



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**252± ACRES**  
**LAKE COUNTY, TN**  
**\$3,780,000**

**PROVEN TURNKEY WATERFOWL FARM**

# THE LAKE 252

# PROPERTY PROFILE

## LOCATION:

- Earl Trim Road  
Tiptonville, TN 38079
- Lake County
- 0.5± Mile E of the Mississippi River
- 3± Miles W of the Reelfoot  
National Wildlife Refuge
- 3± Miles NW of the  
Black Bayou Refuge
- 17± Miles N of the Lake Isom  
National Wildlife Refuge
- 25± Miles N of the Bogota  
Wildlife Management Area
- 35± Miles N of Dyersburg
- 36± Miles NE of the Thorny  
Cypress Wildlife Management Area

## COORDINATES:

- 36.479273, -89.393048

## PROPERTY USE:

- Hunting
- Agricultural
- Recreational
- Income-Producing
- Potential Home/Cabin Site

## PROPERTY INFORMATION:

- 252± Total Acres
- 190± Cultivated Acres
- 40± Acres of Standing Corn  
Remains for Ducks
- Refurbished Pivot System
- 7 Water Control Structures
- 5 Managed Impoundments
  - Holds 190± Acres of Water
- 4 Duck Blinds (10-12 Man)
- 4 Wells
- 4 Power Units
- Pivot System
- 1 Pit Blind (12 Man)
- Gravel Boat Ramp
- Gated Entrance
- Gravel Drive
- Parking Area
- Dual Road Frontage
- 2 Sunflower Field

## TAX INFORMATION:

- 006-010.00: \$1,873 (2025)
- 006 00901 000: TBD



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**SHANE MARTIN**

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# WELCOME TO THE LAKE 252

WELCOME TO THE LAKE 252—A PREMIER, TURNKEY WATERFOWL HUNTING AND INCOME-PRODUCING FARM LOCATED JUST OUTSIDE OF TIPTONVILLE IN LAKE COUNTY, TENNESSEE, THE HEART OF ONE OF THE MOST RECOGNIZED FLYWAYS IN THE COUNTRY. Surrounded by renowned destinations such as the Reelfoot National Wildlife Refuge, the Black Bayou Refuge, the Lake Isom National Wildlife Refuge, the Bogota Wildlife Management Area, and the Thorny Cypress Wildlife Management Area, this 252± acre property sits in a proven corridor for consistent duck migration and exceptional hunting opportunities.

Designed with both performance and convenience in mind, the Lake 252 has been extensively improved to deliver a true turnkey experience. It features four strategically placed duck blinds along with a newly constructed pit and floating blind installed in 2025. Four wells—two equipped with underground piping running directly to blind locations—ensure dependable water control even in the harshest winter conditions. A refurbished pivot system with updated wiring, along with four power units, supports efficient water management across five established impoundments, all controlled by seven water control structures.



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# MORE ABOUT THE LAKE 252

The Lake 252 offers excellent access and infrastructure, including a gated entrance, a gravel drive, a dedicated parking area, and a boat ramp with ditches cut for easy navigation to the primary blind setups. In addition to its recreational appeal, the Lake 252 provides strong agricultural income through cultivated farmland, with a crop plan that includes approximately 40 acres of standing corn for the 2026 season to enhance waterfowl habitat, while the remaining acreage is planted in soybeans. A sunflower field along Levee Phillippy Road adds seasonal dove hunting opportunities, further diversifying the recreational value.

A standout feature of the property is a beautiful, well-positioned build site located along Earl Trim Road—offering the perfect setting for a future hunting lodge or cabin. With convenient access, privacy, and scenic surroundings, this location provides an ideal base camp to enjoy everything the farm has to offer.



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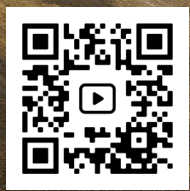
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# MORE ABOUT THE LAKE 252

Whether operated personally or supplemented with blind leases, this property has the potential to deliver returns exceeding 5% annually when combining farm income and hunting revenue. With a designated lodge site and a track record of production and hunting success, the Lake 252 stands out as a rare opportunity to own a fully developed, income-generating waterfowl property in a premier location. This farm is built to perform, and one serious hunters and investors should strongly consider!

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

**[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO**



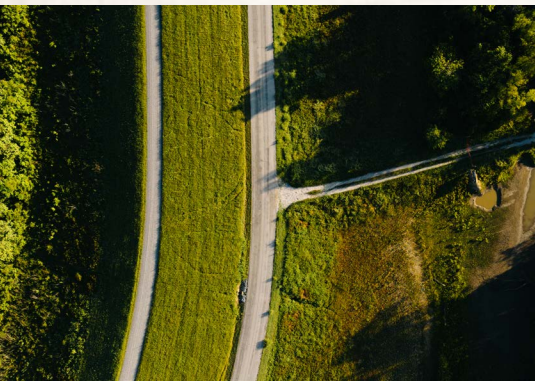
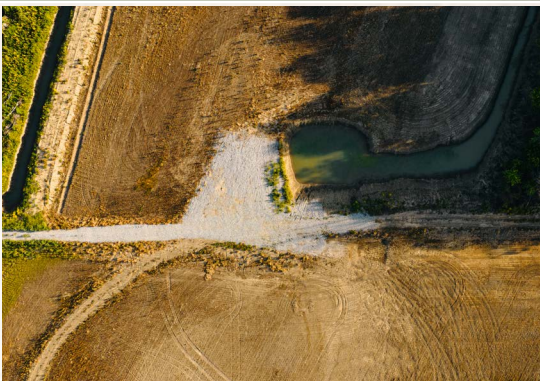
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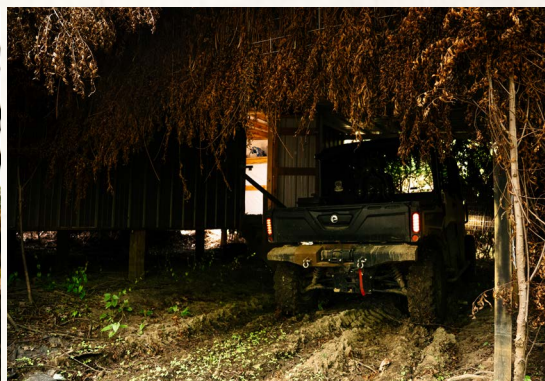
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## SOIL MAP



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Bn	Bruin silt loam, 0 to 2 percent slopes, occasionally flooded, brief	16.5	6.5%
Bo	Bowdre silty clay	130.9	51.3%
Cm	Commerce silt loam	67.6	26.5%
Lb	Levees and borrow pits (Levees and Mhoon)	7.7	3.0%
Tc	Tunica clay (flooded)	32.4	12.7%
<b>Totals for Area of Interest</b>		<b>255.1</b>	<b>100.0%</b>



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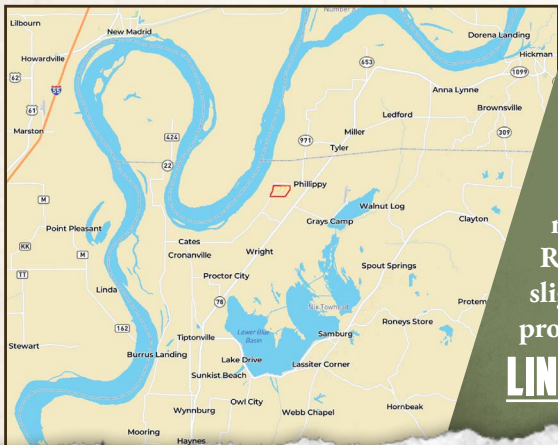
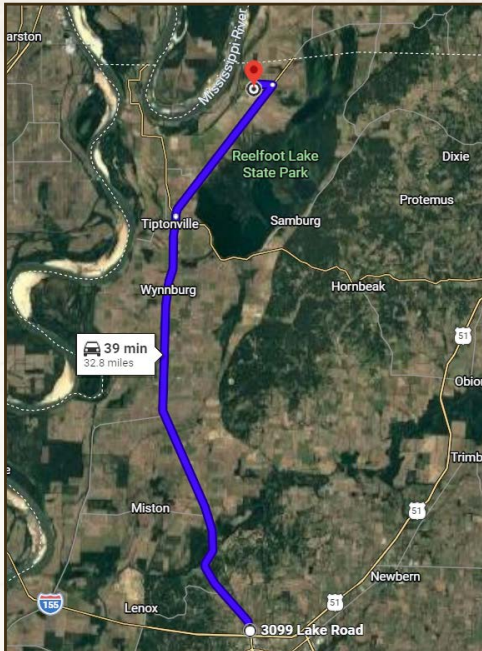
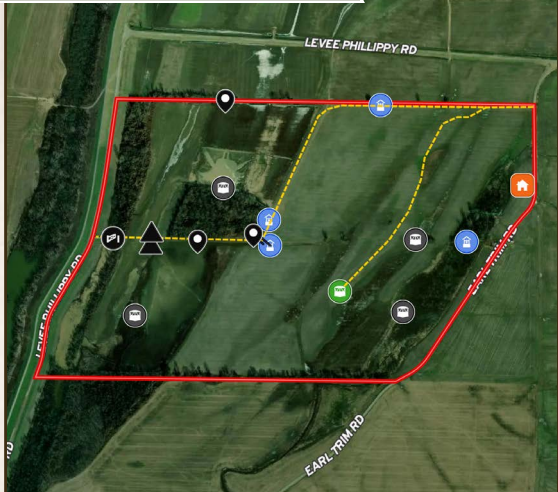
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land id. LINK



Directions From Tiptonville, TN:  
Travel on Church Street for 0.4 miles.  
Turn left onto TN-22 N/Kentucky Street and continue for 0.4 miles. Turn right onto TN-78 N and travel for 8.5 miles. Turn left onto Levee Phillippy Road and proceed for 0.9 miles. Take a slight left onto Earl Trim Road, and the property will be on the right in 0.3 miles.

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



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