



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

12.63± ACRES
HARDEMAN COUNTY, TN
\$88,410



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HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (901) 910-1809 | WWW.SMALLTOWNPROPERTIES.COM

THE HARDEMAN 12.63

PROPERTY PROFILE

LOCATION:

- Peavine Road
Middleton, TN 38052
- Hardeman County
- 7± Miles SE of Bolivar
- 34± Miles S of Jackson
- 58± Miles NE of Collierville
- 80± Miles NE of the Memphis
International Airport

COORDINATES:

- 35.14395, -88.8616

TAX INFORMATION:

- 132-008.03
- 2025 Taxes: \$115

PROPERTY USE:

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

PROPERTY INFORMATION:

- 12.63± Acres
- Open Field
- Mature Timber
- Creek Frontage
- Extensive Trail System



PAYTON SHINAULT | LAND SPECIALIST
C: 901-867-6158 | payton@smalltownproperties.com

AVERY SHINAULT | LAND SPECIALIST
C: 901-297-0454 | avery@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HARDEMAN 12.63

INTRODUCING THE HARDEMAN 12.63! Discover the opportunity to own 12.63± acres on Pea Vine Road in Middleton, Tennessee, offering a versatile combination of open land, mature timber, a natural creek, and an extensive trail system. Whether you're looking for a private country retreat, recreational property, hunting tract, or long-term investment, this Hardeman County property provides a variety of possibilities.

A creek runs along the eastern boundary, creating an attractive habitat for wildlife. The Hardeman 12.63 features a mix of open fields and mature timber, providing both usable acreage and wooded privacy. An extensive trail system winds throughout the property, offering easy access for recreational activities or hunting.

For the outdoor enthusiast, the combination of timber, open ground and water creates excellent hunting potential and opportunities to enjoy Tennessee's great outdoors.

**Contact Payton or Avery Shinault today to schedule
a private showing of the Hardeman 12.63
and experience #TheSmallTownWay.**



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HARDEMAN COUNTY, TENNESSEE



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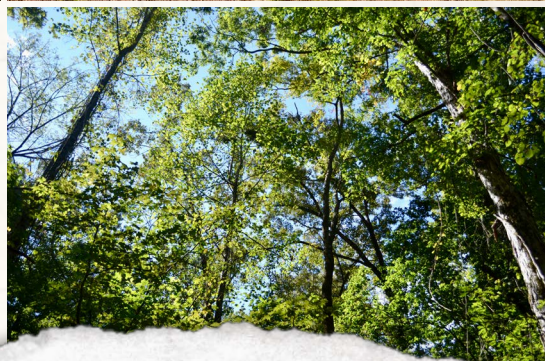
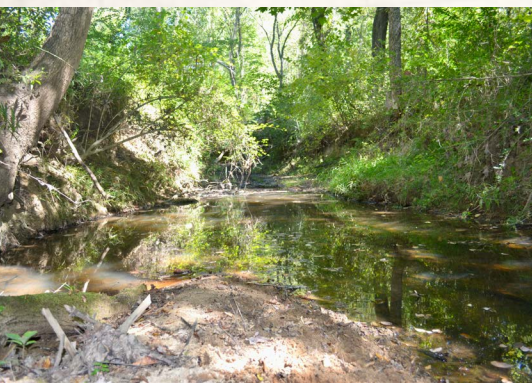
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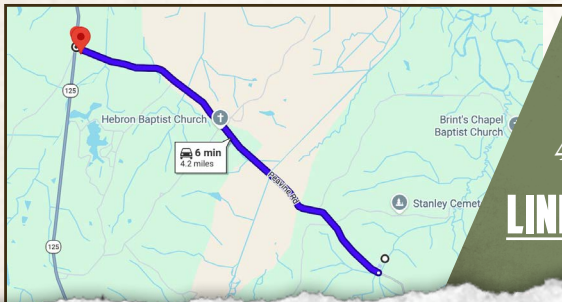
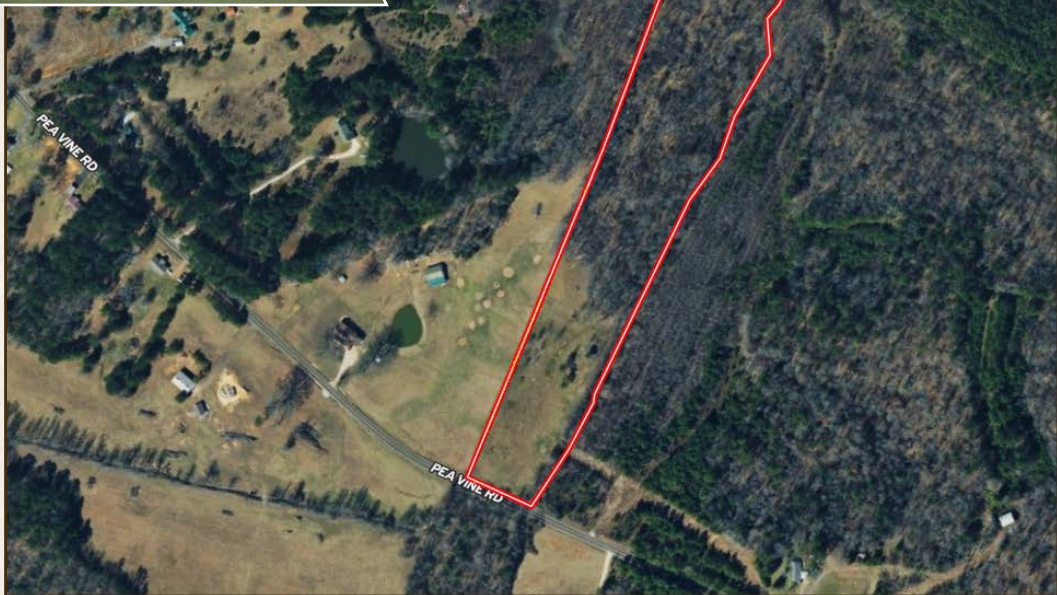
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land id. LINK



Directions From the Intersection of
TN-125 and Peavine Road in Bolivar,
TN: Travel east on Peavine Road for
4.2 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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