

Obion River Bottoms

915.25 +/- Acres • Obion County, TN

AVAILABLE FOR ACQUISITION: *Obion River Bottoms is an outstanding recreational and agricultural investment property. The land is positioned in an excellent duck hunting area and has a successful hunting history.*



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE

Obion River Bottoms

PROPERTY SUMMARY

The Obion River Bottoms is a contiguous tract of 915.25 acres near town of Rives in Obion County, Tennessee. The property features 817.48 acres of income-producing tillable cropland, suitable for row crops such as soybeans, corn, and wheat. It also includes 85.55 acres of riparian land with mature hardwood timber and natural vegetation, and 12.22 acres of ditches, levees, roads, and other natural features.

The property benefits from excellent access via Tennessee Highway 216 and has a sound system of interior roads, enabling farm management and access for recreational hunting. Positioned between the North Fork Obion River (2.75 miles of river frontage) and Cypress Creek, the land benefits from abundant water resources, with existing ditches and water-control structures ensuring good drainage and water management. Additionally, water re-lift stations could easily be added for irrigation and seasonal duck hunting.

The area is renowned for waterfowl hunting, with the North Fork Obion River serving as a significant duck flyway. Located just to the south is an estimated 10,000 acres of state-owned wildlife management areas, which include the Obion River WMA, the Three Rivers WMA, and the Gooch WMA. Within close proximity are managed duck hunting properties, which provide added value by attracting and holding waterfowl in the immediate area. The property has a history of successful duck hunting, and improvements such as converting cropland to food plots and constructing permanent blinds can further enhance the hunting assets. Deer hunting is also available and there are several excellent locations for the placement of stands and food plots.

Obion River Bottoms offers an exceptional opportunity to acquire an outstanding agricultural and hunting and property. Qualified and interested parties should contact Devlin "Duck" Hodges at 615-510-7023 or Chuck Myers at 901-830-5836 regarding questions or schedule a property tour.

▼ VIEW VIDEO BELOW ▼



PROPERTY SUMMARY

Acreage – Obion River Bottoms consists of 915.25 +/- total contiguous acres

- 817.48 +/- acres Income-producing tillable cropland
- 85.55 +/- acres Raparian land consisting of natural vegetation and mature hardwood timber
- 12.22 +/- acres Ditches, levees, roads, natural vegetation, other

Location – Rives, Tennessee (Obion County | Coordinates: 36.33864° N, 89.03893° W)

Union City, TN: 8 +/- miles Troy, TN: 10 +/- miles Jackson, TN: 63 +/- miles
Martin, TN: 12 +/- miles Dyersburg, TN: 38 +/- miles Memphis, TN: 116 +/- miles

Access – The land has excellent access off Tennessee Highway 216 at two locations. There is an excellent system of interior roads offering travel through to the property for farm management and recreational hunting.

The Landscape – 89% of the property is income-producing tillable cropland suitable for the production of row crops such as soybeans, corn, and wheat. The topography is semi-level with slopes toward the south. The western boundary offers raparian land associated with the North Fork Obion River, which consists of mature hardwood timber and natural vegetation. Cypress Creek forms the eastern boundary of the property.

Water Resources – The property is positioned between the North Fork Obion River and Cypress Creek, which offer an abundant water source. Water relift stations could be easily positioned along the river and creek to establish reliable irrigation for agriculture and seasonal flooding for duck hunting. Ditches and water-control structures are in place to provide good drainage and water management.

Hunting Opportunities and Wildlife Resources – The land is located in an outstanding waterfowl area and has a history of excellent duck hunting. The North Fork Obion River provides a notable duck flyway and an estimated 10,000 acres of wildlife management area are located one mile to the south. In addition, there are several duck hunting properties managed for waterfowl in the adjacent area. Historically, hunters have used floating and mobile duck blinds for hunting, however the property could be greatly improved for duck hunting by converting tillable land to strategic food plots and constructing permanent blinds throughout. Deer hunting is also available.

Income Streams – Income can be generated from the current farming operation and an annual hunting lease.

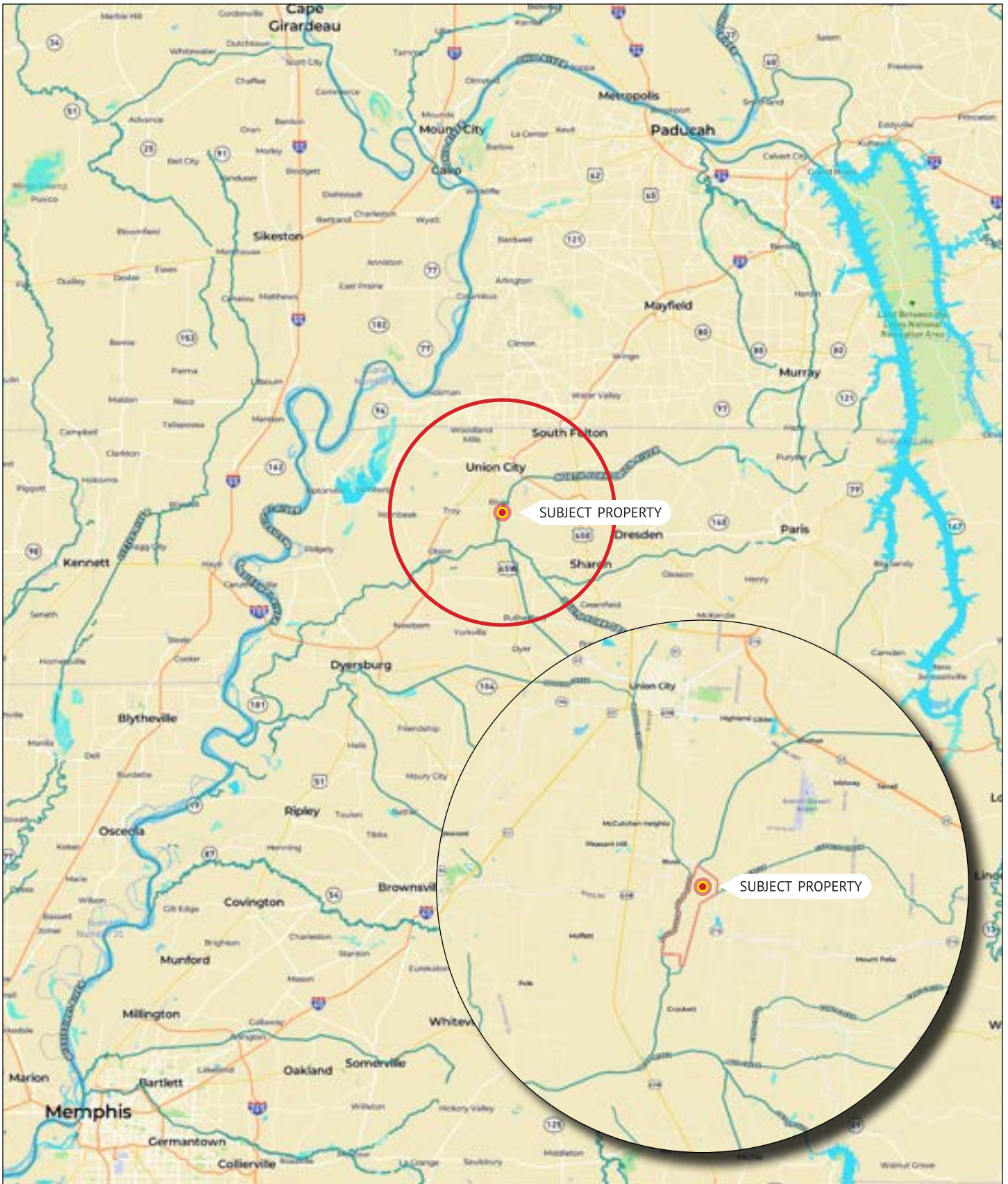
Real Estate Taxes – \$6,159.00 (source: Tennessee Property Assessment Data, 2023)

Offering Price – \$14,644,000.00

Contact – Qualified buyers should contact Devlin Hodges at **615-510-7023** or Chuck Myers at **901-830-5836** regarding questions or schedule a property tour.

ATTENTION: Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property offering brochure are used for representative purposes and may not have been taken on location at the subject property. A Land Agent of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property. Thank you for your interest and cooperation.

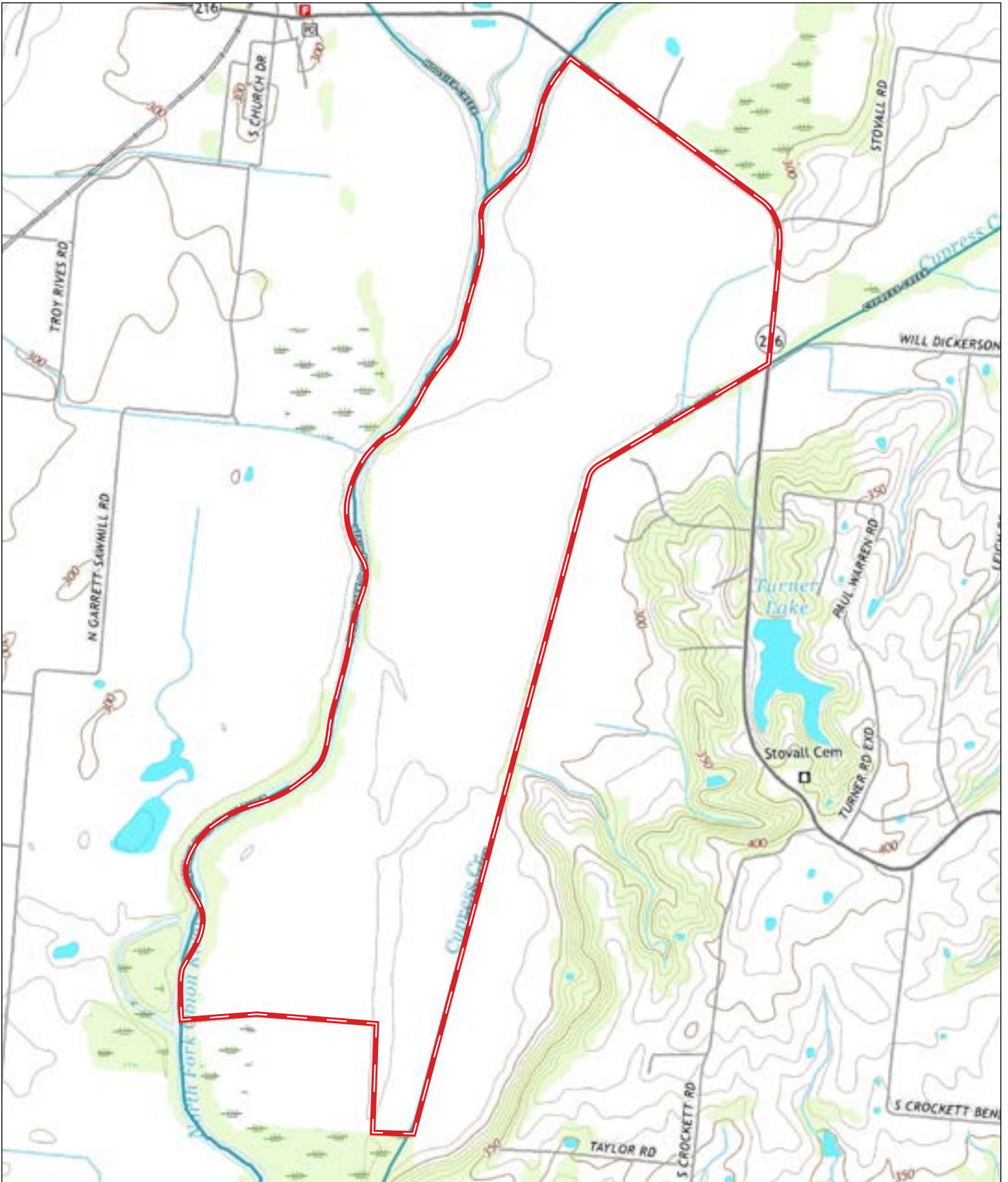
LOCATION



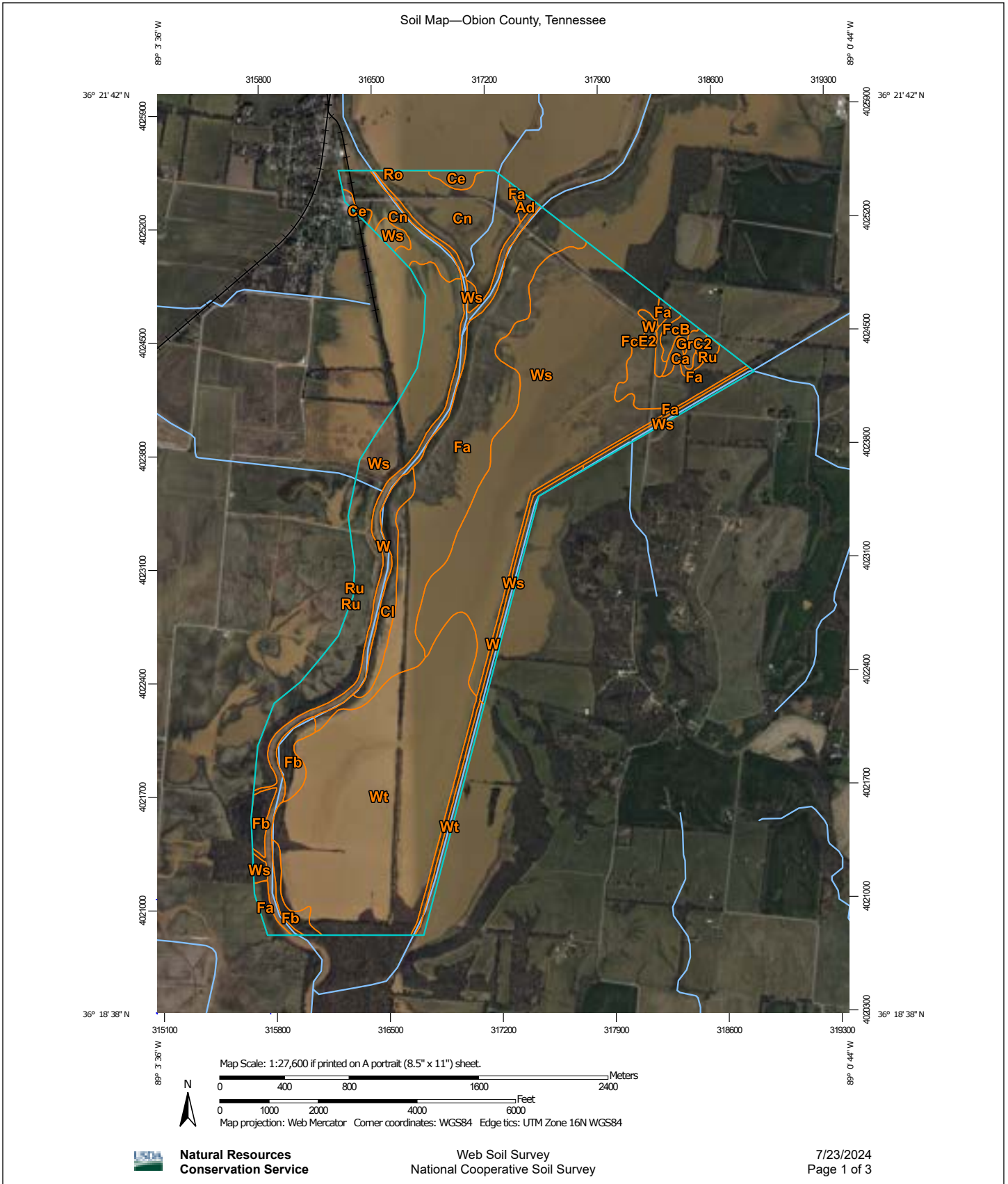
SUBJECT PROPERTY



TOPOGRAPHY



NRCS SOIL DATA



NRCS SOIL DATA

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ad	Adler silt loam, 0 to 2 percent slopes, occasionally flooded	2.5	0.2%
Ca	Calloway silt loam	5.7	0.4%
Ce	Center silt loam, 0 to 2 percent slopes	9.2	0.6%
Cl	Collins silt loam, 0 to 2 percent slopes, occasionally flooded, brief duration	29.7	1.9%
Cn	Convent silt loam	118.4	7.7%
Fa	Falaya silt loam, 0 to 2 percent slopes, occasionally flooded, brief	283.2	18.5%
Fb	Falaya silt loam, frequently flooded	34.5	2.3%
FcB	Feliciana silt loam, 2 to 5 percent slopes, northern phase	7.5	0.5%
FcE2	Feliciana silt loam, 12 to 20 percent slopes, moderately eroded, northern phase	5.0	0.3%
GrC2	Grenada silt loam, 5 to 8 percent slopes, eroded	4.5	0.3%
Ro	Rosebloom silt loam, 0 to 2 percent slopes, frequently flooded, long	0.9	0.1%
Ru	Routon-Bonn silt loam complex	3.3	0.2%
W	Water	88.1	5.8%
Ws	Waverly silt loam, 0 to 2 percent slopes, occasionally flooded, brief	549.8	35.9%
Wt	Waverly silt loam, 0 to 2 percent slopes, frequently flooded, long	388.4	25.4%
Totals for Area of Interest		1,530.5	100.0%

USDA FARM DATA

TENNESSEE
OBION
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7131
Prepared : 7/16/24 10:15 AM CST
Crop Year : 2024

Tract 11415 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	241.93	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	10.90	0.00	41
Corn	157.50	0.00	92
Grain Sorghum	0.20	0.00	54
Soybeans	73.30	0.00	37

TOTAL **241.90** **0.00**

NOTES

Tract Number : 12004

Description :
FSA Physical Location : TENNESSEE/OBION
ANSI Physical Location : TENNESSEE/OBION
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : H AND Y FARMS LLC
Other Producers : None
Recon ID : 47-131-2017-23

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
277.65	267.71	267.71	0.00	0.00	0.00	0.00	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	267.71	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	12.34	0.00	41
Corn	174.06	0.00	92
Grain Sorghum	0.20	0.00	105
Soybeans	81.10	0.00	37

TOTAL **267.70** **0.00**

USDA FARM DATA



Obion County, Tennessee



Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm 7131
Tract 12004

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Tract 2 of 2

2024 Crop Year

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USDA FARM DATA

TENNESSEE
OBION
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7131
Prepared : 7/16/24 10:15 AM CST
Crop Year : 2024

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : H AND Y FARMS LLC
CRP Contract Number(s) : None
Recon ID : 47-131-2023-16
Transferred From : None
ARCPLC G/W/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
572.53	509.64	509.64	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	509.64	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SORGH, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	23.24	0.00	41	
Corn	331.56	0.00	92	0
Grain Sorghum	0.40	0.00	80	
Soybeans	154.40	0.00	37	0
TOTAL	509.60	0.00		

NOTES

Tract Number : 11415

Description : From 5326
FSA Physical Location : TENNESSEE/OBION
ANSI Physical Location : TENNESSEE/OBION
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : H AND Y FARMS LLC
Other Producers : None
Recon ID : 47-131-2007-18

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
294.88	241.93	241.93	0.00	0.00	0.00	0.00	0.0

USDA FARM DATA

USDA Obion County, Tennessee



Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm 7131
Tract 11415

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2024 Crop Year



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USDA FARM DATA

TENNESSEE

OBION

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6525

Prepared : 7/16/24 10:14 AM CST

Crop Year : 2024

Operator Name : H AND Y FARMS LLC
 CRP Contract Number(s) : None
 Recon ID : 47-131-2017-26
 Transferred From : None
 ARCPLC G/W/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
397.48	377.10	377.10	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	377.10	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SORGH, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	16.76	0.00	41	
Corn	245.64	0.00	92	0
Grain Sorghum	0.30	0.00	105	
Soybeans	114.40	0.00	37	0
TOTAL	377.10	0.00		

NOTES

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Tract Number : 12005

Description :
 FSA Physical Location : TENNESSEE/OBION
 ANSI Physical Location : TENNESSEE/OBION
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : H AND Y FARMS LLC
 Other Producers : None
 Recon ID : 47-131-2017-23

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
397.48	377.10	377.10	0.00	0.00	0.00	0.00	0.0

USDA FARM DATA

TENNESSEE
OBION
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6525
Prepared : 7/16/24 10:14 AM CST
Crop Year : 2024

Tract 12005 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	377.10	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	16.76	0.00	41
Corn	245.64	0.00	92
Grain Sorghum	0.30	0.00	105
Soybeans	114.40	0.00	37
TOTAL	377.10	0.00	

NOTES

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USDA FARM DATA

USDA Obion County, Tennessee



Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm 6525
Tract 12005

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

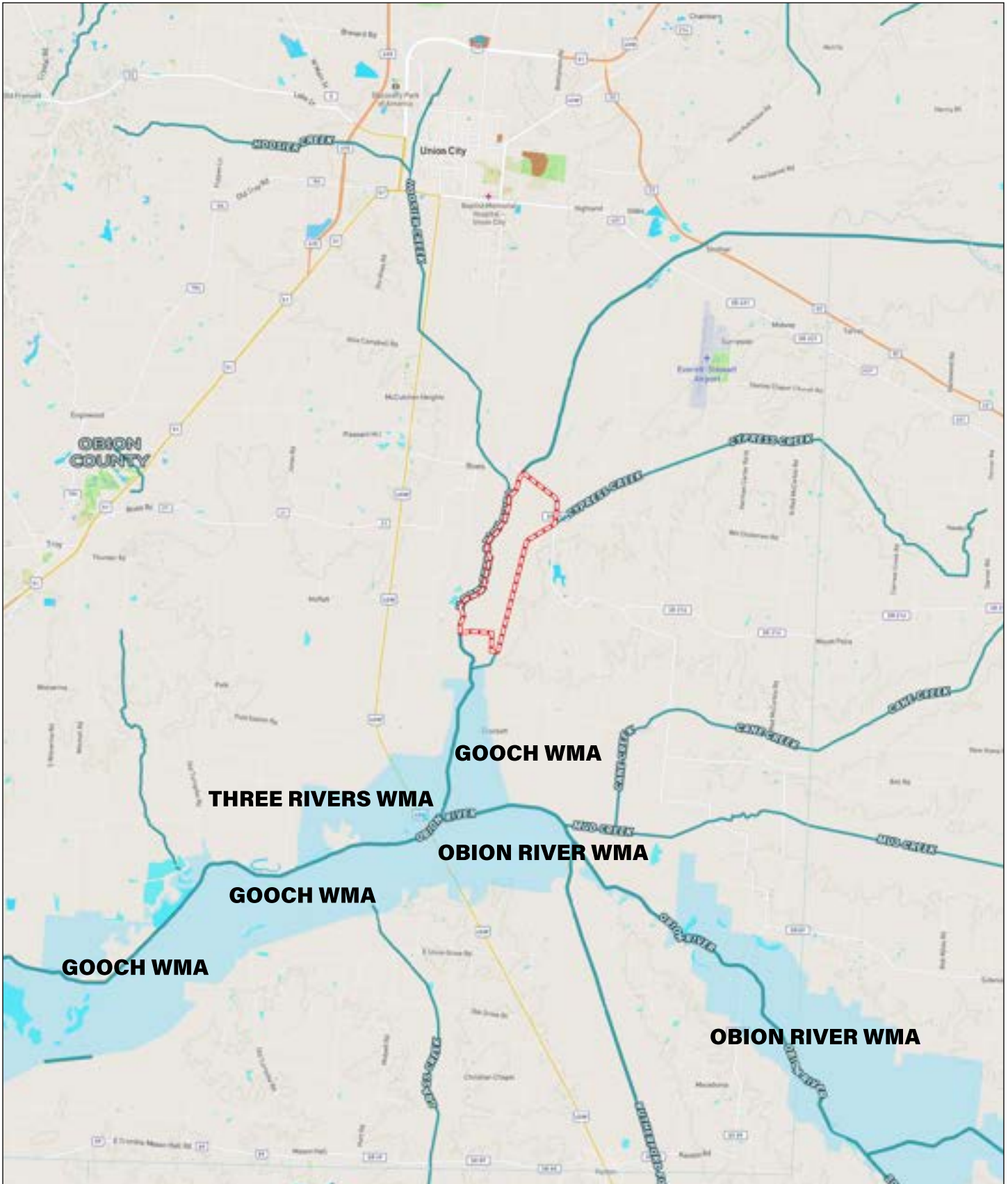
2024 Crop Year



Tract 1 of 1

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TENNESSEE DEPARTMENT OF WILDLIFE - ADJACENT WMAs









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Devlin “Duck” Hodges

Where does the nickname “Duck” come from? Some say it’s because of his world championship duck calling contest he won in 2009. Others know him as Duck Hodges from his time with the Pittsburgh Steelers where he was the starting Quarterback in 2019 and then spent 2020 behind Ben Roethlisberger before moving on to the LA Rams.

Devlin has been very successful in the real estate industry due to all his connections through football, country music and duck hunting.

Devlin is well known in the outdoor world and serves as an ambassador for Chene Gear. Devlin really enjoys hunting or 18 holes of golf on his off days.

He also enjoys traveling to concerts and being on the road with his girlfriend and your favorite country music artist, Lainey Wilson.



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Devlin “Duck” Hodges

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