



Chestnut Creek Farm

\$1,750,000

220 Front Road, Toone TN, 38008

- Hardeman County, TN
- 269 Acres
- 19 acres in food plots
- 6-acre spring fed, fully stocked lake
- 2400 sqft home completed in 2023
- 2BR/3BA – office – hot tub – fire pit – covered grill – eat-in kitchen
- Large Lodge/Shop
- Gated
- Secondary entrance point for hunting
- City Utilities
- 10-15 minutes from Bolivar
- 1:25 to Memphis

If you have ever wanted a weekend getaway, an extended-stay recreational property, or a live here – hunt here property, you found it. This property has something for everyone including a 40-foot-deep swimming hole, floating dock, trophy fishing, turkey and deer hunting, small game, outdoor living, and plenty of trails to hike. This residential recreation property is it. The seller has left very little to do. This property could be easily turned into an event center, an outfitter operation, a camp, or simply left as it is to enjoy with family and friends. The 2400 sqft metal home overlooks the 6-acre lake and the shop across the driveway has never had equipment in it. It was originally meant to be additional quarters for the seller's family until plans changed. There is a septic permit on file with the county and the shop can easily be converted to a lodge.

Clickables

[Directions from Jackson](#)

[Directions from Bolivar](#)

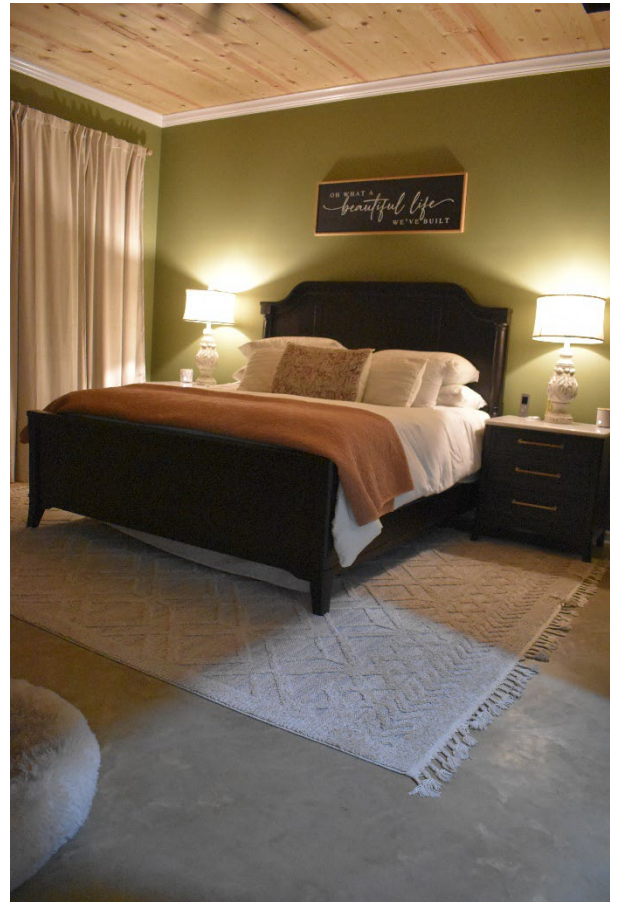
[MAP LINK](#)











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