



SUGAR TREE VISTA

Your Area Guide — Everything to Do Around the Property

DECATUR COUNTY, TENNESSEE · ON THE TENNESSEE RIVER AT KENTUCKY LAKE

When you buy land here, you're buying the life around it. Sugar Tree Vista sits in the wooded highlands of Decatur County, Tennessee — minutes from the Tennessee River where it widens into Kentucky Lake, and ringed by state parks, marinas, trails, golf, and easygoing small-town Tennessee. Here's a look at what's waiting just outside your gate.

<p>[PHOTO]</p> <p>Your ridgeline view</p>	<p>[PHOTO]</p> <p>The Tennessee River</p>	<p>[PHOTO]</p> <p>Room to roam</p>
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Photo placeholders — send your lot & drone shots and we'll drop them in.

ON THE WATER

The Tennessee River & Kentucky Lake

The Ponderosa [closest] — Your closest water access — a small private marina with a boat launch just up the road on Hog Creek Road in Sugar Tree. Drop the boat in and you're on the river in minutes.

Cherokee Marina & Grill [in Sugar Tree] — A little further south, but worth it: a full-service marina, RV park, fuel, and a riverside grill with live music in season.

50+ miles of shoreline — Decatur County opens onto one of the largest lakes east of the Mississippi — boating, swimming, skiing, and sunset cruises.

World-class fishing — Bass, catfish, crappie, and bream from the bank or the boat; the lower end of Kentucky Lake is a renowned fishery.

More marinas & ramps — Perryville, Fisherdale & Yacht Club, Mermaid, and RiverStone (Clifton) — slips, fuel, rentals, and riverside grills up and down the river.

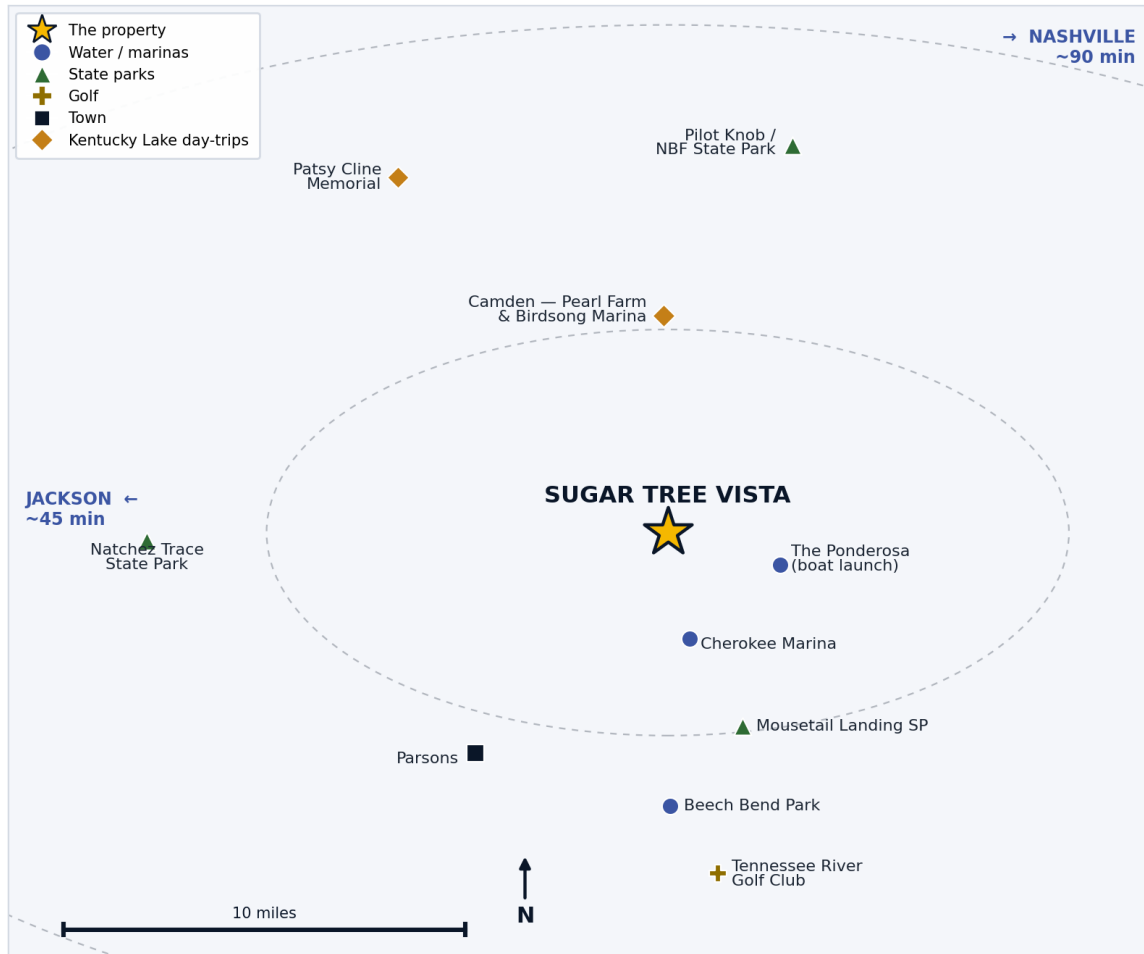
Beech Bend Park — Riverfront campground east of Parsons with two boat ramps, tent & RV sites, and bank fishing.

Tennessee River Golf Club — Scenic 18-hole course set in the Decatur County hills, with water in play on ten holes.

FIND YOUR WAY AROUND

Where It All Is

Where Sugar Tree Vista Sits



Approximate orientation map — dashed rings = 10 & 25 miles; drive times are estimates.

PARKS & TRAILS

State Parks & the Great Outdoors

Natchez Trace State Park [~20 min] — A 48,000-acre playground: 690-acre Pin Oak Lake for boating and skiing, a swim beach at Cub Lake, 250+ miles of horse trails, a 40-mile overnight hiking trail, cabins and a lodge, plus archery and firing ranges.

Mousetail Landing State Park — On the Tennessee River between Parsons and Linden — boating, fishing, camping, and quiet wooded trails.

Carroll Cabin Barrens — A two-mile trail through a rare, globally imperiled natural area in the river's Western Valley.

Brownsport Furnace — A historic 1800s pig-iron furnace site, also home to Decatur County Saddle Club trail rides.

TOWN & TABLE

Small-Town Life, Food & Essentials

Downtown Parsons [-22 min] — Locally-owned shops, antiques, and Main Street charm — groceries, pharmacy, and everyday essentials about 20 minutes away.

Local kitchens — Ramey's BBQ, Cowboy Steakhouse, the Rivershack, the Parsons Dairy Bar, and Cherokee Marina's grill for river food.

Parks & history — Parsons City Park for ballfields and picnics, plus the Decatur County Museum for local heritage.

Rivertime Players — Community theater carrying on a century-old repertory tent-show tradition.

Decatur County Fair — The annual hometown celebration — rides, live music, and exhibits.

DAY TRIPS

Kentucky Lake Gems & Beyond

TN River Freshwater Pearl Farm & Museum [-50 min] — In Camden — the only freshwater pearl-culturing farm in the country. Tour the farm, see the museum, and shop Tennessee's official state gem.

Birdsong Resort & Marina — Pontoon, kayak, and fishing-boat rentals, a pool, cabins, and fishing tournaments on Kentucky Lake.

Nathan Bedford Forrest State Park / Pilot Knob — Pilot Knob is the highest point in West Tennessee (665 ft), with a sweeping Kentucky Lake overlook and the Tennessee River Folk-Life Center.

Patsy Cline Memorial — A quiet woodland monument near Camden at the 1963 crash site honoring the country-music legends — a piece of music history.

Jackson [-45 min] — The regional hub for dining, shopping, and nightlife, plus Casey Jones Village; ancient earthworks at Pinson Mounds nearby.

Nashville [-90 min] — Music City for concerts, pro sports, dining, and the nearest major airport.

SEASONS

Through the Year

Hunting — Deer, turkey, and nationally-known waterfowl hunting across area wildlife management areas.

Birding & fall color — 135+ bird species recorded at Natchez Trace, and hardwoods that blaze red and orange in late October.

On the calendar — Fishing tournaments through the season, the Decatur County Fair, and the Tennessee River Folk-Life & Music Festival each September.

Come See It For Yourself

Ten ridgeline view lots from \$59,000 — unrestricted, no HOA, owner financing available.

Book a private showing: (615) 538-6878 · alot.land

Fly in to buy and we'll credit up to \$1,500 of your travel toward your lot.

Drive times are approximate. Attractions, hours, and businesses are independently operated and subject to change. Prices and lot availability subject to change. Alot Of Land LLC is the developer/owner; some lots may be listed by a licensed agent through their brokerage.