



SOLD · PLEASE CONTACT BROKER

Tennessee River at Lego Landing

± 366 Acres | Perry County | Tennessee | Near Aberdeen Park

5000 feet of Tennessee Frontage

PRICE	PRICE / ACRE	ACREAGE
Contact Agent	—	± 366

PROPERTY OVERVIEW

Nestled along the Tennessee River in the rolling hills of Perry, County, this desirable 366-acre property captures the essence of Tennessee's natural beauty and investment potential. With over 4500 feet of scenic river frontage resting atop high bluffs, the land offers exceptional views of the river's timeless flow – a rare find in this region. The property enjoys exceptional accessibility, featuring double frontage along two paved roads, totaling more than 5,500 feet. This unique dual access opens endless opportunities for development, creating an ideal setting for riverfront mini-farms, private estates, or a recreational retreat that blends serenity and convenience. Investment Highlights • Natural pine and hardwood mix. • Over 4200 feet of Tennessee River frontage. • Over 4100 feet of Lego School Road • Over 1000 feet of Whiteoak Creek Road. • High bank Tennessee River frontage. • Prime development potential. • Easily divisible along...

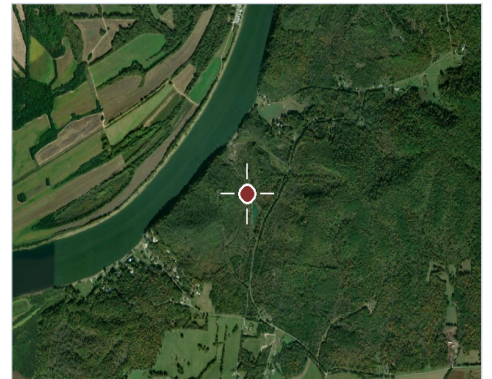
PROPERTY DETAILS

ACCESS	UTILITIES
Legal Access · Paved Road · Fee Simple	Electric
WATER FEATURES	VIEWS
Creeks / Streams · River Front	River
IMPROVEMENTS	COUNTY TAX PARCEL IDS
Roads	121-004.00 (12100400000)

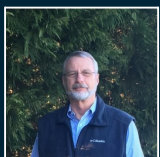
DOCUMENTS INCLUDED

Location Map · Aerial Map · Brochure

LOCATION



Perry County, Tennessee



Merrill Nall

Real Estate Broker, AL, TN
C: 256.762.8636
merrill.nall@afmforest.com
Principal Broker: Jake Almond (Tennessee)

SCAN TO VIEW



Property Photos

Tennessee River at Lego Landing · Perry County · Tennessee · Near Aberdeen Park



Location & Access

Tennessee River at Lego Landing · Perry County · Tennessee · Near Aberdeen Park



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.

COUNTY & STATE
Perry County, Tennessee

NEAREST CITY
Aberdeen Park

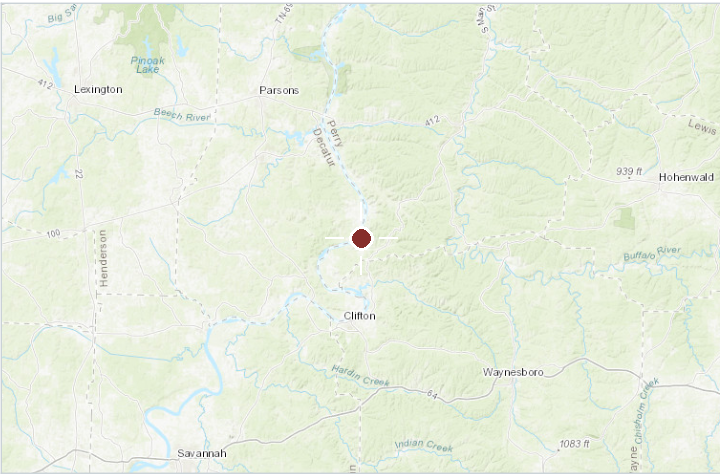
APPROXIMATE CENTRE
35.48362, -87.98079

COUNTY TAX PARCEL IDS
121-004.00 (12100400000)

INTERACTIVE MAP



<https://id.land/maps/136dc3bfc574fcaa24f5b6d08c220fc5/share>



Regional locator

GRAHAM

Perry County, TN
+/- 366.23 Acres

Data derived from ESRI and US Census Data.
AFM does not guarantee map scale and accuracy,
timber stand information, acreage estimates or
any other information.

American Forest Management
www.americanforestmanagement.com
Nathan Greer
Nathan.Greer@afmforest.com
Cell: (478) 232-9241



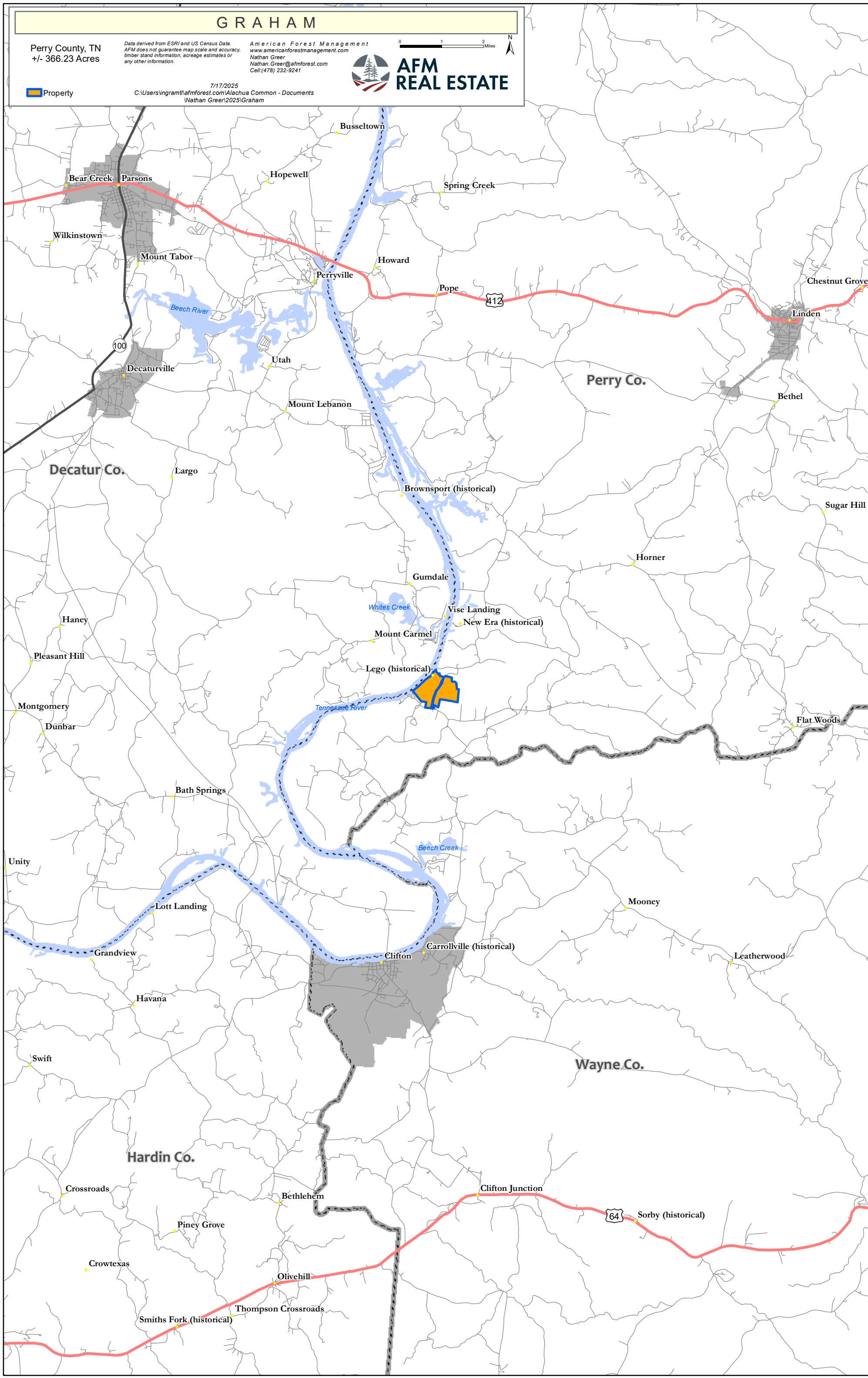
**AFM
REAL ESTATE**

0 1 2 Miles



Property

7/17/2025
C:\Users\ingram\afmforest.com\Alachua Common - Documents
Nathan Greer\2025\Graham





AFM
REAL ESTATE





AFM REAL ESTATE

Tennessee River Perry County, TN.

Tennessee River @ Lego Landing

366.23 Acres
Perry County, Tennessee

The Offering:

Nestled along the Tennessee River in the rolling hills of Perry, County, this desirable 366-acre property captures the essence of Tennessee's natural beauty and investment potential. With over 4500 feet of scenic river frontage resting atop high bluffs, the land offers exceptional views of the river's timeless flow – a rare find in this region. The property enjoys exceptional accessibility, featuring double frontage along two paved roads, totaling more than 5,500 feet. This unique dual access opens endless opportunities for development, creating an ideal setting for riverfront mini-farms, private estates, or a recreational retreat that blends serenity and convenience.

Investment Highlights

- Natural pine and hardwood mix.
- Over 4200 feet of Tennessee River frontage.
- Over 4100 feet of Lego School Road
- Over 1000 feet of Whiteoak Creek Road.
- High bank Tennessee River frontage.
- Prime development potential.
- Easily divisible along Lego School Rd.
- Ideal investment property.

Recreational Attributes:

- Highly desirable hunting area.
- Surrounded by large farms and recreational properties.
- Excellent food sources for all types of wild game.

Broker Comments:

"Beyond its scenic charm, the Tennessee River offering stands out as a versatile investment. The combination of multiple roads entries, expansive water frontage, and easily divisible acreage gives future owners flexibility for both personal enjoyment and development potential."

Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.



CONTACT:

Merill Nall
AFM Real Estate
Associate Broker – TN., AL.
Merill.Nall@afmforest.com
Cell: 256.762.8636

Nathan Greer
AFM Real Estate
Broker – GA., AL., SC., AR.
Nathan.Greer@afmforest.com
Cell: 478.232.9241