358.12± ACRES
HARDEMAN COUNTY, TN

$789,000

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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

THE HARDEMAN 358.12

PROPERTY PROFILE

LOCATION:

- Peavine Road
  Middleton, TN 38052
- Access via Easement
- Hardeman County
- 8± Miles SE of Bolivar
- 35± Miles SE of the Hatchie National Wildlife Refuge
- 57± Miles NE of Collierville

COORDINATES:

- 35.172906, -88.903307

TAX INFORMATION:

- Parcel 097-008.01
- 2025 Taxes: $649

PROPERTY USE:

- Hunting & Fishing
- Recreational
- Investment
- Conservation

PROPERTY INFORMATION:

- 358.12± Acres
- 1.5± Miles of River Frontage
- Naturally Flooded Duck Hole
- Surrounding Cypress Trees
- Recently Harvested Timber
- Established Floating Duck Blind
- Interior Road System
- Deer, Turkey & Waterfowl
- Bass, Bream & Catfish

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SHANE MARTIN
PRINCIPAL BROKER | WEST TENNESSEE
C: 901-827-0224
O: 901-910-1809
shane@smalltownproperties.com
7115 Hwy 64 - Oakland, TN 38060
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HARDEMAN 358.12

WELCOME TO THE HARDEMAN 358.12 IN MIDDLETON, TENNESSEE! Here, discover 358.12± acres of prime bottomland hunting ground along the Hatchie River in Hardeman County. With approximately 1.5 miles of river frontage, this recreational tract offers room to roam, diverse wildlife habitat, and the opportunity to enjoy the outdoors throughout the seasons.

A naturally flooded duck hole surrounded by cypress trees and an established floating duck blind provide a setting that waterfowl hunters will appreciate. Nearby cultivated farmland and extensive timber along the Hatchie River corridor complement the property's bottomland habitat, with opportunities to pursue ducks, whitetail deer, and turkey. The river also adds fishing opportunities for bass, bream, and catfish, giving you another reason to spend time at the property beyond hunting season.

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MORE ABOUT THE HARDEMAN 358.12

An established interior road system helps you navigate the acreage, while recently harvested timber areas offer opportunities to shape future habitat, encourage new growth, and develop a wildlife management plan suited to your goals. Access is provided by an easement from Peavine Road.

Whether you're watching ducks settle into the cypress, spending a fall morning in a deer stand, or casting a line along the river, the Hardeman 358.12 offers the kind of outdoor experiences that make a place your own.

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

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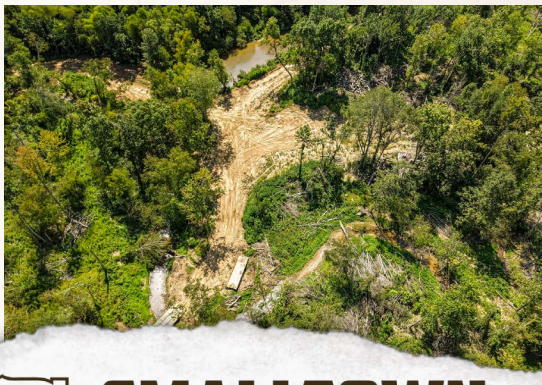

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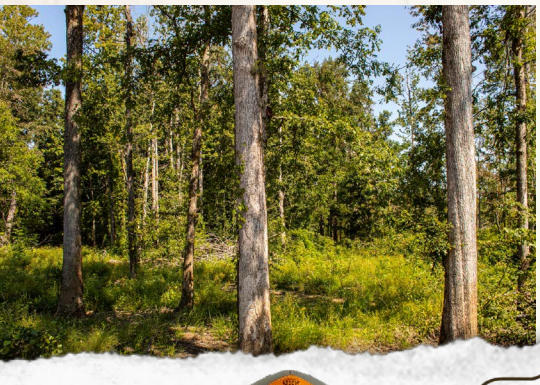
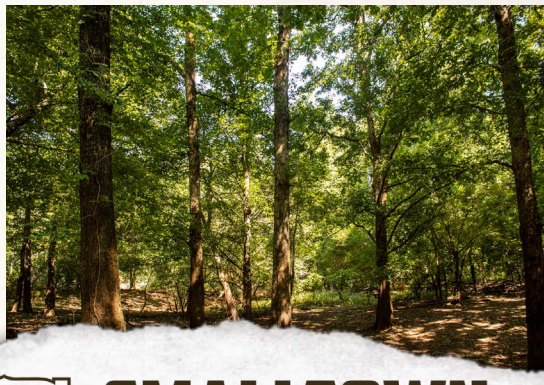

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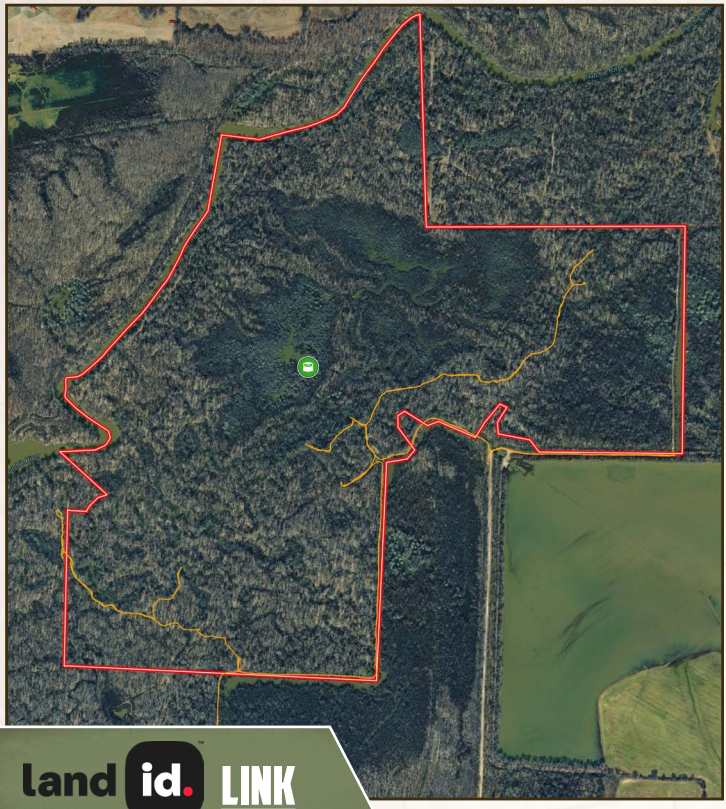

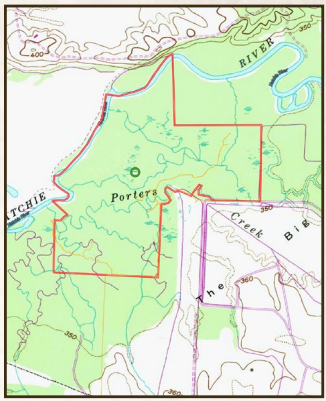

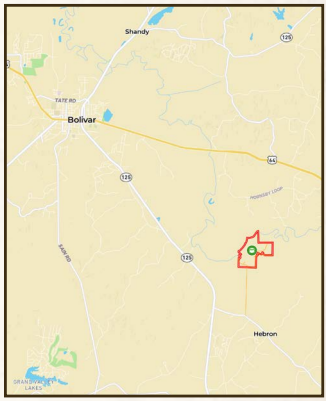

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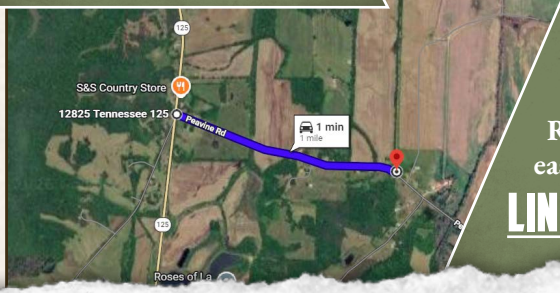

Directions From the Intersection of TN-125 and Peavine Road in Middleton, TN: Travel east on Peavine Road for 1 mile to the property's easement access on the left.

LINK TO GOOGLE MAP DIRECTIONS

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