99.95± ACRES
HARDEMAN COUNTY, TN

$399,800



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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THE HARDEMAN 99.95

PROPERTY PROFILE

LOCATION:

- Donaldson Lane
  Hornsby, TN 38044
- Hatchie River Basin
- Hardeman County
- 1.7± Miles W of Hornsby
- 9.5± Miles SE of Bolivar
- 32.8± Miles S of Jackson
- 33.7± Miles NW of Corinth
- 83.5± Miles NE of the Memphis International Airport

COORDINATES:

- 35.223296, -88.849370

TAX INFORMATION:

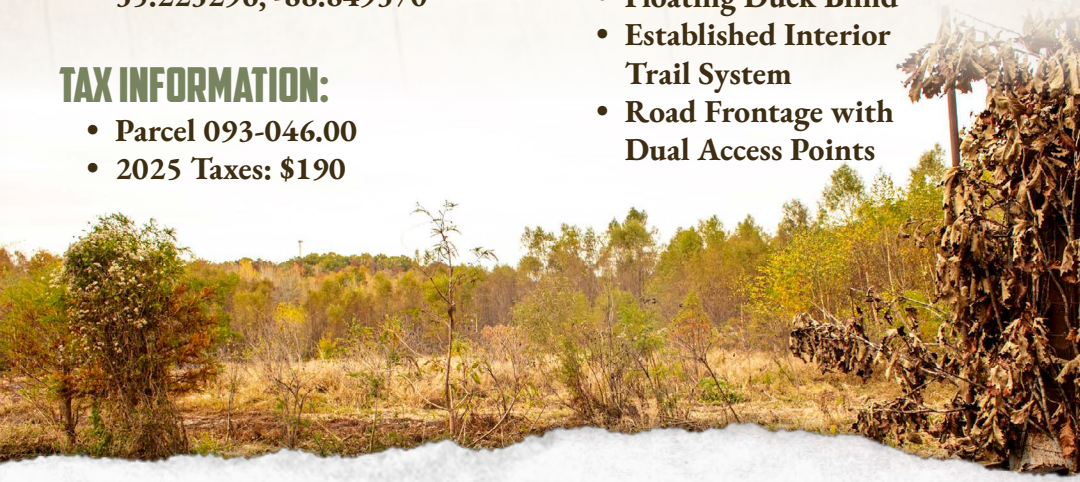
- Parcel 093-046.00
- 2025 Taxes: $190

PROPERTY USE:

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

PROPERTY INFORMATION:

- 99.95± Deeded Acres
- Bottomland Hardwoods
- Hatchie River Influence
- Waterfowl/Deer/Turkey
- Established Duck Hole
- Floating Duck Blind
- Established Interior Trail System
- Road Frontage with Dual Access Points





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SHANE MARTIN | PRINCIPAL BROKER - WEST TN
C: 901-827-0224 | shane@smalltownproperties.com

RON HELMBECK | LAND & RESIDENTIAL SPECIALIST
C: 901-574-4093 | ron@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HARDEMAN 99.95

WELCOME TO THE HARDEMAN 99.5! Located just east of Bolivar, Tennessee, in the Hatchie River Basin, this 99.95± acre property combines recreational appeal with Hardeman County land investment potential. Bottomland hardwoods, established hunting opportunities, and a potential cabin/home site create a place to enjoy the outdoors and make plans for the future.

An established duck hole with a floating blind anchors the property's waterfowl hunting opportunities, while additional acreage offers room to pursue deer and turkey. The nearby Hatchie River influences the surrounding habitat, adding to the appeal of this West Tennessee hunting tract.





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MORE ABOUT THE HARDEMAN 99.95

An established internal trail system provides access throughout the Hardeman 99.95, and road frontage with two access points offer convenient entry. The Hatchie River boat ramp on Highway 64 is just a few miles away, providing additional opportunities for fishing and time on the water.

Whether you're looking for a hunting property, a weekend getaway, or land with a potential site for a cabin or home, the Hardeman 99.95 offers a combination of outdoor recreation and convenient access near Bolivar.

Call Shane Martin or Ron Helmbeck today to schedule a private showing and experience #TheSmallTownWay!





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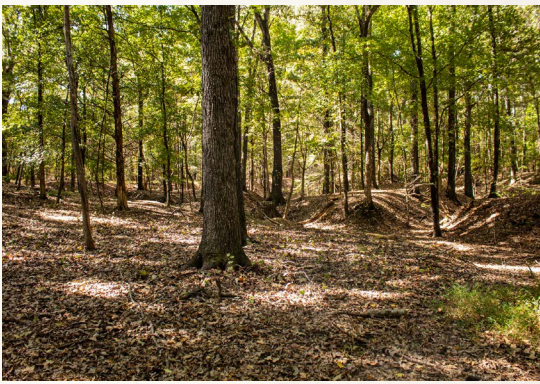
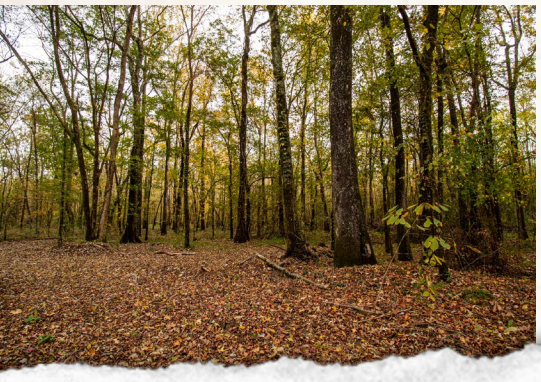
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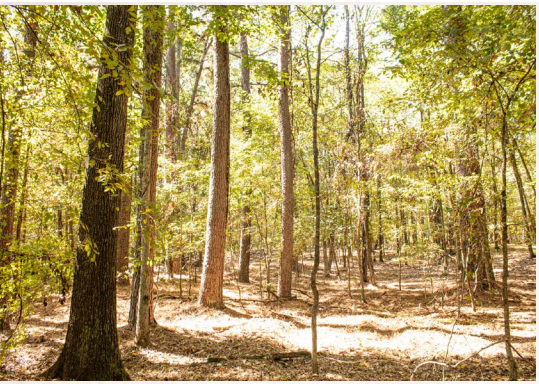
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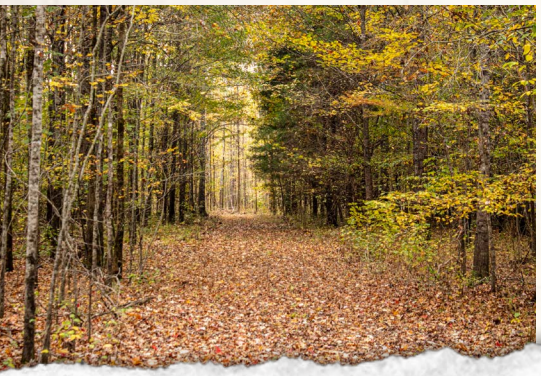
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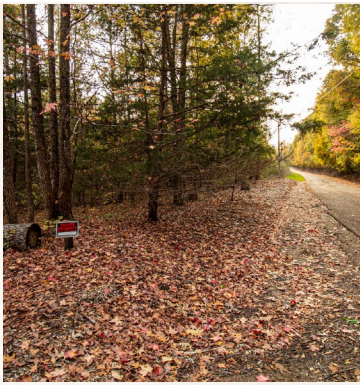
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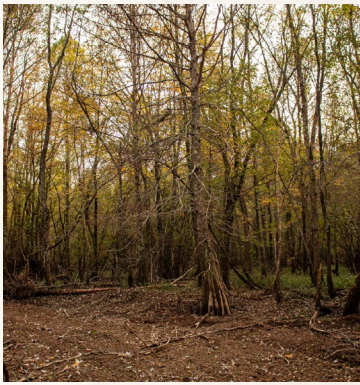




















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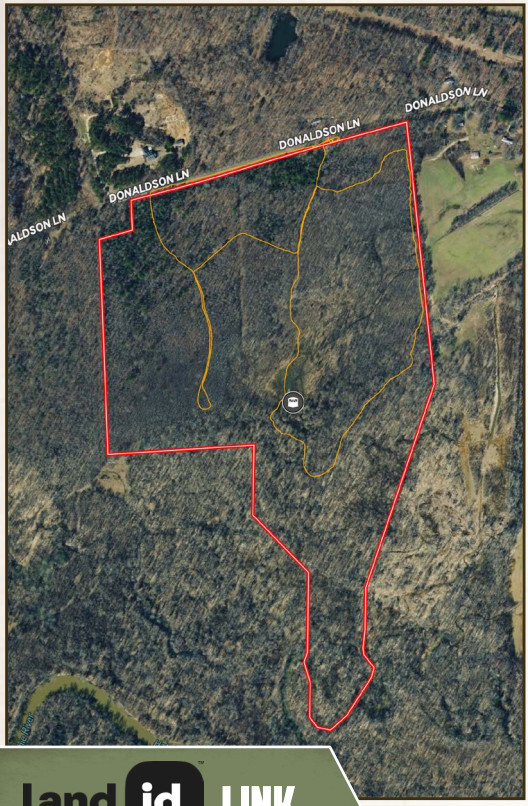
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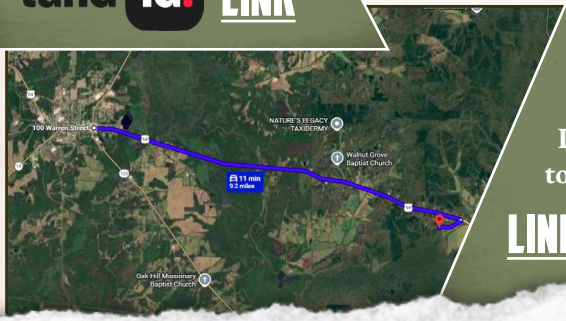
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INFRARED MAP



land id. LINK



Directions From the Bolivar Town Square in Bolivar, TN: Travel east on US-64 for 8.6 miles. Turn right onto Donaldson Lane and proceed 0.6 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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