

108.05± ACRES
HARDEMAN COUNTY, TN
\$475,420



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE HARDEMAN 108.05

PROPERTY PROFILE

LOCATION:

- Highway 125 Road
Toone, TN 38381
- Hardeman County
- 5.4± Miles NE of Bolivar
- 14± Miles SE of the
Chickasaw State Park
- 26± Miles SW of Jackson

COORDINATES:

- 35.290846, -88.921012

PROPERTY USE:

- Hunting
- Recreational
- Timber Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 108.05± Acres
- Mature Hardwood Timber
- Multiple Access Points
- Internal Trail System
- Small Creek
- Deer & Turkey
- Beautiful Open Area
- Utilities Available at the Road
- Potential Division
at \$4,400/Acre

TAX INFORMATION:

- Parcel # 059-010.00
- TBD



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SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

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7115 Hwy 64 - Oakland, TN 38060

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE HARDEMAN 108.05

INTRODUCING THE HARDEMAN 108.05 IN TOONE, TENNESEE! This 108.05± acre Hardeman County tract offers a versatile combination of mature hardwood timber, recreational opportunities, wildlife habitat, and future potential.

The property features access from Highway 125, Vaughn Road, and Ebenezer Road, along with an established internal trail system that provides convenient access throughout the tract. Mature hardwood timber, a small creek, and natural cover create quality habitat for whitetail deer and wild turkey.



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MORE ABOUT THE HARDEMAN 108.05

With electric and fiber available at the road, the Hardeman 108.05 is well-suited for a private homesite, hunting retreat, recreational getaway, or long-term land investment. The layout and access also provide potential for future division, giving the next owner additional flexibility.

Conveniently located within proximity to Jackson, Tennessee, this 108.05± acre Hardeman County property offers a great combination of accessibility, timber, wildlife, utilities, and versatility for those looking to own a sizable tract in West Tennessee.

**Call Shane Martin today to schedule a private showing
and experience #TheSmallTownWay!**



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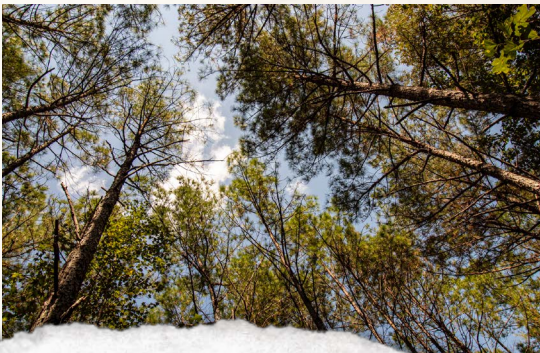
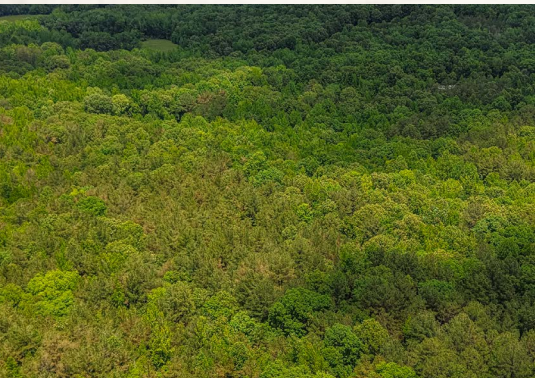
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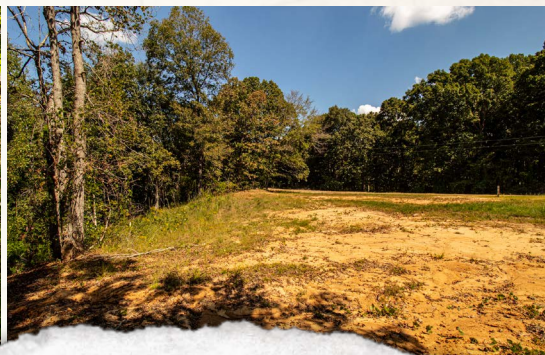
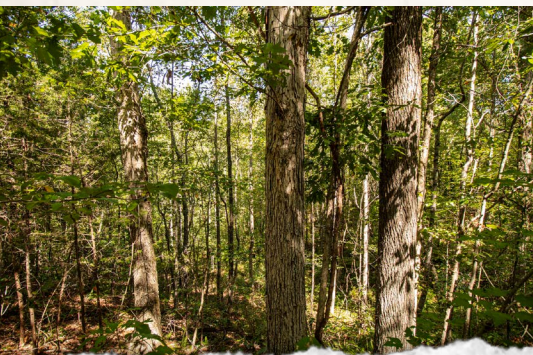
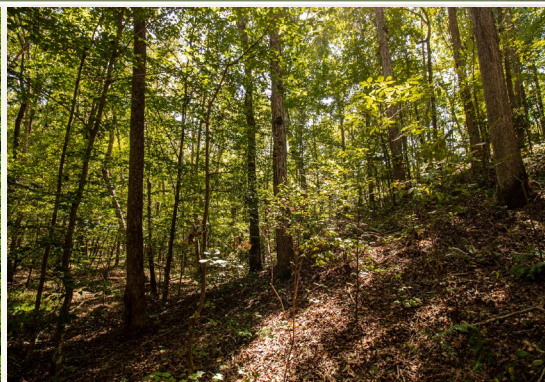
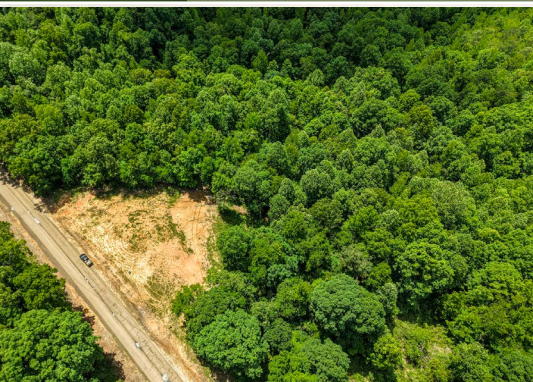
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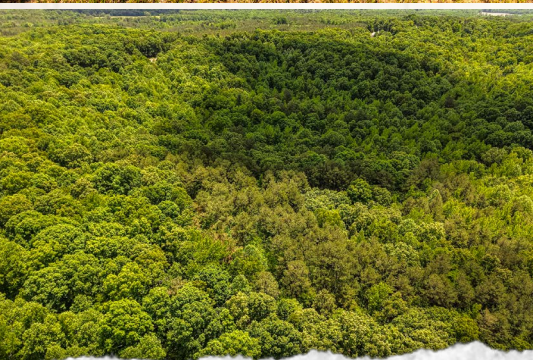
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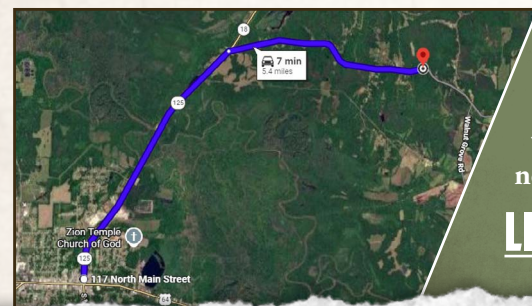
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land id. LINK



Directions from the Intersection of Highway 64 and Highway 125 in Bolivar, TN: Travel north on Highway 125/Highway 18 for 3.1 miles. Turn right to continue on Highway 125 and travel north 2.3 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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