

# Arch Thompson Road Farm

64.00 Acres | Obion County, TN | \$525,000



HAYDEN  OUTDOORS.

# Arch Thompson Road Farm

TOTAL ACRES:

64.00

PRICE:

\$525,000

COUNTY:

Obion County

CLOSEST TOWN:

Union City, TN

*Presented by*



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## About This Property

Discover the perfect blend of income-producing farmland and recreational enjoyment on this beautiful 64± acre farm. Featuring approximately 50 acres of productive tillable cropland, this property offers excellent agricultural potential and investment value. A well-maintained gravel driveway from the paved county road provides easy access to the barn, while available utilities create an ideal foundation for a future homesite.

## Land

This exceptional 64± acre farm offers a rare combination of productive farmland, natural beauty, and outstanding homesite potential. Approximately 50 acres are currently in cultivation, with rich, fertile soils supporting a corn and soybean rotation that provides both agricultural income and long-term stewardship of the land. The gently rolling landscape creates a picturesque rural setting with expansive views across the countryside.

Complementing the tillable acreage are approximately 10 acres of mature woods, providing privacy, wildlife habitat, and a scenic backdrop for outdoor recreation. A beautiful 3± acre deep-water pond serves as the centerpiece of the property, offering excellent fishing and year-round enjoyment. Whether you're casting for bass, bluegill, and catfish, watching wildlife along the shoreline, or simply enjoying the peaceful water views, the pond adds tremendous recreational value.

With utilities available and multiple potential building sites, this farm presents an ideal opportunity to build your forever home. Imagine waking each morning to panoramic views of productive farmland, wooded acreage, and sparkling water, all while enjoying the peace and privacy of country living. Whether you're seeking a working farm, an investment property, or the perfect place to establish a family legacy, this versatile property offers the best of rural living on a manageable and highly desirable 64± acres.



## Activities & Amenities

Dock/Pier  
Farm/Crops/Ag  
Fishing  
Hunting - Big Game  
Hunting - Turkey  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Water Access  
Water View  
Waterfront

## Land Details

Address: 4996 Arch Thompson Rd,  
Union City, Tennessee 38261, USA

Closest Town: Union City

Total Acres: 64.00

Deeded Acres: 64.00

Zoning: Ag

Topography: Level

Tillable/Crop/Orchard Acres: 50

Timber Land Acres: 14

Source of lot size: Assessor/Tax Data

## Location

15 minutes to Martin, TN

25 minutes to Dresden, TN

40 minutes to Dyersburg, TN

45 minutes to McKenzie, TN

1 hour 20 minutes to Jackson, TN

2 hours to Memphis, TN

2 hours 40 minutes to Nashville, TN



## **Improvements**

Adding to the property's appeal is a stunning 3± acre deep-water pond stocked with bass, bluegill, and catfish, providing exceptional fishing opportunities right out your back door. Whether you're looking for a working farm, a recreational getaway, or a place to build your dream country home, this versatile property offers the rare combination of productive farmland, outdoor recreation, and rural tranquility in a highly desirable setting. Enjoy peaceful views, abundant wildlife, and the opportunity to own a property that can be both enjoyed today and appreciated for generations to come.

Existing utilities available including electric, and well water.

## **Recreation**

Outdoor enthusiasts will appreciate the outstanding recreational opportunities this diverse 64± acre property provides. The combination of productive crop fields, mature timber, and a deep-water pond creates ideal habitat for wildlife, attracting whitetail deer, wild turkey, and a variety of small game throughout the year. The wooded acreage offers natural travel corridors and bedding cover, while the surrounding soybean and corn fields provide a dependable food source, making this an excellent property for hunting right outside your back door.

At the heart of the farm, the 3± acre deep-water pond serves as your own private fishing destination. Stocked with bass, bluegill, and catfish, it offers countless hours of recreation for family and friends, whether fishing from the bank, launching a small boat, or simply enjoying the peaceful waterfront setting. From early morning hunts to evenings spent casting a line as the sun sets over the water, this property delivers the kind of outdoor lifestyle many dream about—a private playground where hunting, fishing, and country living come together in one exceptional setting.

## **Reelfoot Lake**

Just a short drive from the legendary Reelfoot Lake, this property offers convenient access to one of Tennessee's most celebrated outdoor recreation destinations. Known for world-class fishing, exceptional waterfowl hunting, abundant wildlife, and breathtaking natural beauty, Reelfoot Lake attracts outdoor enthusiasts throughout the year. From trophy crappie and bass fishing to bald eagle viewing and scenic boating among ancient cypress trees, the lake provides an unmatched recreational resource that enhances the appeal and lifestyle offered by this exceptional Northwest Tennessee property.



## **Agriculture**

Approximately 50 acres are currently in cultivation, with rich, fertile soils supporting a corn and soybean rotation that provides both agricultural income and long-term stewardship of the land. The lush level landscape creates a picturesque rural setting with expansive views across the countryside.

## **Region & Climate**

West Tennessee enjoys a moderate four-season climate that makes it attractive for farming, outdoor recreation, and year-round living.

- Average annual rainfall: Approximately 50–55 inches, providing ample moisture for crops, wildlife habitat, and ponds.
- Growing season: Typically 210–230 frost-free days, supporting productive agriculture and diverse vegetation.
- Average annual snowfall: Generally 3–6 inches, with snowfall events usually light and short-lived.
- Humidity: Moderate to high, particularly during the summer months.

## **Spring (March–May)**

- Mild temperatures ranging from the 60s to 80s.
- Frequent rainfall promotes lush green landscapes, thriving crops, and active wildlife.
- Excellent conditions for fishing, turkey hunting, and outdoor activities.





### Summer (June–August)

- Warm to hot temperatures, typically in the upper 80s to low 90s.
- Long daylight hours and occasional afternoon thunderstorms.
- Ideal for farming operations, boating, fishing, and enjoying lakes and ponds.

### Fall (September–November)

- Often considered the region's most enjoyable season.
- Comfortable temperatures ranging from the 50s to 80s.
- Lower humidity, vibrant fall colors, and excellent conditions for harvest, deer hunting, and outdoor recreation.

### Winter (December–February)

- Generally mild, with daytime highs often in the 40s and 50s.
- Occasional cold snaps can bring temperatures below freezing.
- Snow and ice are infrequent compared to much of the Midwest and Northeast.

The favorable climate supports productive row-crop farming, healthy wildlife populations, and year-round outdoor recreation. Landowners can enjoy fishing, hunting, hiking, ATV riding, and farming activities during nearly every month of the year. Combined with relatively mild winters and a long growing season, West Tennessee offers an excellent environment for those seeking a rural lifestyle, recreational property, or a forever home in the countryside.

Tennessee is particularly known for its fertile farmland, abundant deer and turkey populations, and a climate that allows landowners to maximize both agricultural productivity and outdoor enjoyment throughout the year.






## History

Located in the heart of historic Northwest Tennessee, this property enjoys a setting rich in agricultural heritage and natural beauty. Just minutes from Union City and the renowned Reelfoot Lake region, the area has been prized for generations for its fertile farmland, abundant wildlife, and outdoor recreation. From the railroad expansion that helped build Union City into a thriving agricultural hub to the fascinating geological history that created Reelfoot Lake, the region offers a unique blend of history, recreation, and rural lifestyle. Today, residents enjoy the same productive farmland, outstanding hunting and fishing opportunities, and small-town charm that have made this area one of Tennessee's most desirable rural destinations for generations.

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MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary





# Hayden Outdoors *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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*- RICK STEINER, SELLER/BUYER*

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**THE BRAND THAT SELLS THE *Land*®**

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

**Hayden Outdoors Real Estate**

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