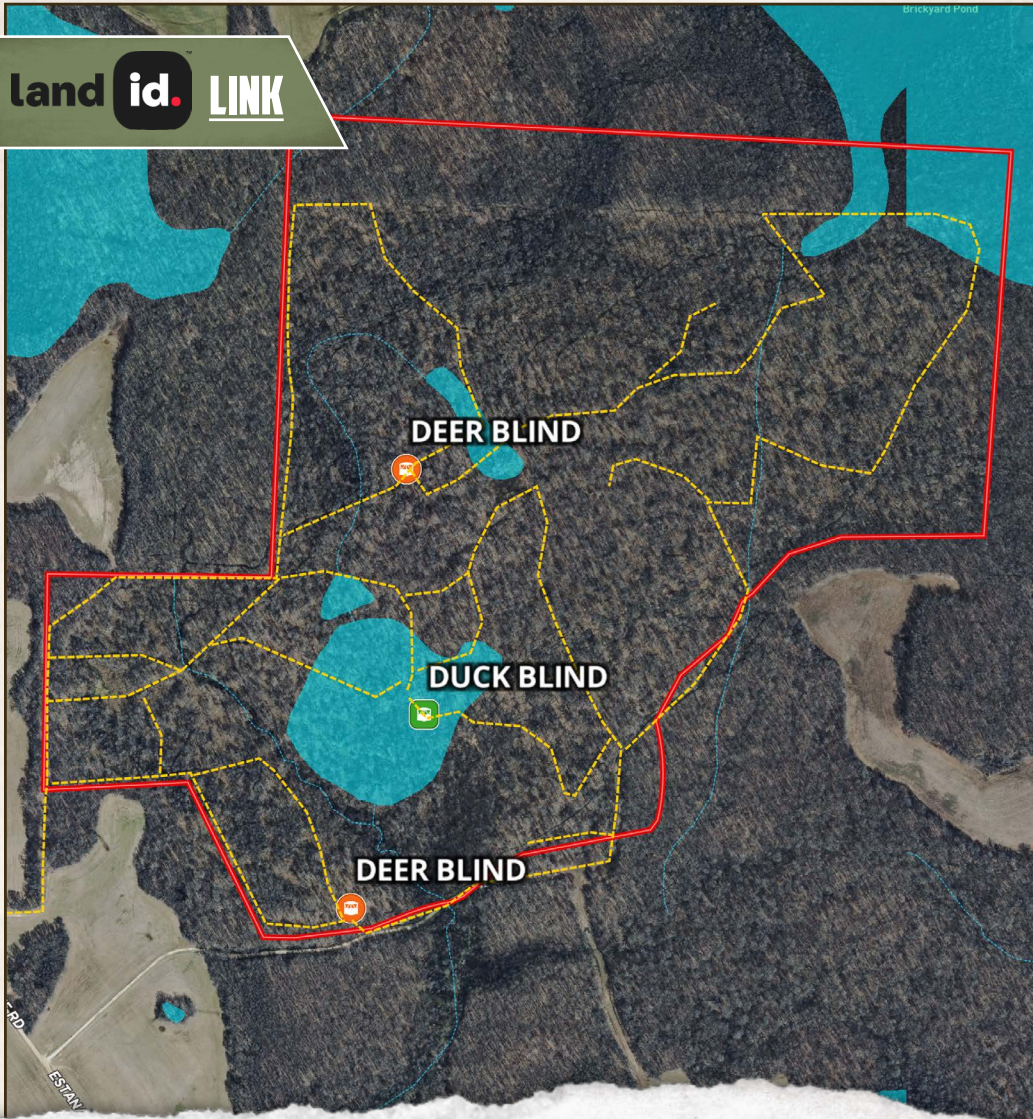
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"HUCKABEE WOODS"

HAYWOOD COUNTY, TENNESSEE

Brickyard Pond

land id. LINK



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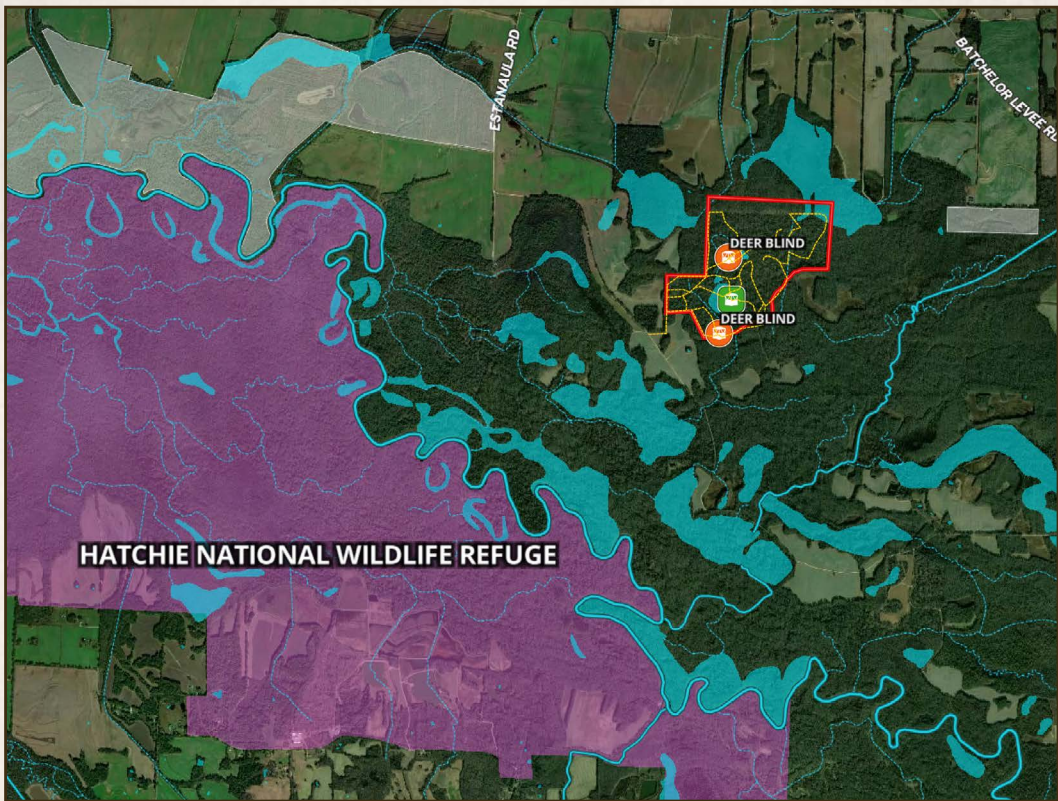
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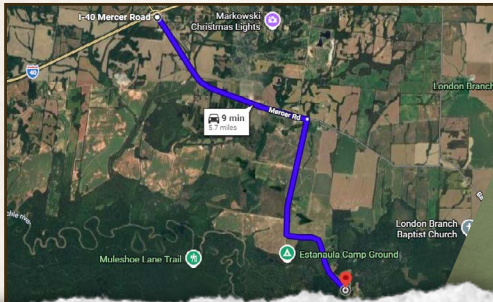
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HATCHIE NATIONAL WILDLIFE REFUGE



Directions From Brownsville, TN:
 Travel on Mercer Road for 4.5 miles.
 Turn right onto Estantaula Road and
 continue for 3 miles to the property on
 the left.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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