

260.71± ACRES
HARDEMAN COUNTY, TN

LIST PRICE: $1,495,000

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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

THE HARDEMAN 260.71

PROPERTY PROFILE

LOCATION:

- TN-18 North
  Toone, TN 38381
- Hardeman & Chester County
- 4± Miles NE of Bolivar
- 12± Miles SW of the
  Chickasaw State Park
- 23± Miles SW of Jackson
- 57± Miles NE of Collierville

COORDINATES:

- 35.308782, -88.947716

PROPERTY USE:

- Farm
- Hunting
- Investment
- Development

TAX INFORMATION:

- Parcel 052-004.00
- TBD

PROPERTY INFORMATION:

- 260.71± Acres
- Row Crop
- Mature Timber
- Multiple Ponds
- Road Frontage
- Partially Fenced
- Multiple Build Sites
- Seller May Divide





SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.

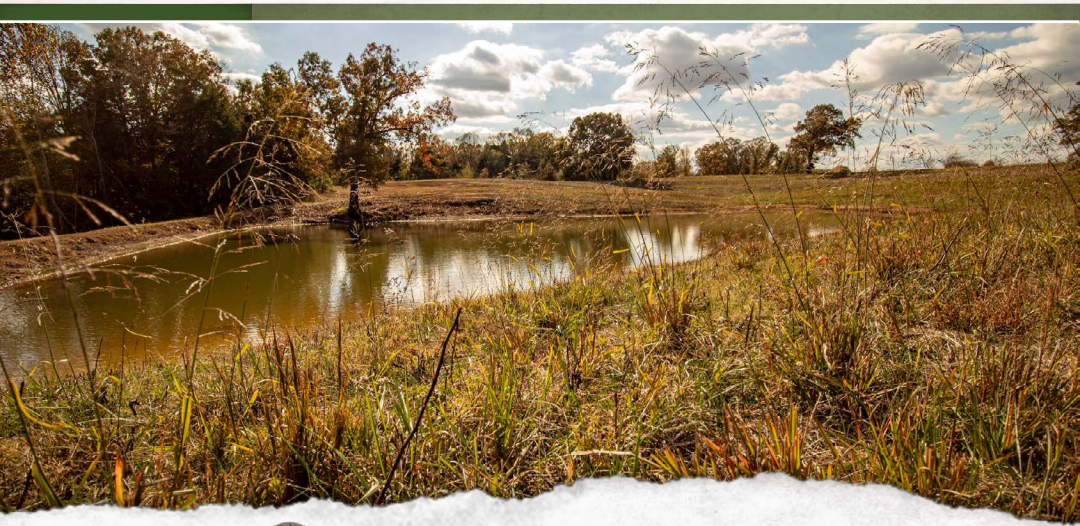
WELCOME TO THE HARDEMAN 260.71

WELCOME TO THE HARDEMAN 260.71 IN TOONE, TENNESSEE. This versatile property located in Hardeman County offers a strong combination of agricultural production, hunting and recreation, investment potential, and future development opportunities.

The 260.71± acre property features a mix of productive row crop and mature timber, providing potential income while also creating quality wildlife habitat. Multiple ponds are located throughout the property, providing additional water sources for wildlife and livestock while enhancing the recreational appeal of the land.

With road frontage, multiple potential building sites, and portions of the property already fenced, the Hardeman 260.71 offers plenty of flexibility. Whether you're looking for a working farm, hunting property, investment, future homesite, or development opportunity, this property provides multiple options to fit your goals.

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



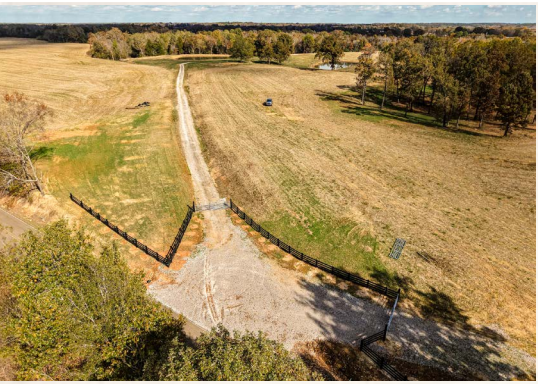


SMALLTOWN
HUNTING PROPERTIES & REAL ESTATE℠

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.

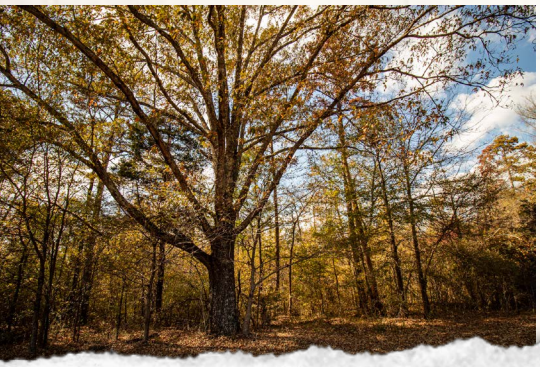
260.71± ACRES | HARDEMAN COUNTY, TENNESSEE













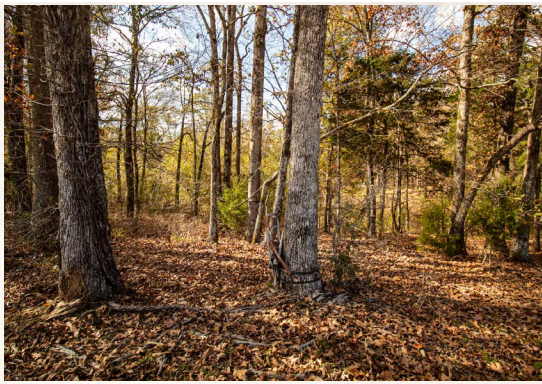


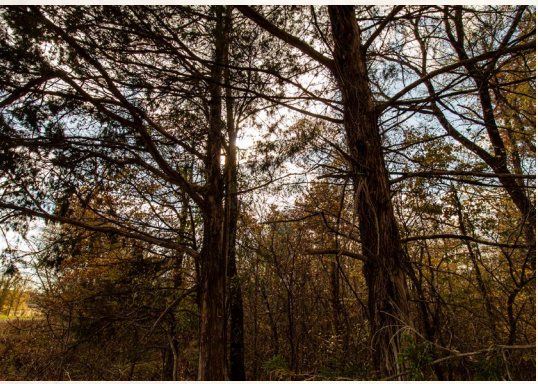
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.











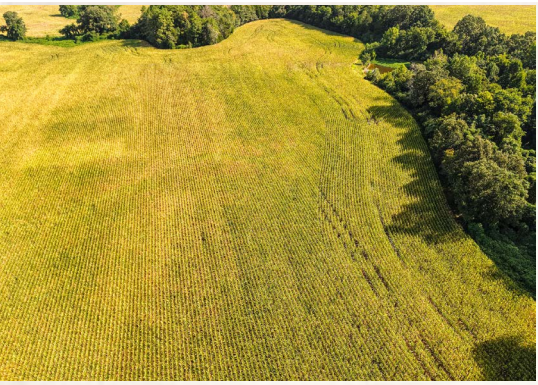


SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.

260.71± ACRES HARDEMAN COUNTY, TENNESSEE







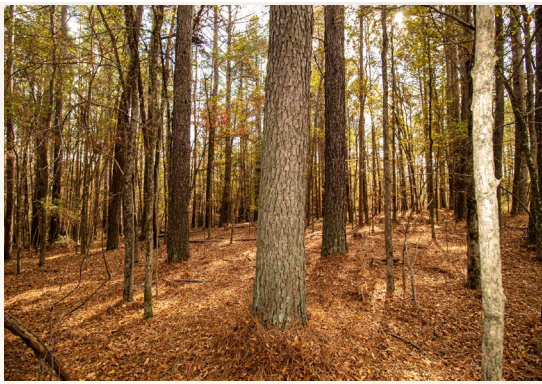
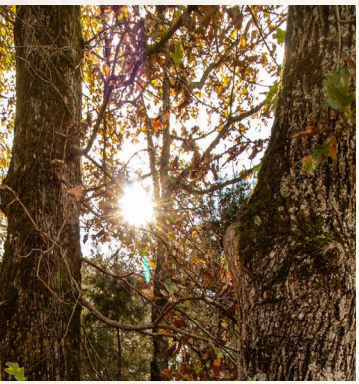
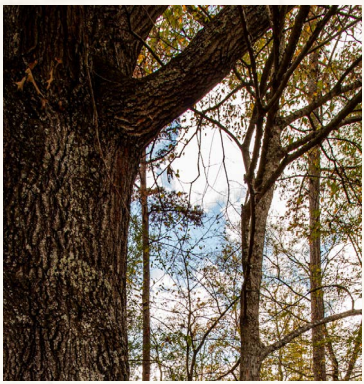
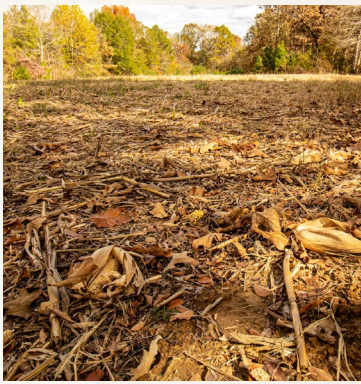
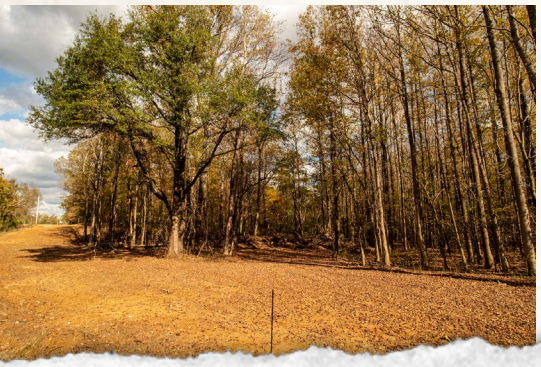



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.

260.71± ACRES HARDEMAN COUNTY, TENNESSEE




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

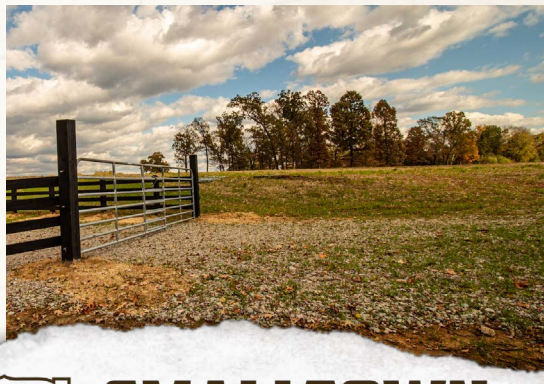
SHANE MARTIN
PRINCIPAL BROKER | WEST TENNESSEE
C: 901-827-0224
O: 901-910-1809
shane@smalltownproperties.com
7115 Hwy 64 - Oakland, TN 38060
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

260.71± ACRES HARDEMAN COUNTY, TENNESSEE







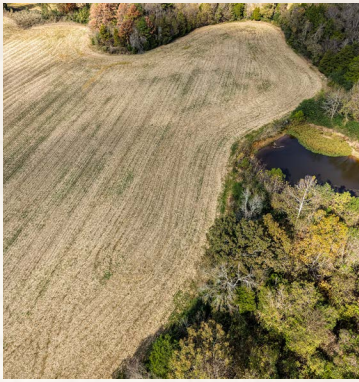
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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

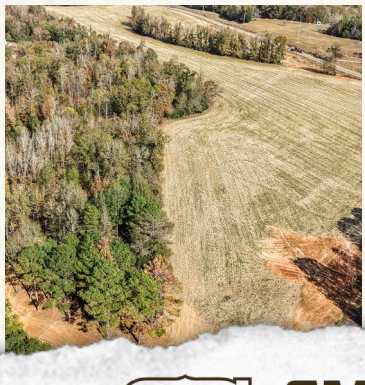
Information is believed to be accurate but not guaranteed.

260.71± ACRES HARDEMAN COUNTY, TENNESSEE







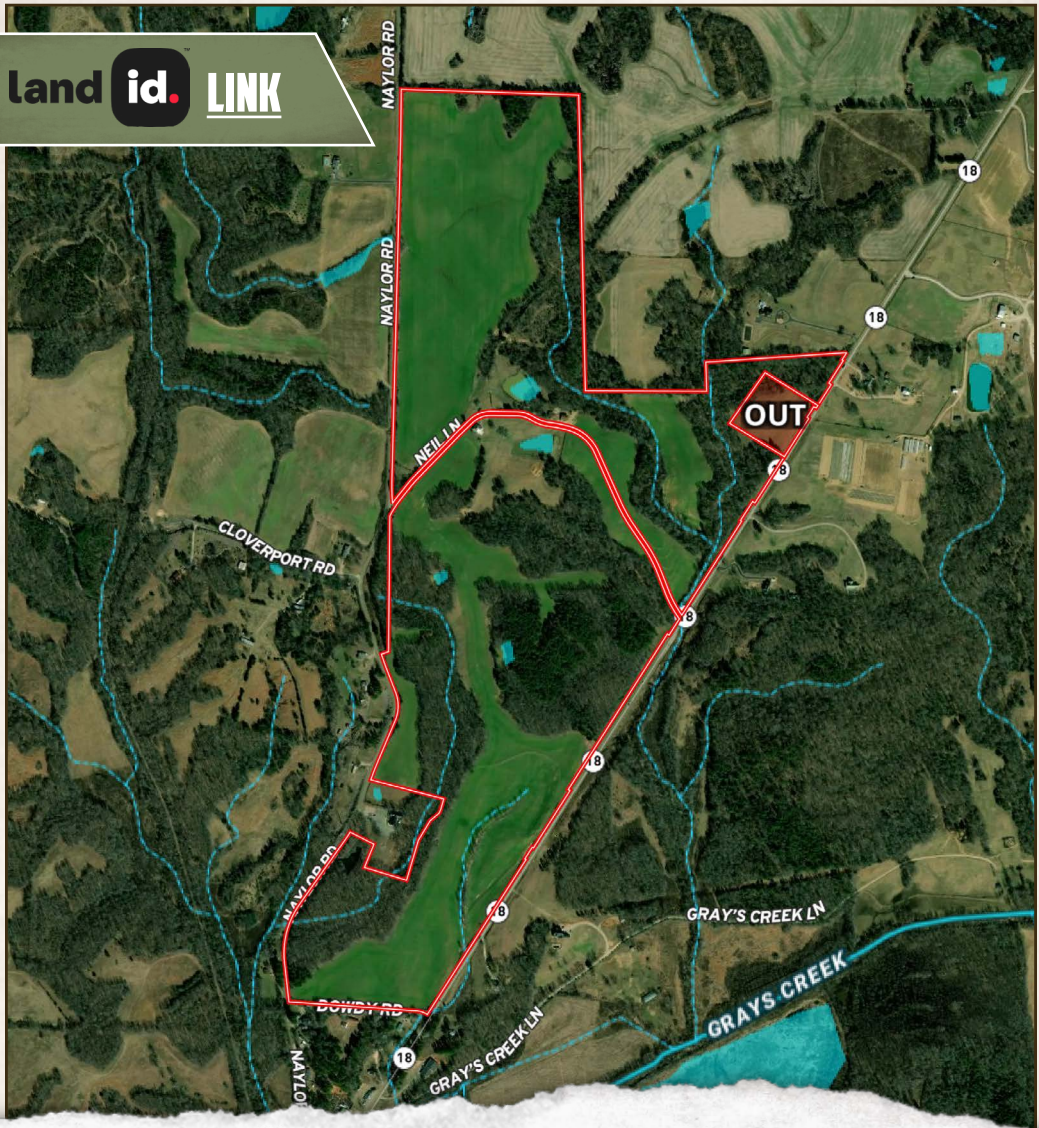



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.

land id. LINK



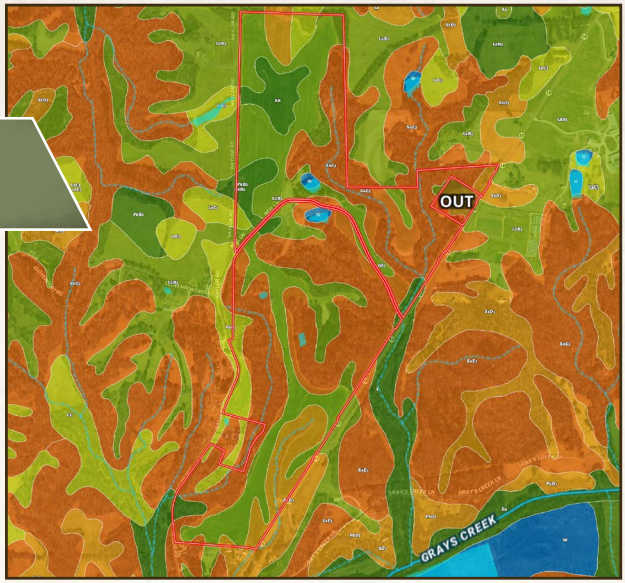


SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SaE3	Smithdale loam, 12 to 25 percent slopes, severely eroded	95.08	42.25	0	50	7e
LeB3	Lexington silty clay loam, 2 to 5 percent slopes, severely eroded	79.09	35.14	0	70	3e
PrD3	Providence silty clay loam, 8 to 12 percent slopes, severely eroded	15.27	6.78	0	34	6e
Kr	Kurk silt loam	9.35	4.15	0	84	2w
PrC3	Providence silty clay loam, 5 to 8 percent slopes, severely eroded	7.48	3.32	0	37	4e
PrB2	Providence silt loam, 2 to 5 percent slopes, moderately eroded, north	6.27	2.79	0	37	2e
SeD3	Smithdale and Lexington soils, 8 to 12 percent slopes, severely eroded	4.2	1.87	0	64	6e
LeC3	Lexington silty clay loam, 5 to 8 percent slopes, severely eroded	4.01	1.78	0	65	4e
En	Enville silt loam, 0 to 2 percent slopes, occasionally flooded	2.37	1.05	0	66	2w
W	Water	1.93	0.86	0	-	-
TOTALS		225.05(*)	100%	-	56.83	4.94

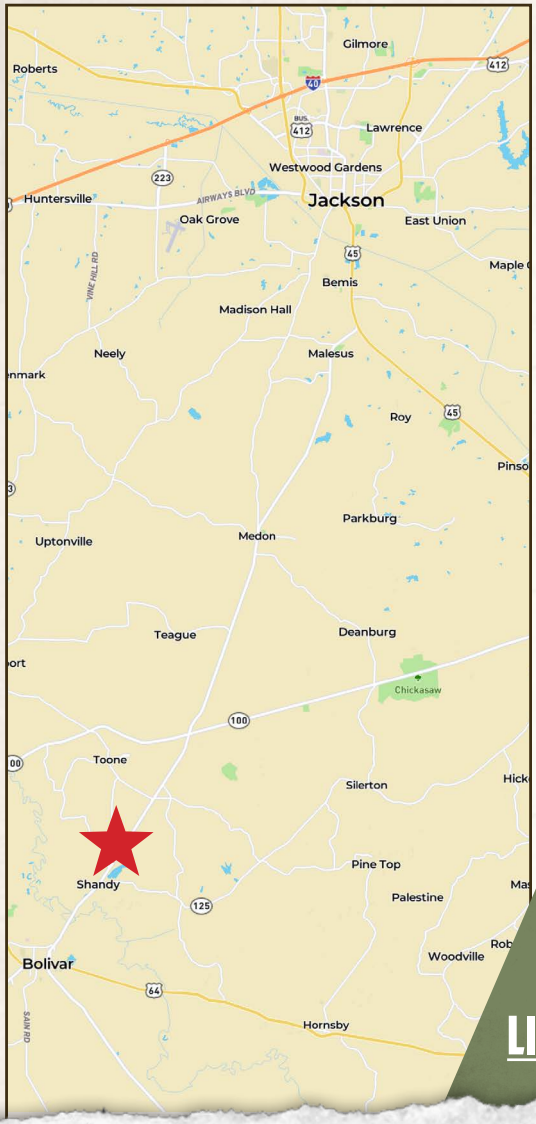


SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.

260.71± ACRES | HARDEMAN COUNTY, TENNESSEE





Directions From Bolivar, TN: Travel north on TN-18 for 4.4 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.