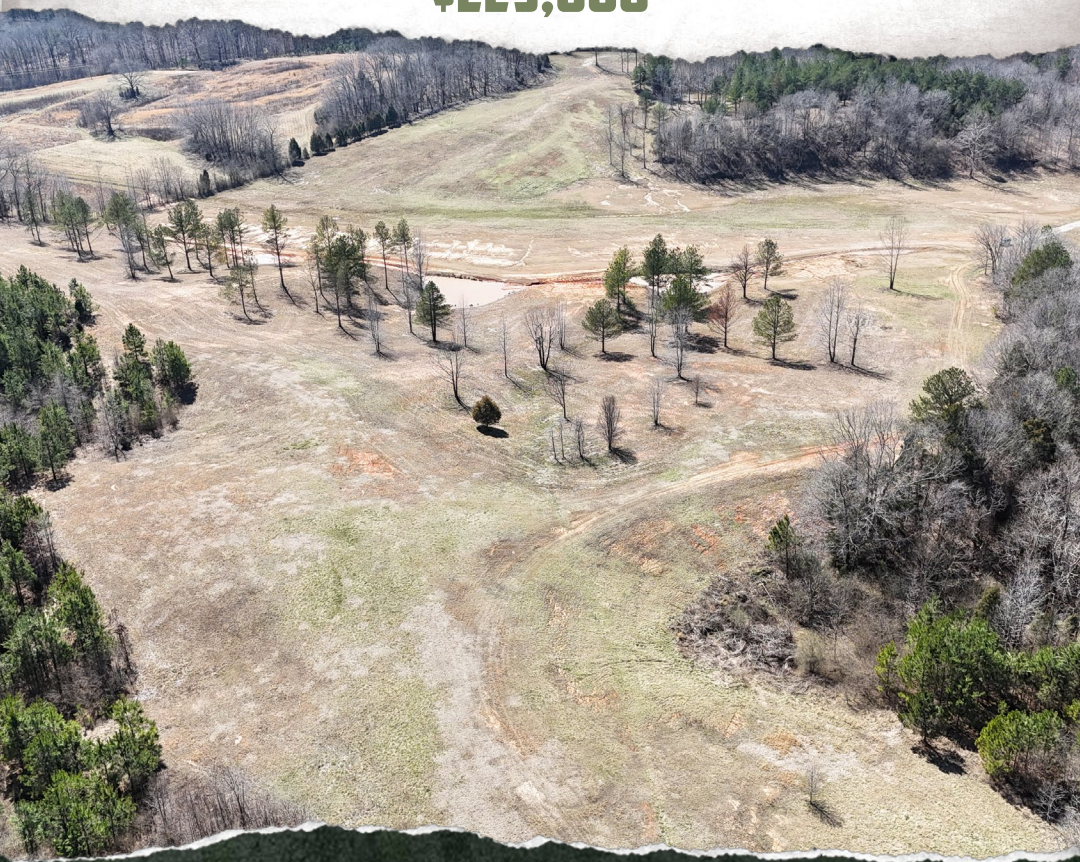




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

37.21± ACRES
HARDEMAN COUNTY, TN
\$225,000



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

THE HARDEMAN 37.21

PROPERTY PROFILE

LOCATION:

- Vernon Street
Toone, TN 38381
- Hardeman County
- 8± Miles From Bolivar
- 22.9± Miles From Jackson

COORDINATES:

- 35.35795, -88.95544

PROPERTY USE:

- Home/Cabin Site
- Hunting & Fishing
- Recreational
- Investment

PROPERTY INFORMATION:

- 37.21± Acres
- Gated, Turnkey
- Well-Managed Internal Road System
- Hunting Stands
- Food Plots
- Pasture/Hay Fields
- 3 Stocked Ponds
- Deer & Turkey
- Owner/Agent

TAX INFORMATION:

- Parcel# 033-011.00
- 2024 – \$77



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& 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 37.21

WHETHER YOU'RE LOOKING FOR A HUNTING RETREAT, A FARM, OR A PEACEFUL ESCAPE, THE HARDEMAN 37.21 HAS IT ALL! This stunning gated property, situated in Hardeman County, TN, is a rare find, offering breathtaking building sites, multiple ponds, an immaculate road system for easy access throughout, and more.

The 37.21± acre tract features rolling countryside, along with three stocked ponds ideal for fishing, making it the perfect place to enjoy the outdoors. The internal road system ensures smooth access to every corner, while the beautiful open fields are ready for pasture, hay, or future development. The land is also home to abundant wildlife, including deer and turkey, with hunting stands already in place. With breathtaking building sites, this is an ideal location for your dream home or cabin.

This one-of-a-kind property in Toone, Tennessee, is a true gem worth considering! Call Annah Barnes today for your personal tour.

Owner/Agent.



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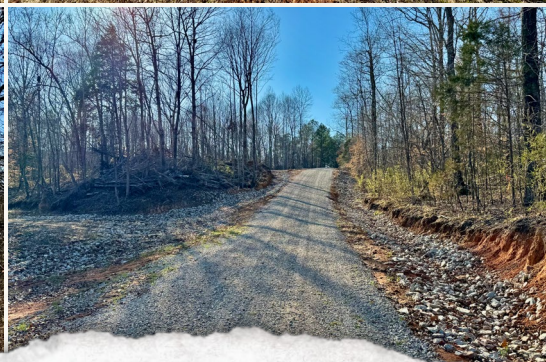
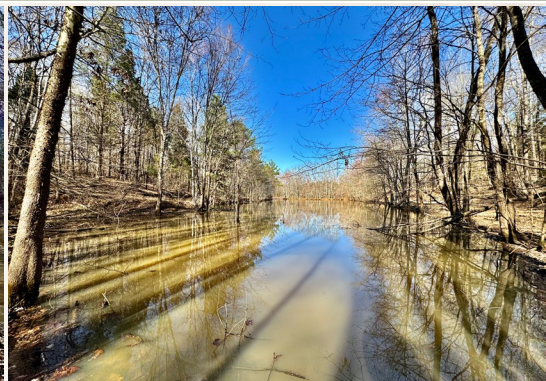
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37.21± ACRES

HARDEMAN COUNTY, TENNESSEE



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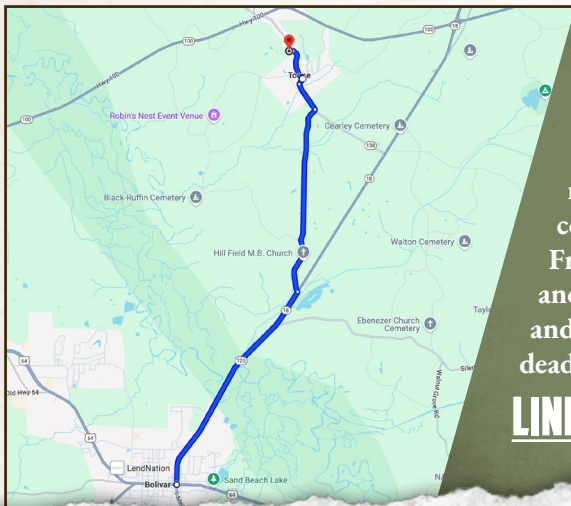
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37.21± ACRES HARDEMAN COUNTY, TENNESSEE

land id. LINK



Directions From Bolivar, TN: Travel 3.58 miles on TN-18 N/N Main St toward E Jackson Street. Turn left onto Naylor Road and continue 3.1 miles. Turn left onto TN-138 W and continue 0.5 miles. Turn right onto Front Street which turns slightly left and becomes Main Street. Travel 0.5 miles and turn left on Vernon Street. The road dead ends at the entrance to the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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