



**AFM
REAL ESTATE**

Tennessee River Perry County, TN.

Tennessee River @ Lego Landing

366.23 Acres
Perry County, Tennessee

The Offering:

Nestled along the Tennessee River in the rolling hills of Perry, County, this desirable 366-acre property captures the essence of Tennessee's natural beauty and investment potential. With over 4500 feet of scenic river frontage resting atop high bluffs, the land offers exceptional views of the river's timeless flow – a rare find in this region. The property enjoys exceptional accessibility, featuring double frontage along two paved roads, totaling more than 5,500 feet. This unique dual access opens endless opportunities for development, creating an ideal setting for riverfront mini-farms, private estates, or a recreational retreat that blends serenity and convenience.

Investment Highlights

- Natural pine and hardwood mix.
- Over 4200 feet of Tennessee River frontage.
- Over 4100 feet of Lego School Road
- Over 1000 feet of Whiteoak Creek Road.
- High bank Tennessee River frontage.
- Prime development potential.
- Easily divisible along Lego School Rd.
- Ideal investment property.

Recreational Attributes:

- Highly desirable hunting area.
- Surrounded by large farms and recreational properties.
- Excellent food sources for all types of wild game.

Broker Comments:

"Beyond its scenic charm, the Tennessee River offering stands out as a versatile investment. The combination of multiple roads entries, expansive water frontage, and easily divisible acreage gives future owners flexibility for both personal enjoyment and development potential."

Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.



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