



**DELTA  
FARMLAND**

**Dixie Lane Farm  
Pocahantas, TN  
675 +/- Total Acres**

Joey Bland | Reid Yarbrough | [Delta-Farmland.com](http://Delta-Farmland.com)

*Joey Bland and Reid Yarbrough, of Delta Farmland, are the exclusive agents for the property described herein. All information contained herein is believed to be correct, however, there is no guarantee to the accuracy. Prospective buyers are urged to inspect the property and improvements and perform their own independent due diligence. The agent assumes no liability as to errors, omissions or investment results. All information is approximate.*



# REGIONAL MAP



## REGIONAL PROXIMITY:

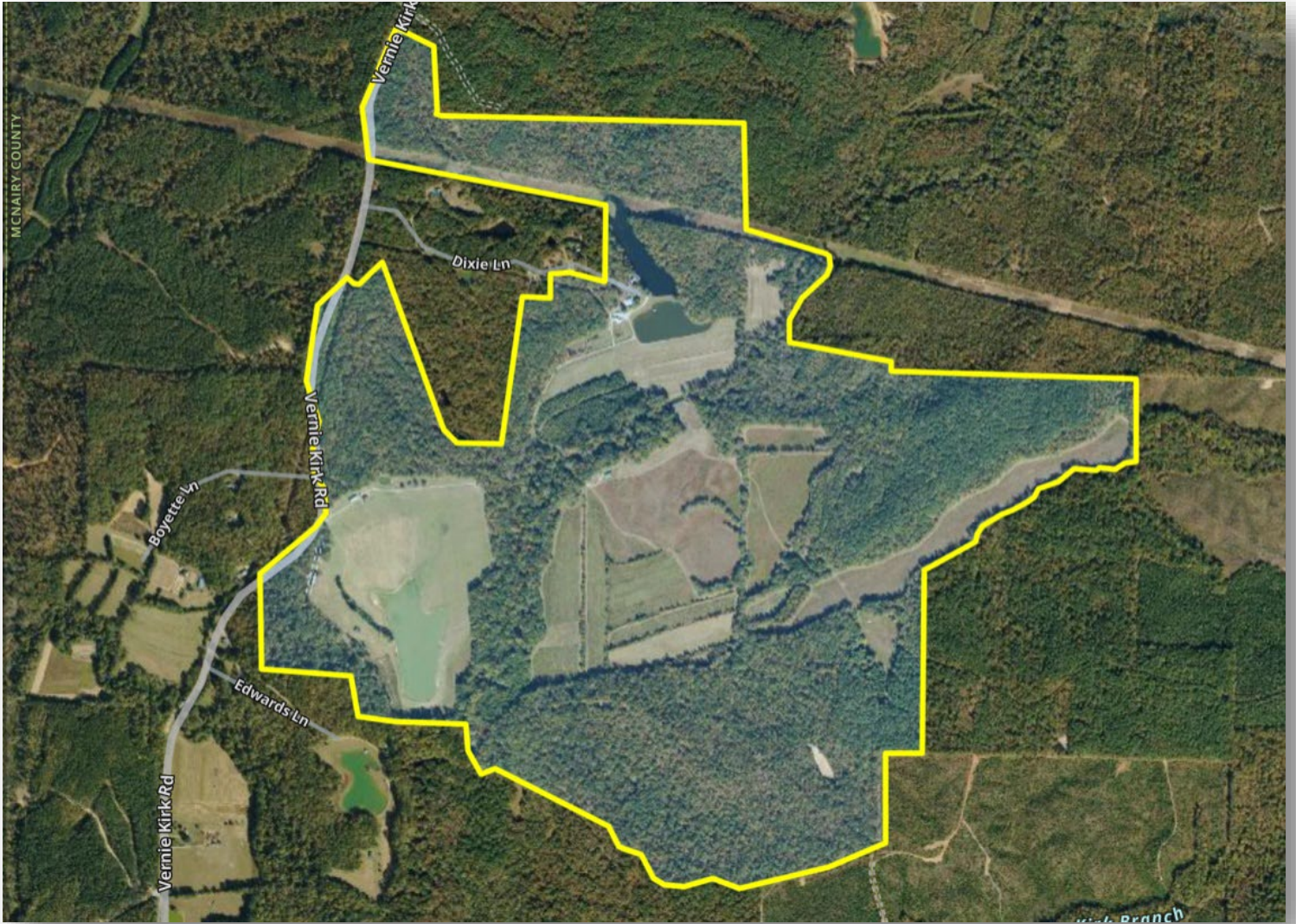
*Property boundaries are estimated and should be confirmed by legal description or by a licensed surveyor*

- ❖ 1.5 hours to Memphis
- ❖ 1 hour to Jackson
- ❖ 2.5 hours to Nashville
- ❖ 0.5 hour to Corinth
- ❖ Less than 10 minutes to Big Hill Pond State Park





# PROPERTY AERIAL



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# Dixie Lane Farm

Pocahontas, TN | 675 +/- Acres | \$4,395,000

Spanning nearly 700 acres of impeccably maintained land, this estate is a rare gem, offering a scale and condition that are almost impossible to find. Nestled in the rolling hills of West Tennessee, the property combines natural beauty with extraordinary functionality, located just 1 and 1/2 hours from Memphis, 45 minutes from Jackson, and less than 3 hours from Nashville. At the heart of the estate is a custom-built 4,100 sq. ft. main house, blending luxury and craftsmanship with features like reclaimed heart pine floors, hand-hewn beams, seamless marble bathrooms, and a deck that extends over a professionally managed trophy bass lake.

Several features that make this property truly rare, if not unique, are the two running creeks and three beautiful lakes situated throughout the farm. Complementing the main house are a rustic hunting lodge with wraparound porches, a charming farmhouse, and extensive infrastructure including an equipment barn, multiple storage sheds, 3+ miles of developed roads, and a 40+ mile well-maintained trail system. The property is a haven for recreation and relaxation, with three professionally managed lakes totaling nearly 20 acres, miles of clear running creeks fed by two separate systems, and abundant wildlife, including turkey, deer, and small game, thanks to minimal hunting pressure. Rolling hayfields that could be converted back into income-producing crop ground, mature hardwood and pine forests, and a rare, well-managed chestnut tree grove add to the estate's allure, while a mature garden and vineyard provide the perfect setting for a self-sustained lifestyle.

For those seeking additional potential, the estate offers ample space for a private landing strip, making this property convenient for out-of-town buyers. With its unmatched scale, premier location, and turn-key condition, this estate represents the pinnacle of luxury living, recreation, and land stewardship in West Tennessee.





# DIXIE LANE FARM



## PROPERTY FEATURES:

- ❖ **675+/- Acres:** 200 Acres of Rolling pastures, <500 acres of hardwood and pine forests
- ❖ **Prime West TN Property:** Within 1.5 hours of Memphis, less than 1 hour of Jackson, 2.5 hours of Nashville.
- ❖ **Custom-Built Lakefront Home:** 4,100 sq. ft. 4 bed,3.5 bath house with custom finishes and lakeside deck.
- ❖ **Guest Lodge:** 2,200 sq. ft. 2 bed, 2 bath cabin with wrap-around porch and workshop.
- ❖ **Farmhouse:** 1,100 sq. ft., perfect for guests or caretaker.
- ❖ **Water Features:** Three trophy bass lakes, ponds, and 3 miles of creeks.
- ❖ **Recreation & Wildlife:** Miles of trails, fire pit, creek-side camping site, swinging bridge, and abundant game.
- ❖ **Farm-Ready:** 200 acres of pastures and potential income-producing fields, w/ multiple barns and sheds.
- ❖ **Sustainable Elements:** Fenced in garden and vineyard, Chestnut orchard, wild game habitat, and more.
- ❖ **Convenient Access:** Generous road frontage with multiple gated entrances, and potential for private landing strip.
- ❖ **Diverse Possibilities:** Luxury retreat, working farm, or hunting estate.





# CUSTOM LAKEHOUSE



## LAKE HOUSE FEATURES:

- ❖ **Generous Layout:** Approximately 4,100 sq. ft. with 4 bedrooms and 3.5 baths.
- ❖ **Lakefront Setting:** Positioned on the upper lake with picturesque views and seamless integration with the natural surroundings, as well as a lakeside firepit.
- ❖ **Rustic Charm:** Features reclaimed heart pine floors from a historic cotton warehouse and massive wood beams salvaged from a Chicago icehouse.
- ❖ **Lakeside Patio Retreat:** Each of the downstairs bedrooms open to a near zero-edge patio overlooking the tranquil lake.
- ❖ **Luxury Bathrooms:** Designed with seamless crushed marble for a sleek and refined finish.
- ❖ **Expansive Deck:** A spacious covered second-story deck extends over the lake, perfect for relaxing or entertaining.
- ❖ **Storage and Parking:** Garage providing covered parking and storage capacity.
- ❖ **Unparalleled Views:** Offers sweeping vistas of the property's lakes and surrounding landscape.





# CUSTOM LAKEHOUSE





# GUEST LODGE



## GUEST LODGE FEATURES:

- ❖ **Hilltop Location:** Perched on a hill with sweeping views of both lakes, offering a serene and picturesque setting.
- ❖ **Wraparound Porch:** Ideal for the comfortable porch chair and enjoying morning coffee, evening sunsets, or the natural beauty of the property.
- ❖ **Spacious Interior:** Open living room, dining area, and kitchen designed for family gatherings, meals, and relaxation.
- ❖ **Attached Workshop/Garage:** Practical space for 4x4 storage, workshop, or storing outdoor gear.
- ❖ **Perfect Retreat:** Combines functionality and charm, providing a peaceful getaway to relax and connect with loved ones.





# GUEST LODGE





# EQUIPMENT BARN



## EQUIPMENT BARN:

- ❖ **Spacious Equipment Shed:** 3,000 sq ft structure with an office, ideal for farm operations or storage.
- ❖ **Intentional Design:** Layout designed to support farming, ranching, or recreational activities.
- ❖ **Flexible Usage:** Ample space for vehicles, machinery, and workshop areas.





# LIVESTOCK AND HAY BARN



## LIVESTOCK AND HAY BARN:

- ❖ **Hay Barn:** Durable pole barn construction with ample space for hay storage and equipment, featuring an open-sided design for proper ventilation.
- ❖ **Livestock Barn:** Classic red barn with multiple stalls and feeding areas, combining functionality with rustic charm.
- ❖ **Variety of Structures:** Conveniently located structures designed to support efficient farming and livestock operations.



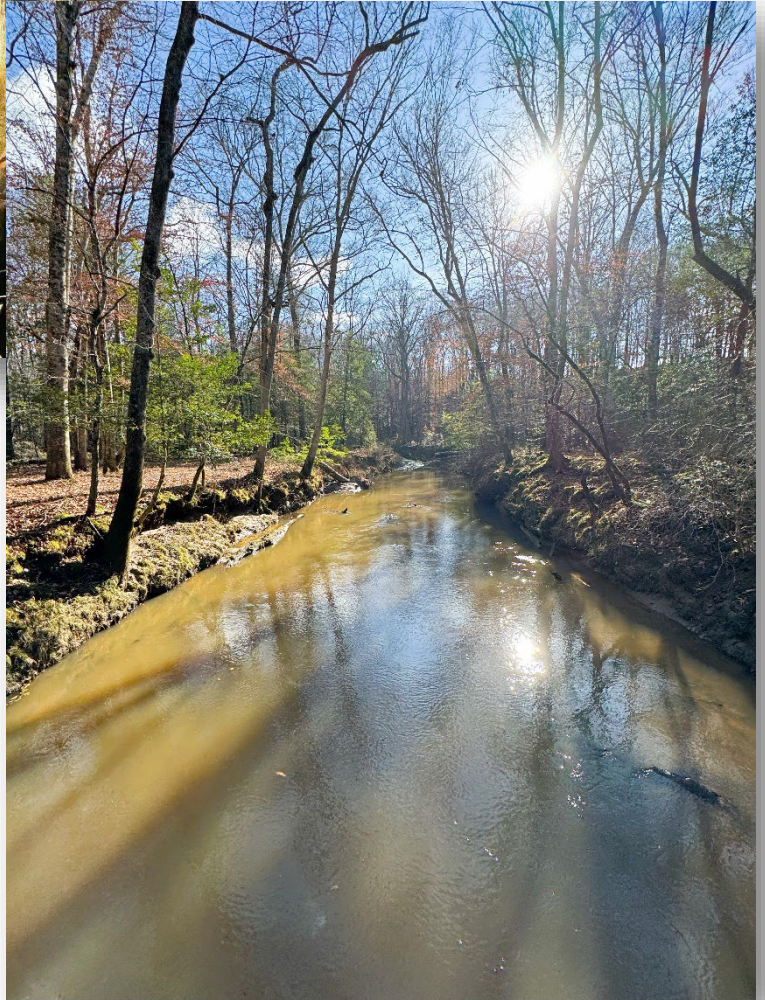


# MILES OF CREEKS





# MILES OF CREEKS





# MAINTAINED ROADS & TRAIL SYSTEM



## MAINTAINED ROADS AND TRAIL SYSTEM:

- ❖ **Extensive Road Network:** Over 3 miles of developed and maintained roads, providing easy access across the property.
- ❖ **Expansive Trail System:** 40+ miles of trails designed for 4x4 vehicles, horseback riding, and hiking, offering endless opportunities for exploration.
- ❖ **Creek Crossings:** Multiple well-built bridges strategically placed to cross creeks, ensuring safe and reliable access to all areas.
- ❖ **Well-Planned Infrastructure:** Thoughtfully designed infrastructure enhances both functionality and recreational enjoyment of the property.





# MAINTAINED ROADS & TRAIL SYSTEM





# GARDEN AND VINEYARD



## GARDEN AND VINEYARD:

- ❖ **Protected Cultivation:** High-fenced to protect crops and vines from wildlife.
- ❖ **Diverse Plantings:** Includes a mix of vegetables, fruits, and grapevines, ideal for personal use or small-scale production.
- ❖ **Easy Access:** Conveniently situated near equipment barn, lake house, and driveway.
- ❖ **Expansion Potential:** Spacious layout with ample room for future growth and additional plantings.





# CHESTNUT ORCHARD



Once a dominant species across many forests, American chestnut trees thrived until the mid-20th century when chestnut blight nearly wiped out their population. In response, scientists have spent decades developing blight-resistant varieties to restore this iconic tree. In collaboration with the University of Tennessee, this carefully planned chestnut orchard has been established, featuring resilient trees that contribute to both conservation efforts and the property's agricultural value.





# STOCKED LAKES







**DELTA  
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