

Brokers of Farms, Sporting & Timber Properties

Patrey Branch Hunting Land
Lobellville, Tennessee
New Pricing - \$1,075,000 - 385 Acres +/-



Cumberland Land Company
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Co-Listed with Mark Cunningham – Whitetail Properties 931-629-5334

Introduction

Patrey Branch Hunting Land is one of the best hunting properties in the 350–400 acre size range in the entire state of Tennessee. Patrey Branch is located in Perry County, Tennessee, a moderate drive from Nashville, Brentwood or Franklin. This property has been managed by an experienced wildlife biologist and soil scientist who is interested in continuing if desired by the new owner. High quality food plots and substantial numbers of chestnut trees, oak trees, and wildlife fruit trees have been planted for deer and turkeys. These habitat improvements as well as quality mixed hardwoods, pine stands and water resources provide the basis for a quality hunting tract. There is a hunting cabin recently built by Mennonites that provides a comfortable place to stay for the owner and guests. The new price is turn key ready to hunt for less than \$2800/acre and includes a nice hunting cabin and some equipment for installing food plots.

Patrey Branch Hunting Land derives its name from a hollow that originates on the property as named on the USGS topographical maps of the area.

Getting There

From Nashville, take I-40 west and turn south on the Highway 13 exit. Go to Highway 438 and turn right and this leads to the gate which is on the left to enter the group of hunting properties located behind the gate. The subject property is 2.5 miles behind the gate going past other hunting properties to get to the Patrey Branch tract.

From Brentwood, take I-840 to I-40 West. Follow the directions above starting at the Highway 13 exit. This should be a drive of approximately 1.5 hours.

From Franklin, take Highway 96 to Highway 100 through Fairview and continue to I-40 West and follow the directions as noted on “From Nashville.”



Clover Plot with Wildlife Fruit Trees bearing from September through December

Perry County, Tennessee

This property is located in the northern third of Perry County. Hickman County is the county between Williamson County and Perry and adjoins both of these counties. The western border of Perry County is the Tennessee River. The county is named for Oliver Perry, a naval hero of the War of 1812. The average elevation in the county is 600 feet above sea level. Linden and Lobelville are the primary towns in Perry County with Linden serving as the county seat. This is a large county by Tennessee standards and has the lowest population density of any county in Tennessee.

The climate in Perry County is best described as a true four-season climate. The four seasons are roughly equal in length. Average rainfall in Perry County is 56" per year with snowfall averaging 2" per year. Average high temperature in July is 88 degrees and average low in January is 26 degrees. Fall is absolutely gorgeous and is a great time to be in the woods.

Off property outdoor recreation opportunities include fishing and duck hunting along the Tennessee River, fishing and paddling on the Buffalo River, visits to Mousetail State Park and golf at a 9-hole golf course.

The Perry County Airport is located near Linden and has a 3600' daytime runway.



Extensive Trail System Throughout this Property

General Hunting – Perry County

Perry County is in Unit L for deer hunting. This is the most liberal unit in the state for bag limits. The deer hunting season starts with an early velvet hunt in late August. There are substantial periods for archery, muzzleloader and rifle hunting. Archery starts the continuous season on the fourth Saturday in September and deer season is open until early January. The buck limit is two for the season with a maximum harvest



of one buck for a single day. The doe limit is three does per day. There is also a late season (January) doe only hunt for private property only.

Included are two Young Sportsman Hunts. The first youth hunt is in October and the final one is at the end of the regular season in mid-January. Maximum age for the youth hunts is sixteen.

Foxes have a fall/winter season. Coyotes are common and they can be hunted all year long.

Squirrels, racoons, and doves are also commonly found in Perry County.

Mature Buck Present on Property Going into the 2022 season

Turkey hunting is also very good in Perry County. The Spring season now starts in mid-April and runs for about six weeks. The spring limit is two male turkeys. Only one can be a jake and the other must be a two year old turkey or older. There is also a fall turkey season in Perry County. The fall turkey limit is one male turkey. This turkey can be taken with archery equipment during the fall archery deer season. There is also an approximate two weeks long fall turkey season where a shotgun can be used.

There are other nice features allowed by Tennessee hunting regulations for landowners hunting on their own property. Landowners do not need hunting licenses nor do they need to wear hunter orange or pink. There are certain relatives that are included and you do not need to live on the land for this advantage.



Clover Fields Attract Turkeys and make for Good Hunting

Property Seclusion

The road behind the gate at the entrance is a public road. However, the county has not maintained this road for a several years. The gate is located just off a state highway so access is easy. The like-minded hunters who own land behind this gate went to the county and persuaded the county to allow the gate to be installed, and in return, the county will not maintain the road but it had been a substantial time since they had maintained the road so nothing really changed regarding the road maintenance. All of the landowners behind this gate are hunters. Near the front, a couple of law enforcement officers own land and they are helpful in monitoring the area. Trespassing is almost non-existent. Patrey Branch is approximately 2.5 miles from the locked entry gate. This chert gravel 2.5-mile stretch can be traveled with a passenger car but most likely you will want a SUV or pickup truck. There are several thousand acres of dedicated hunted land located behind this gate. The owner also has 4 gates that control entrance by neighbors although there has not been a problem with any of the neighbors.

Property Hunting

Deer and turkey hunting is very good on this property. Several mature bucks will be on the property during at least part of the hunting season. The development of a hunting strategy and implementation of the same can maximize the harvest of mature deer. The population base is strong enough to allow youth or first-time shooters to harvest younger bucks. The turkey population has increased as the habitat work has been completed. Several turkeys have been taken each year for the last few years.



10 Point Buck on the Ground



One of two Tower Blinds – Each have 2 swivel seats

Two Tower Blinds are included in the sale of the property. These tower stands have metal steps and hand rails for safety when ascending the ladder. Each of these tower stands have Buddy Propane Gas Heaters that come in handy on those late season hunts. These tower stands are great for taking youth or novice hunters with you on a hunt.

Also included in the sale are several quality ladder stands. Most of these stands are Millennium 21' ladder stands. They are very comfortable to hunt from and all have shooting/safety rails. Fourteen of these stands are included along with a Millennium sitting stand which is mounted low and can be used for turkey hunting and for sitting at the top of the hills overlooking side slopes and bottom areas while deer hunting.

Predator and varmint hunting can be enjoyed to any level as populations are very high. Squirrel hunting can be enjoyed if you like small game hunting. Dove hunting could be developed. Woodcock will come through and be found in the water ways each year.

Public waterfowl hunting and fishing are close by.

Wildlife Habitat Improvements

When the owner first bought this property, it had potential but very little work had been done to maximize the habitat. The essentials of water, mixed timber, general area game populations, low trespass potential and soils that could be managed for strong production did provide the basis to build a great hunting property. Underground gas lines are present with long sight lines accommodating shooting opportunities. The gas lines also provide space for food plots (one has been planted) and a source of forbs and other naturally occurring food.

Shortly after the current owner bought this property, he began to clear areas for food plots and improve the trail system on the property. These improvements were completed over time and included the planting of wildlife-oriented fruit and nut bearing trees. This work has been directed by a professional wildlife biologist/soil scientist who has also performed much of the installation work.



One of the larger food plots



View from a ladder stand, Annual Food Plot in Front and Perennial Clover Plot in back with fruit trees & Chestnut Trees planted around the deer stand

A copy of the most recent food plot plan is included later in this property presentation. The pH and soil fertility has been substantially improved. Before each planting, soil samples are taken and sent to a high-quality private lab for testing. Then a plan is formulated to meet the nutrition needs of the plants being planted. This includes a fertilizer that is specially formulated for wildlife food plots to ultimately supply the deer with the nutrients needed for maximizing antler growth, lactation of does and health of the newborn fawns. The size of the buck racks has increased in the last few years on this property as these food plots provide the protein and nutrition that the bucks need to maximize their genetic potential.



Forage Tech Spring Summer Food Plot Has grain sorghum, Eagle Forage Soybeans summer peas and lab lab



Small Kill Plot Near a Larger Food Plot and water



Typical of property plantings with annuals on level parts of fields and clover (perennials) on gentle slopes

More Food Plot Pictures



Underground gas line food plot – Great mineral lick nearby



First-time planted food plot. This is the same food plot on previous page at bottom right. The picture on the previous page is after the plot had been planted a few times.



Exclusion Cage Showing Huge Amount of Deer Browse. Picture taken just as spring green up was starting. This is a winter annual food plot.



Same cage after Spring Greenup – Will die back in late May to early June. Summer annuals are planted between the Middle of May and Memorial Day.

Planted Fruit and Nut Trees

Three strategies have been implemented for the installation of fruit and nut trees. One strategy is to plant the fruit and nut trees in perennial clover plots to provide an additional attraction for the food plot. Deer are often observed standing on their back legs to get at the fruit and nuts. Over 130 specialty trees have been planted.

Trees planted in the perennial clover plots include:

- Several varieties of crab apples
- Tigertooth Jujubes (When these trees are loaded, you don't see the fruit on the ground as the deer scoop them up) Excellent nutrition for people also.
- Special Honey Locusts that have lots of pods and big beans that drop in Late November into December (Basically spineless. Only 4 varieties of over 30 varieties produce the big pods and beans.)
- Pear trees bearing from September to December including the "Wallhanger" and "Clydes Christmas Pear" as well as other varieties
- Various Japanese Persimmons that bear at different times in the fall
- Plums
- Various Apple Varieties



Bell shaped pears make good eating for people and deer

The second strategy is to plant edge type trees near deer stands or tower stands. Trees used for this are:

- Native crab apples (two varieties that stagger ripening date)
- Gobbler Sawtooth Oaks
- Allegheny Chinquapins (4 times protein and carbs of white oak – *Quercus alba*)

The third strategy is to plant Hybrid Chestnuts in groups of 3-5 around deer stands. These hybrids have a low amount of Chinese Chestnut in them but enough for resistance to the Chestnut Blight.

All told, over 130 specialty fruit and nut trees have been planted on this property. Much of the fruit doubles as good eating for those on the property when the fruit is ripening. This is fresh fruit at its best. Organic sprays do a great job of reducing problems without creating other problems.

Property Timber Description

This property has a diversity of timber types. This includes:

- Areas of young pines providing bedding areas
- Some mature pine that is ready to harvest when the price is reasonable. This area is ideal to add a food plot which is likely to be the last one prepared. It would serve as an area for alfalfa.
- Areas of hardwoods dominated by mature hardwood trees
- Areas of hardwoods where intermediate age hardwoods are growing

Some timber has been marked for cutting. This marking is done, not to heavily cut the timber but rather to remove some trees that will have minimal impact and will supply the owner with money to continue the habitat work and pay property expenses. A new bedding area could be created as bedding areas tend to last about 10 years and it is best to create one about every five years or so. The property is not suitable to buy just for the timber. However, a good plan can be implemented for a sustainable harvest using timber stand improvement cuts in the beginning years of the plan.

There is a substantial number of oak trees on the property in addition to a healthy population of native persimmon trees. White Oak species noted on the property include:

- White Oak (*Quercus alba*). This is the oak in the white oak family of oaks that people call the white oak
- Post Oak – It grows on edges and has acorns that deer and turkey readily prefer
- Chestnut Oak – Very common on the property – a large acorn that is early and is eaten until the other white oaks start dropping
- Chinkapin Oak – Bark similar to White Oak – leaves similar to chestnut, acorns highly favored by deer
- Probably Shumard Oak in some of the draws but have not been noted

Red Oaks provide value as deer browse as they are generally later in dropping acorns than white oaks and they last longer on the forest floor than white oak acorns. Red oak species noted on the property include:

- Black Oak
- Southern Red Oak
- Northern Red Oak
- Scarlet Oak



Area of Valuable Oaks (Monetary & Wildlife)

Another picture of Timber

Soil Types on Property

Soils have properties that are unique allowing them to be mapped showing the edge of one soil type and the start of another. Generally, the scale of the soil maps determines how much of variation is in a mapping unit. Therefore, the soil map of the USDA – Soil Conservation Service (Now the Natural Resources and Conservation Service) for an area like Patrey Branch is very general and has many inclusions of soils that are different soil types mapped into a broader soil mapping unit generally dominating that map unit. This said, the individual fields were picked by a Soil Scientist and then cleared.

The fields that have been cleared clearly demonstrate that the areas chosen to plant the food plots is more than capable of producing high quality food plots and growing fruit trees.



Generally, the soils at Patrey Branch have a silty cap of approximately 1-3' largely composed of loess (a wind-blown silty material that blew into West Tennessee and other areas after the recession of the ice during the ice age). This loess mixed with the existing rocky soils and created a productive soil that contains rock. The pH of these soils after being in timber are low. Generally, the pH of these soils was around 5 to 5.5 when the current owner starting clearing the food plots. The application of lime raised the pH of these soils to around 6.5 and up to 7.0. Generally, the food plots to the north have less rocks than the rest but all of the plots are producing well.

Soil fertility is constantly changing. However, the amount of fertilizer needed for these fields has decreased since the time when they were first cleared and fertilized for the first time. A special fertilizer developed specifically for deer and food plots is used by the owner as a base fertilizer in his soil fertility program. This special fertilizer has all six major nutrients (99% of fertilizer bought contains 1-3 major nutrients). In addition to the six major nutrients, this wildlife fertilizer has key minor nutrients needed by deer and the plants commonly planted in the food plots. Also, all bag fertilizer has fill. The fill in the food plot fertilizer is lime.

At this time only the newest field needs lime as a top priority. The lime truck can also apply small amounts of lime to some of the other fields as a tweak simply because of the convenience and ease of doing this when the truck is going to be there anyway.

Soil Management and Conservation

Annual plantings (planted spring and fall, think soybeans, corn, winter wheat) are planted only on level to nearly level areas. Small odd shaped areas and gently sloping areas are planted in perennial clover mixes. These perennial clover mixes can last 15 years or longer without plowing if properly maintained. These practices result in the **generation of 3-5 tons of new top soil per acre per year** on average for all the food plots that are present.

Soil tests are taken so only the right amount of fertilizer is applied considering the productivity of the soil, the soil pH and the plants being grown. Applying too much fertilizer for the soil to handle (cation exchange capacity is the technical term) results in the fertilizer moving through the soil until it reaches an impermeable layer (rock, hardpan, or layer really high in clay) and then it follows the impermeable layer and ends up in the streams and is the source of non-point agricultural pollution.

The importance of having a Soil Scientist formerly with the USDA – Soil Conservation Service is key in managing the soil. The current owner has prioritized soil conservation while still creating productive food plots in a manner that can be sustained for the long haul.

Property Water Resources

There are several streams on the property including blue line streams. Both the current owner and the previous owner (I was the broker when the current owner bought this property) believe there is water on the property at all times including this year's drought.



Small Stream



Amazing Perennial Puddle



Deer Stand on Spring Creek in Big Draw

After the major flooding of 2010, many of the Middle Tennessee small spring creeks had deposits of cherty rock deposited in them. These deposits are several feet deep in many locations. This has caused many of the streams to go underground and then reappear again later downstream. This phenomenon has probably occurred on this property. This leaves standing water in some locations when rainfall has been low in the area. A nice spring creek comes out of a big draw below some food plots.

Wells

We talked to one neighbor who has two wells in the area. One well is approximately 50' deep and the other approximately 200' deep. Each is adequate to support a house and is of good quality. There are adequate filters readily available if testing of the well water shows the need of a filter. A more detailed idea of the wells in the area can be obtained from the state.

Cistern

Gutters could be installed where they can drain into a modern cistern supplying water for the residence or even piped downslope for a small pond.

Potential Small Lake Sites

There are potential small lake sites suitable for wildlife watering and potentially some fishing. Larger ponds will need a state permit. Small wildlife watering holes are a little simpler. If a well is installed for residential use, there could be a small amount of the flow used downstream to provide water for a small pond.

Potential Public Water

It is not likely that public water will be run to Patrey Branch in the foreseeable future.

Miscellaneous Pictures and Information

- All of the pictures shown in this Sales Brochure were taken at Patrey Branch
- A recent Survey is included with the maps in the appendix (The original will be available at closing)
- We can provide a more complete list of small items that are included in the sale if needed
- The property line is marked with paint and special signs that meet state requirements for requiring Hunters to have written permission to be on the property as outlined in Tennessee State Law
- We can also provide more deer pictures of quality deer to potential qualified buyers



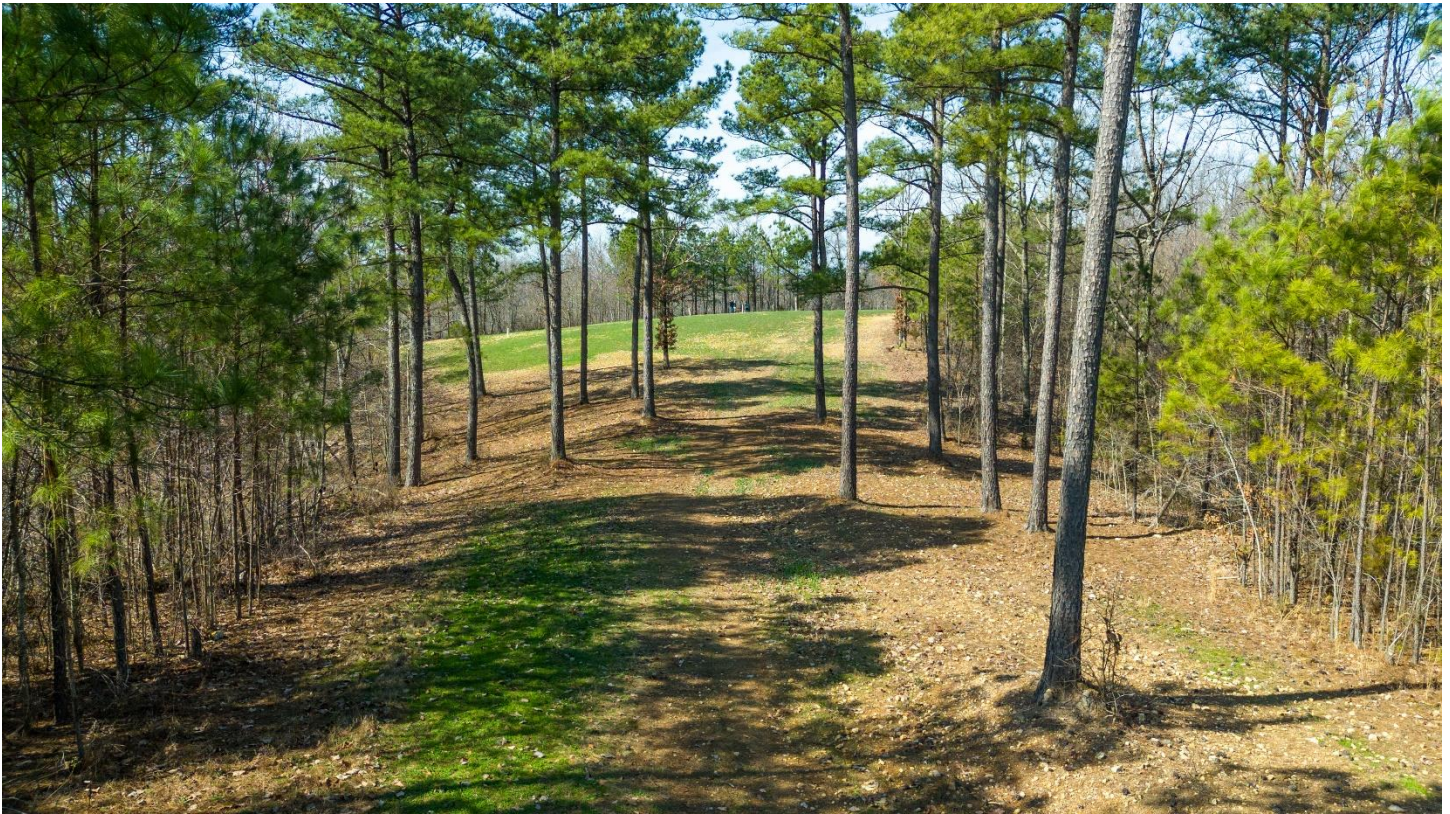
Buck Rub in a Clover Field



Intersection Field of Perennial Clover, Plum Tree, and an Annual Food Plot



Two heavy weights about to spar at prime time – Should be on Sports Center



Part of a Two-Part Food Plot Each with about One Acre Centered by a Small Plot of Clover



The Other Part of the Two Part Field Showing Shooting House on Small Clover Plot

Cabin, Furnishings, Personal Property and Equipment Included in Sale

The off-grid hunting cabin was built in 2016 by Mennonites. There is an approximate total of 784 square feet of heated space including a loft area of 224 square feet. The cabin sleeps 4 adults comfortably and has slept as many as 4 adults on the main area plus 3 kids in the loft. The covered deck/porch is approximately 264 square feet. The covered parking area for parking utility vehicles is 216 square feet and will handle two utility vehicles.

The cabin comes with all you see except the mounts and bottle collection and includes everything the current owner has needed to use the cabin and entertain repeat guests from the corporate world. Some key items include:

- Large glass front Wood Stove
- Satellite dish supports 2 large screen TV's
- Gun rack for 4 guns
- 3 leather chairs
- Cell phone booster improving internet and cell phone coverage
- Bunk bed includes bedding and pillows
- Queen size bed in separate room
- Microwave, dishes, grilling tools, pots/pans
- Vacuum cleaner and electric blower
- Scent-lock portable closet for clothes/boots
- Boot dryer and Ozone Boot Rack
- Coffee maker, Green Egg Cooker, stove



Hunting Cabin near the entry to the Property – Not in Hunting Area. Additional area for barn or another residence close by.

Also included in the sale is a Honda Pioneer Side by Side UTV. This UTV has a rear cargo area that easily converts to two bucket seats to allow a total of 4-5 riders. This conversion system is bombproof.



Honda Pioneer on a work day in area clearing up a food plot

Cabin Pictures



Group Area on Main Level of Cabin



Separate Bedroom with Queen Size Bed



Bunk Bed in Main Area - Queen Bed in Background



Sink Area - Provides a great spot to prepare lunches



Both TV's have great reception



Any firewood remaining will be included

Food Plot Installation & Tree Equipment included with the sale are:

- Drag harrow (Welding complete to make it more efficient)
- Multiple over the shoulder Earthway Seed Spreaders
- Kunz brand Cultipacker with wheel kit for traveling over roads
- Pruning pole saws, Stihl Chainsaw
- Electric Backpack Sprayer
- Multiple Trailer Hitches to hook up equipment
- Weed eater and hedge trimmer

- **The chisel plow and ATV are not included in the sale**

Hunting Blinds, Stands and Towers Included with Sale:



Typical Millennium Brand 21' Ladder Stands

- 14 Ladder Stands, half are Millennium Brand but all ladder stands are high quality
- 1 turkey Pop-up Blind
- 2 Tower Stands with Buddy Heater and two swivel chairs for comfort and warmth
- 1 Portable Millennium seat stand ideal for turkeys or sitting at the top of the slope
- 2 climbing stands

Green Belt Status and Taxes

This property has been enrolled in the Green Belt program essentially allowing for lower property taxes in exchange for not making the property a residential development. Multiple houses for kids and kin would not nullify the Green Belt status. Also, the Green Belt status provides one of the avenues to obtain agricultural sales tax exemption for the new owner.

Current real estate taxes are \$838 per year. All mineral, wind, timber and natural resources rights of every type are included with the property sale.

Summary

Patrey Branch is a turn-key hunting property. There are always new improvements that owners want but these improvements will not be time sensitive so the new owner can begin to enjoy the property while taking their time to make improvements. It is difficult to find properties like this with substantial acreage and ready to go condition.



Fall is a Great Time to be Outdoors

Contact the Listing Agents

The owner requires that listing agent accompany all individuals wanting to view the property. A UTV that will seat 4-5 individuals is available. A second one can be brought for showings if the party will be larger than 5 individuals.

Greg Seat – Cumberland Land Company – 615-397-1638 (Text First or leave voice mail – Agent will return the text or voice mail promptly) or email at greg@cumberlandlandcompany.com

Mark Cunningham – Whitetail Properties – 931-629-5334 or email at mark.cunningham@whiteproperties.com

Appendix

This appendix includes:

- Owner's description of the off-grid use of the cabin
- Latest Food Plot Plan
- Aerial Map
- Topographical Map
- Survey

OFF THE GRID HUNTING CABIN OPERATION

Written by Current Owner

The Cabin being off the grid is surprisingly very easy to operate with minimal maintenance. It has been a blast to stay and entertain guests who for their first time visiting believe staying at the cabin may be more like a camping trip. In all reality when they arrive, they find themselves sitting in leather recliners with the warmth of a glass front wood burning stove (70 degrees) while watching football games or a movie on flat screen TV's, grilling steaks on a Green Egg Style Grill and hanging out on the deck during the day watching sporting events of your choice. Oh, and at the end of a full day of hunting, you can enjoy a nice hot shower, sleep in a warm comfortable bed only to get up and do it all again the next day!

Generator – The cabin runs off of a Honda 3,000 Generator which I operate on Eco Mode the vast majority of the time. The Generator tank holds 3 gallons of gas (I use PURE Gasoline-non-Ethanol only) and runs approximately 21 hours on a full tank. This is more than enough to operate the Lights, Ceiling Fans, Coffee Maker, Microwave, Shower and Sink Tanks plus the Vacuum Cleaner along with a variety of miscellaneous items. Basically, the Generator requires filling up once a day for full operation. The Generator is located outside the back door on the small porch with a protective lower roof to shade from sun and protect from rain, snow, elements, etc... It was strategically located away on the opposite side of the cabin from the covered porch for complete peace and quiet. At night settling in, the generator is comparable to the background noise of a quiet bathroom fan.

A Glass Front Wood Burning Stove – This is probably one of my favorite features of the cabin. During the colder months, you can place as much or as little wood in the stove as needed. I turn the ceiling fans on low reverse which provides consistency of heat throughout the entire cabin. The cabin was built with Bubble Wrap Insulation. So, what does this mean? From September – December Hunting Season, you will be able to maintain a consistent temperature 35 degrees above or warmer than the outside temperature which is more than comfortable. When the temperature drops below 25 degrees, it does become cooler inside but very rarely does the temperature drop that cold anymore during hunting season. Jan-Feb are the coldest months and hunting season is over at that point. June – Aug is warm inside the cabin with the sun hitting the metal roof. As the sun sets around 6pm with the fans on high and the windows open the cabin begins to cool off whereby around 8pm or so you will find the temperature to drop to around 75 degrees which is comfortable with the ceiling fans on. Typically, we have found ourselves watching TV outside under the covered porch until bed.

2 Flat Screen TV's – There is 1 Flat Screen TV in the Family Room inside along with a Shelf outside for the 2nd Flat Screen TV for those perfect Fall and Spring days watching Football or Baseball. A DirectTV Satellite has been installed which runs about a \$120 per month and provides all the Channels you need.

Cell Phone and Internet – AT&T is the Carrier of Choice where the cabin is located. I personally have Verizon and have always had coverage for phone calls throughout the Property. With COVID, I did install a Cell Phone Booster whereby with an increase in signal, I have been able to have full internet access on my laptop including conducting Zoom Calls in today's new environment. In fact, I use the partial table at the far end of the cabin as my home away from home office.

Kitchen Sink and Shower – Following the Building Phase of the Cabin, I had a Professional Plumber Install a Dual Section Stainless Steel Sink as well as a Glass Shower. Each Sink Drains into a sole PVC Pipe that drains straight down to a main larger PVC Pipe under the Cabin which is angled for proper drainage. The reason this is important is that the shower located in the Master Bedroom also drains into this sole main PVC Pipe which then drains about 1 foot outside of the far

end of the cabin. There is a Drain Flap that allows water to drain while keeping any insects from coming up into the pipe. I have a Lobster Pot that I dump water into and heat on the Outdoor Gas Stove for washing dishes and taking a Hot Shower as warm or as hot as you can stand. Located in the shower is a Large Bottle of No-Scent Soap to be used during your hunting trip and then I provide a couple bottles of Designer Soap for the last shower before returning home. It only takes about 5-8 minutes of time to warm the water for a hot shower.

Water – Being off the Grid, I utilized the Large Blue 7-Gallon Emergency Water Jugs available at Academy Sports or Online. I simply fill these Jugs up for each trip and always leave 1-2 Jugs at the cabin for the shorter weekend stays. I use 1-2 gallons which is plenty of water for a nice hot refreshing shower and 1-2 gallons for washing dishes.

Some have asked, “Why don’t you dig a well?” I thought about it early on but honestly, filling up a few water jugs at the house before I leave has not been a big deal at all vs. the expense of a well. However, it remains an option if you would like to pursue.

Bedding – The Master Bedroom comes with a Queen Bed including a Mattress and Box Springs. There are Bunk Beds (2 Twin Beds) across from the Kitchen area with plenty of storage underneath. And finally, an extra wide Twin Bamboo folding mattress located in the Loft area to provide comfort and room for 4 grown men. I have had as many as 3 children on portable mattresses in the loft for extended family and friend’s weekends.

The Wiring of the Cabin – The Cabin Wiring has plenty of outlets strategically placed for your convenient operation. This also includes 2 ceiling fans and lights inside, 2 canned lights above the parking area as well as 2 ceiling fans and lights over the porch/deck area.

All of the items mentioned above are included in the sale except for the cell phone.

n. Field #	Field Description	Field Size	pH Level	P Level	K Level	Fall 2022 Planting	Spring 2022 Planting	Notes for Management
1A	Cabin Field - Level	.5 acre	6.4	85	270	Ft Fall Mix	FT Summer Mix	Could 1 ton rate, 1 bag 8/16/16
1B	Cabin Field – Slope	.5 acre	6.0	38	285	Maintenance	Maintenance	Could 2 ton rate, 1 bag 8/16/16, 1 bag 0-45-0 Avoid Fruit Tree
2	Prime Field Orchards	.25 ac	7.0	N/A	N/A	Maintenance	Maintenance	Do Not Fertilize this Fall
3	Prime Field - Front	.25 Ac	6.7	135	208	FT Fall Mix	FT Summer Mix	1 bag 0-0-60
4	Box #1 Field	1 acre	7.0	58	169	FT Fall Mix	FT Summer Mix	2 bags 8/16/16, 1 bag 0-45-0, 3 bags 0-0-60
5	Box #2 Field	1 Acre	7.0	56	183	FT Fall Mix	Eagle Soybeans	2 bags 8/16/16, 1 bag 0-45-0, 3 bags 0-0-60
6	Intersection Field	2000 sf	6.3	N/A	N/A	Maintenance	Maintenance	Do Not Fertilize this Fall
7	Garden Stand 2 Parts	.5 Acre	6.8	60	272	Maintenance	Maintenance	Do Not Fertilize this Fall
8	Power Line Field	.5 Acre	TBD	N/A	N/A	Oats/Wheat	Special Mix	1 bag 8/16/16, 1 bag 0-0-60
9	Garden Stand Rectangle	.25 ac	6.1	68	152	FT Fall Mix	Eagle Soybeans	Could 2 ton rate, 1 bag 8/16/16, 1 bag 0-0-60
9B	New Rectangle	.25 ac	6.1	68	152	FT Fall Mix	FT Summer Mix	Could 2 ton rate, 1 bag 8/16/16, 1 bag 0-0-60
10A	Logger's Field – Level	1 Acre	6.4	43	190	FT Fall Mix	Eagle Soybeans	Could 1 ton rate, 1 bag 8/16/16, 2 bags 0-45-0, 3 bags 0-0-60
10B	Logger's Field - Slope	.5 acre	6.9	74	192	Maintenance	Maintenance	1 bag 8/16/16, 1 bag 0-0-60 Avoid Fruit Trees
11A	Bush Wacker Field -L	1 Acre	6.1	105	109	FT Fall Mix	FT Summer Mix	Could 2 ton rate, 1 bag 8/16/16, 4 bags 0-0-60
11B	Bush Wacker Field -S	.5 Acre	5.4	35	183	Maintenance	Maintenance	Could 3 ton rate, Do Not Fertilize this Fall
12	Pine Wood Ridge	.5 Acre	5.3	40	134	FT Fall Mix	Eagle Soybeans	Could 3 ton rate, 1 bag 8/16/16, 1 bag 0-45-0, 2 bags 0-0-60
13A	High Point Ridge - L	1 Acre	7.1	N/A	N/A	FT Fall Mix	FT Summer Mix	1 bag 8/16/16
13B	High Point Ridge – S	1 Acre	7.1	278	234	Maintenance	Maintenance	Do not Fertilize this Fall
14	Jason's Stand	.5 Acre	6.5	126	143	FT Fall Mix	FT Summer Mix	Could 1 ton rate, 1 bag 8/16/16, 2 bags 0-0-60



Field Notes:

The rate is for lime, Lime trucks set the rate of application and can reset at every field. You need a total of 9 tons.
DO NOT GET FERTILIZER ON FRUIT TREES

Fall Materials Needed

15 bags 8/16/16	8 bags Forage Tech Fall Mix
6 bags 0-45-0	3 bags Clover Mix for Overseeding Areas
20 bags 0-0-60	1 bag of Forage Oats for gas line bags Forage Tech Fall Mix

Patrey Branch Hunting Land
Tennessee, 385 AC +/-

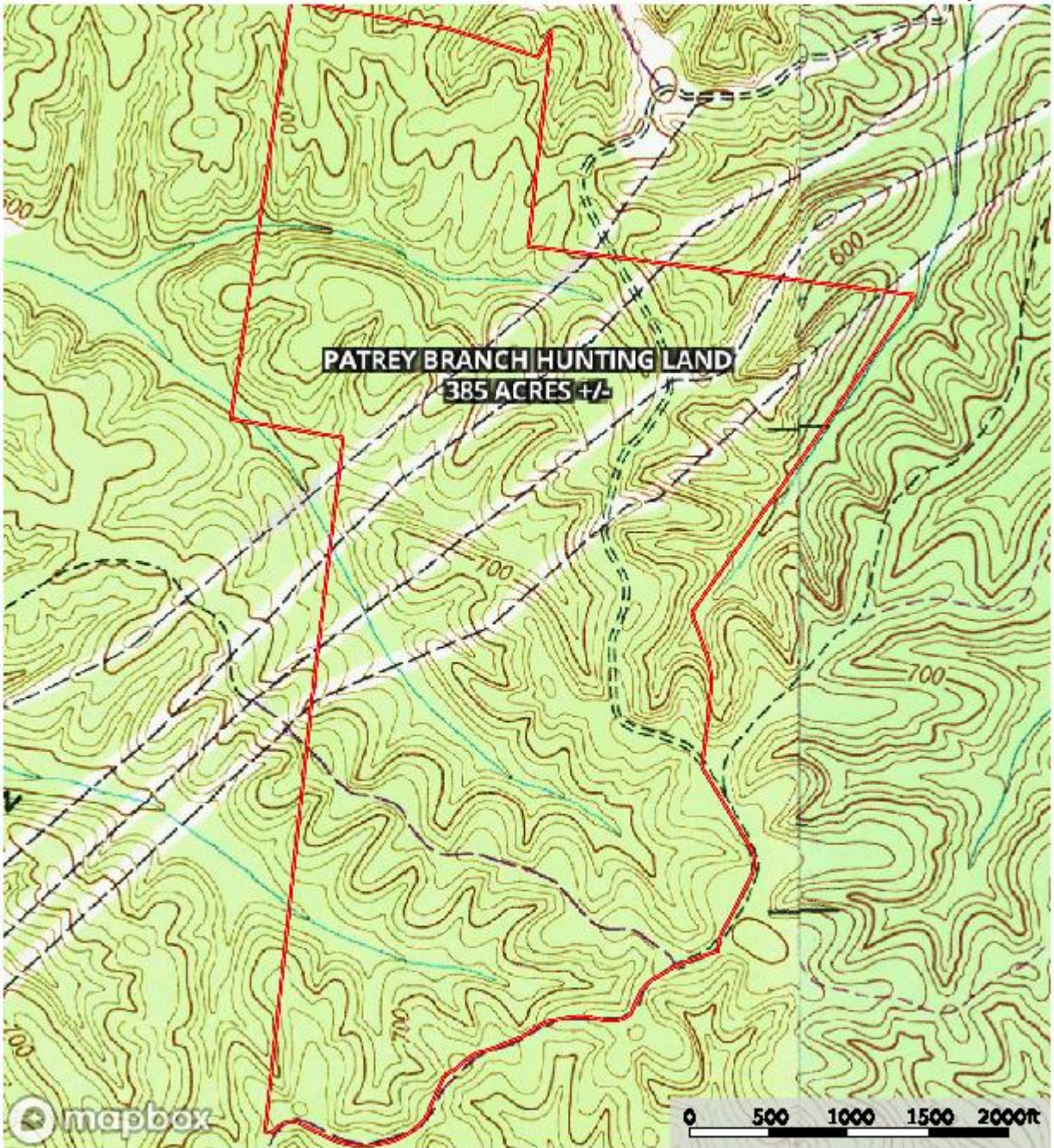


Boundary

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P: 615-397-1638 www.cumberlandlandcompany.com greg@cumberlandlandcompany.com

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