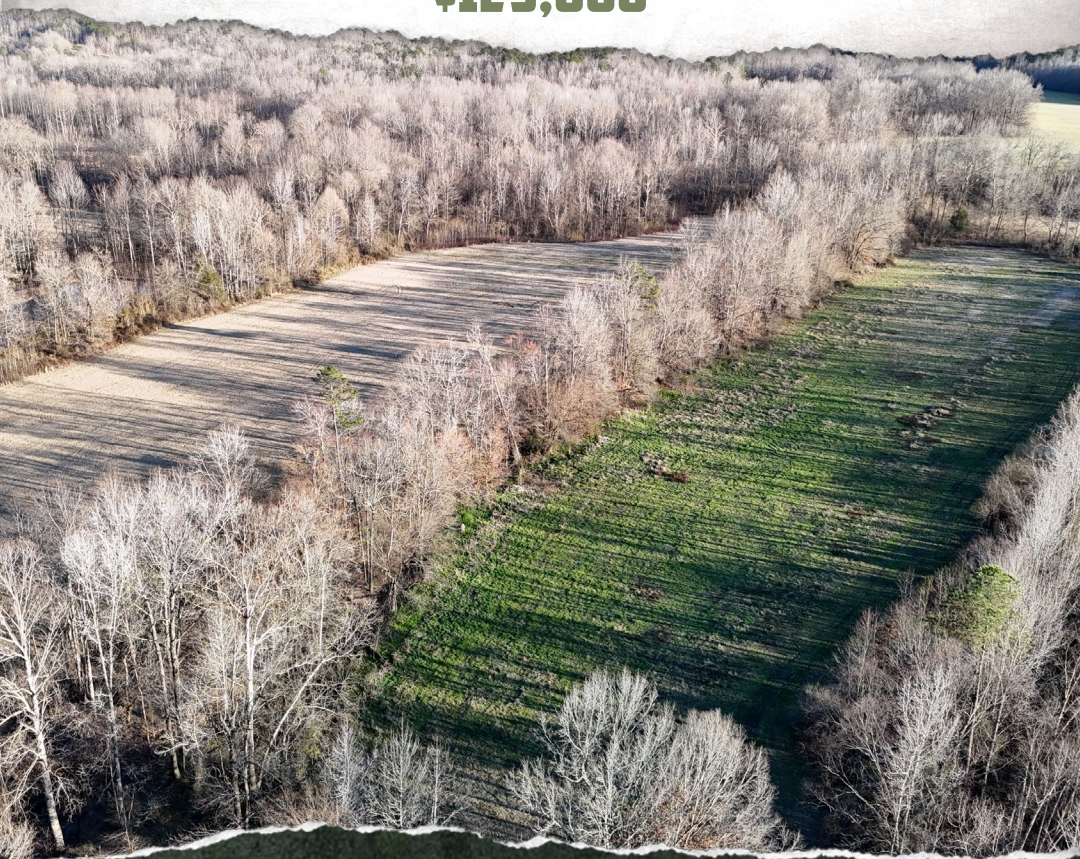




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

19.71± ACRES
HARDEMAN COUNTY, TN
\$129,000



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE HARDEMAN 19.71

PROPERTY PROFILE

LOCATION:

- Highway 125
Toone, TN 38381
- Hardeman County
- 7.4± Miles NE of Bolivar
- 26.2± Miles S of Jackson

COORDINATES:

- 35.2870261, -88.8902973

PROPERTY USE:

- Farmland
- Recreational
- Home/Cabin Site
- Investment

PROPERTY INFORMATION:

- 19.71± Surveyed Acres
- Gated
- Hayfields
- Mature Timber
- Borders Piney Creek
- Electricity at the Road
- Home/Cabin Sites
- Additional Acreage Available
- Owner/Agent

TAX INFORMATION:

- Parcel# 058-012.02
- 2024 – \$95



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

annah@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HARDEMAN 19.71

DISCOVER THE PERFECT BLEND OF PRIVACY, POTENTIAL, AND CONVENIENCE WITH THIS 19.71± SURVEYED ACRE GEM IN HARDEMAN COUNTY, JUST MINUTES FROM BOLIVAR, TN. The Hardeman 19.71 offers a versatile mix of open hayfields, mature timber, and a creek along the back, making it perfect for farmland, recreational use, or as an investment. The gated property features multiple home or cabin sites, providing ample options for development. With electricity available at the road, this land is ready for your vision. Located just over seven miles from the town of Bolivar, you'll have easy access to amenities while enjoying the peace and privacy of the countryside. Whether you want to farm, hunt, build your dream home, or hold as an investment, this property offers tranquility and convenience in a serene country setting with endless possibilities.

Contact Annah Barnes today to schedule a private showing.

Additional acreage is available. Owner/Agent.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

annah@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

19.71± ACRES HARDEMAN COUNTY, TENNESSEE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ANNAH BARNES
LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

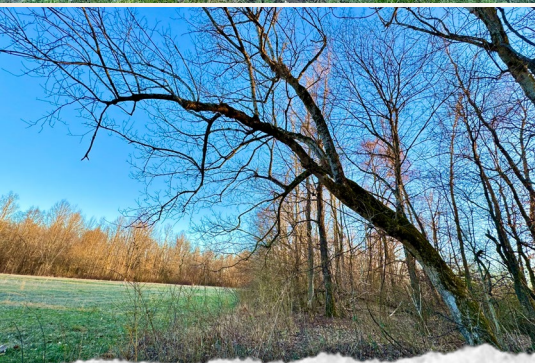
annah@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

19.71± ACRES HARDEMAN COUNTY, TENNESSEE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

annah@smalltownproperties.com

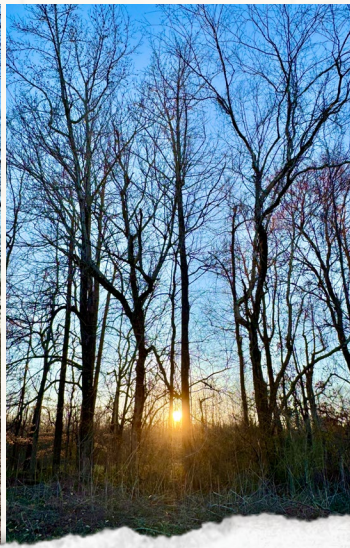
50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

19.71± ACRES

HARDEMAN COUNTY, TENNESSEE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

annah@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

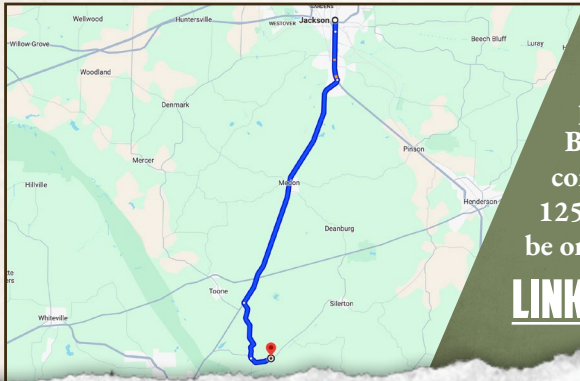
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

19.71± ACRES

HARDEMAN COUNTY, TENNESSEE

land id. LINK



Directions From US-45 S in Jackson, TN: Turn right onto TN-18 S and proceed 16.5 miles. Turn left onto Brown Road/Ebenezer Road and continue 4.1 miles. Turn left onto TN-125 N and in 1.5 miles, the property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

annah@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.