

LAND AUCTION



381.37 AC± | 5 TRACTS | LAKE CO, TN

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/12/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: ELLINGTON AUDITORIUM/VISITOR CENTER, 2595 TN-21, TIPTONVILLE, TN 38079

CONTACT THE LISTING AGENT FOR A PROPERTY PREVIEW

SELLING ABSOLUTE: This 381.37± acre agricultural and recreational property is located in Lake County, Tennessee, positioned between the Mississippi River and Reelfoot Lake in one of West Tennessee's most established row-crop production corridors. The farm is comprised of five tracts and sits within a region long recognized for consistent agricultural performance driven by fertile Delta soils, dependable moisture, and efficient access. A boundary survey is currently being conducted, and final acreages will be determined upon completion.

The property is dominated by proven Mississippi River alluvial soils, including Bowdre, Bruin, Commerce, Reelfoot, and Roellen series. These soil types are widely regarded among operators for their high fertility, excellent moisture-holding capacity, and yield consistency, forming the foundation for sustained row-crop production across this area. The acreage is largely tillable with limited timbered areas, allowing efficient field layouts and compatibility with modern farming practices.

Agricultural improvements include three natural gas-powered irrigation wells, with natural gas lines in place to serve the well pumps. Electric lines run along several parcels. According to available information, the farm was formerly serviced by center pivot irrigation. While irrigation pivots are not currently installed, the existing wells and utility infrastructure provide an irrigation-ready, pivot-capable foundation, offering flexibility for a future owner to design and install irrigation systems tailored to their cropping program, equipment preferences, and management strategy.

The tracts benefit from excellent access via a combination of paved and chip-and-seal road frontage, supporting efficient movement of equipment, inputs, and harvest traffic. The property lies approximately one mile inside the Mississippi River levee system and approximately three miles from Reelfoot Lake, placing it in the heart of a highly productive Delta landscape.

Beyond its agricultural strength, the farm's location is a defining feature for waterfowl. Positioned directly between the Mississippi River and Reelfoot Lake, the property sits within the Mississippi Flyway—one of the most heavily traveled migratory routes for ducks and geese in North America. This corridor is widely recognized for waterfowl movement, staging, and seasonal concentration, making the area highly attractive to hunters who understand the importance of location in waterfowl management.

From both an operational and recreational standpoint, this farm offers a rare combination: highly productive row-crop ground supported by proven Delta soils and irrigation infrastructure, paired with a location squarely in the center of one of the most respected waterfowl corridors in the region. Properties in this part of Lake County are valued for their ability to support long-term agricultural production while also offering meaningful waterfowl potential when managed accordingly.



TRACT 1 DESCRIPTION: Tract 1 consists of 45.81± acres of highly productive Delta cropland in Lake County, Tennessee. The tract is predominantly tillable and supported by proven Mississippi River alluvial soils that are well-suited for consistent row-crop production.

Deeded Acres: 45.81± acres
Soil Types: Bowdre silty clay, Roellen Openlake complex, Bruin silt loam
Soil PI/NCCPI/CSR2: NCCPI 76.8
CRP Acres/Payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year

Possession: Immediate possession
Survey Needed?: Seller will provide
Brief Legal: Tract 1: 45.81± acres pt of PID 042-004.00
Lat/Lon: 36.34055, -89.4926
Zip Code: 38079



TRACT 2 DESCRIPTION: Tract 2 includes 41.34± acres of fertile Delta row-crop ground with a strong production history. The tract is largely tillable and underpinned by soils recognized for moisture retention, fertility, and yield consistency.

Deeded Acres: 41.34± acres
Soil Types: Bowdre silty clay, Roellen Openlake complex, Bruin silt loam
Soil PI/NCCPI/CSR2: NCCPI 75.8
CRP Acres/Payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year

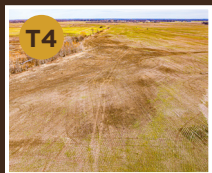
Possession: Immediate possession
Survey Needed?: Seller will provide if required
Brief Legal: Tract 2: 41.34± acres pt of PID 042-004.00, pt of PID 042-005.04
Lat/Lon: 36.3406, -89.48805
Zip Code: 38079



TRACT 3 DESCRIPTION: Tract 3 is a 96.22± acre tract offering scale and efficiency for row-crop operators. The acreage is predominantly tillable and well suited for continued Delta agricultural use.

Deeded Acres: 96.22± acres
Soil Types: Roellen Openlake complex, Bruin silt loam, Bowdre silty clay
Soil PI/NCCPI/CSR2: NCCPI 62
CRP Acres/Payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year

Possession: Immediate possession
Survey Needed?: Seller will provide if required
Brief Legal: Tract 3: 96.22± acres PID 042-005.03, pt of PID 042-004.00
Lat/Lon: 36.3377, -89.49065
Zip Code: 38079



TRACT 4 DESCRIPTION: Tract 4 consists of 147± acres and represents the largest individual parcel within the offering. The size, layout, and soil profile make this tract especially attractive for efficient row-crop production.

Deeded Acres: 147± acres
Soil Types: Roellen silty clay loam, Roellen Openlake complex, Sharkey clay, NCCPI 48.8
Soil PI/NCCPI/CSR2: NCCPI 48.8
CRP Acres/Payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year

Possession: Immediate possession
Survey Needed?: Seller will provide if required
Brief Legal: Tract 4: 147± acres PID 042-015.01
Lat/Lon: 36.33025, -89.5001
Zip Code: 38079



TRACT 5 DESCRIPTION: Tract 5 consists of 51± acres of prime waterfowl habitat featuring a highly effective mix of wetlands, timber, native grasses, and productive cropland. This diversity creates natural holding power for migrating waterfowl while maintaining flexibility for active land management.

Deeded Acres: 51± acres
Soil Types: Tunica clay, Roellen silty clay loam, NCCPI 55.1
Soil PI/NCCPI/CSR2: NCCPI 55.1
CRP Acres/Payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year

Possession: Immediate possession
Survey Needed?: Seller will provide if required
Brief Legal: Tract 5: 51± acres PID 042-015.02
Lat/Lon: 36.32715, -89.48955
Zip Code: 38079

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JAKE MEYER, AGENT: 731.333.1949 | jake.meyer@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions LLC, Lic 264661, Phone # 217.285.9000 | Jeffrey "Jeff" M. Evans, Principal Broker, License # 325829 | Timothy "Tim" Lee Burnette, Broker, License # 311366, Phone # 931.372.1844 | Joe Gizdic, Director, Ranch & Farm Auctions LLC, 217.299.0332 | Jake Meyer, TN Affiliate Broker, Land Specialist for Whitetail Properties Real Estate, LLC, 731.333.1949 | Russell L. Mills, Auctioneer License #4952/Broker License # 290793

**ABSOLUTE
AUCTION**

TRACT 1
45.81
ACRES ±

TRACT 2
41.34
ACRES ±

TRACT 3
96.22
ACRES ±

TRACT 4
147
ACRES ±

TRACT 5
51
ACRES ±

381.37 AC± | 5 TRACTS | LAKE CO, TN

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/12/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: ELLINGTON AUDITORIUM/VISITOR CENTER, 2595 TN-21, TIPTONVILLE, TN 38079
CONTACT THE LISTING AGENT FOR A PROPERTY PREVIEW

T1

T2

T3

T4

T5

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JAKE MEYER, AGENT: 731.333.1949 | jake.meyer@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions LLC, Lic 264661, Phone # 217.285.9000 | Jeffrey "Jeff" M. Evans, Principal Broker, License # 325829 | Timothy "Tim" Lee Burnette, Broker, License # 311366, Phone # 931.372.1844 | Joe Gizdic, Director, Ranch & Farm Auctions LLC, 217.299.0332 | Jake Meyer, TN Affiliate Broker, Land Specialist for Whitetail Properties Real Estate, LLC, 731.333.1949 | Russell L. Mills, Auctioneer License #4952/Broker License # 290793