

109.56± ACRES
HARDEMAN COUNTY, TN
\$545,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077

THE HARDEMAN 109.56

PROPERTY PROFILE

LOCATION:

- Highway 100
Toone, TN 38381
- Hardeman County
- 9.8± Miles NE of Bolivar
- 22.2± Miles SW of Jackson

TAX INFORMATION:

- Parcel# 033-011.00 - TBD
- Parcel# 033-005.00 - 2024: \$60

PROPERTY USE:

- Recreational
- Hunting/Fishing
- Home Sites
- Investment
- Timberland

COORDINATES:

35.3650704, -88.9661521

PROPERTY INFORMATION:

- 109.56± Acres
- Turnkey
- Gated Entrance
- Mature Timber
- Pastures
- Established Food Plots
- Shooting Houses
- Internal Trail System
- 2 Ponds
- Multiple Build Spots
- Paved Road Frontage
- Electricity at the Road
- Deer & Turkey



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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 109.56

IMAGINE OWNING BREATHTAKING TENNESSEE COUNTRYSIDE WITH MILES OF SCENIC TRAILS THAT WIND THROUGH ROLLING HILLS AND MATURE HARDWOODS. The Hardeman 109.56 is the place for you! This rare gem offers the ultimate blend of seclusion, natural beauty, and outdoor adventure.

Situated on Hwy 100, in Toone, less than ten miles from Bolivar, this 109.56± acre tract is a dream for hunters and outdoorsmen! With established food plots, strategically placed shooting houses, and abundant wildlife, the Hardeman County tract is prime hunting land, boasting one of the best deer and turkey populations in the region. Whether you're an avid hunter, fisherman, or simply enjoy the peace and quiet, this place delivers.



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MORE ABOUT THE HARDEMAN 109.56

The property features gently rolling terrain, mature hardwoods, open fields, and two ponds that provide excellent spots for wildlife viewing or fishing. A private gravel road meanders throughout the property, ensuring seamless access to all areas. A gated entrance off the highway provides added privacy and security. With miles of internal trails, the land is perfect for hiking, trail riding, or exploring.

If you are searching for a hunting retreat, a weekend getaway, or a solid land investment, the Hardeman 109.56 is an outstanding opportunity right in the heart of west Tennessee.

Act fast—call Annah Barnes today to schedule a personal tour!



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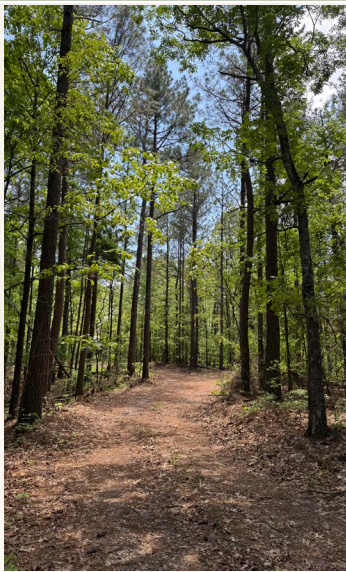
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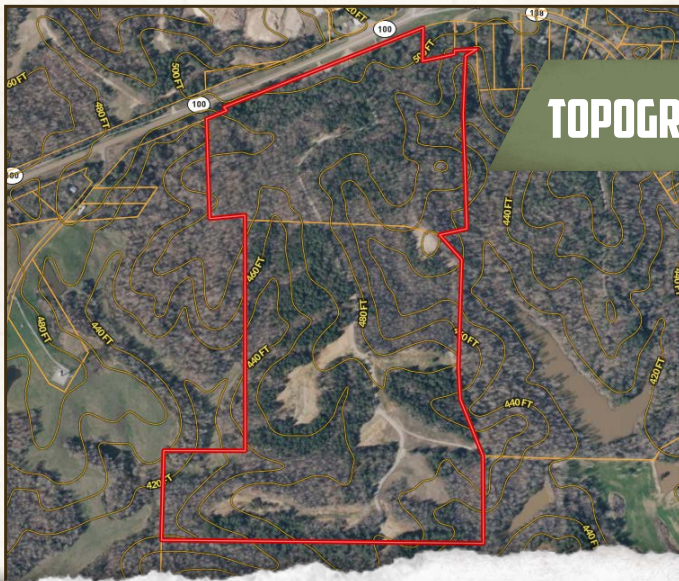
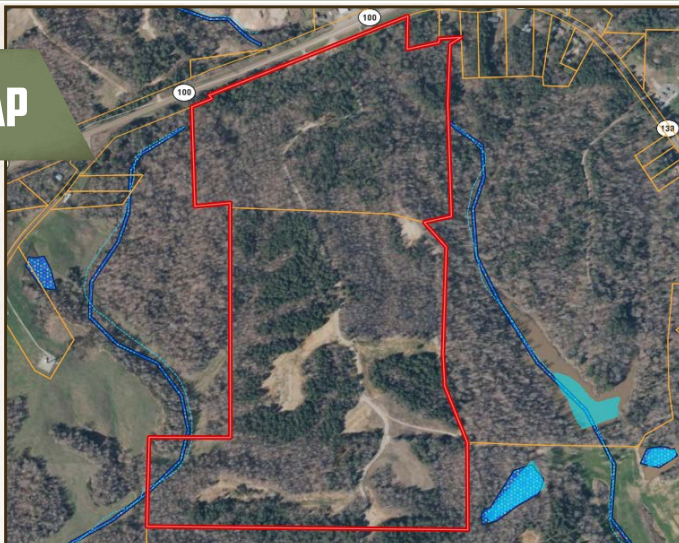
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WATER MAP



TOPOGRAPHY MAP



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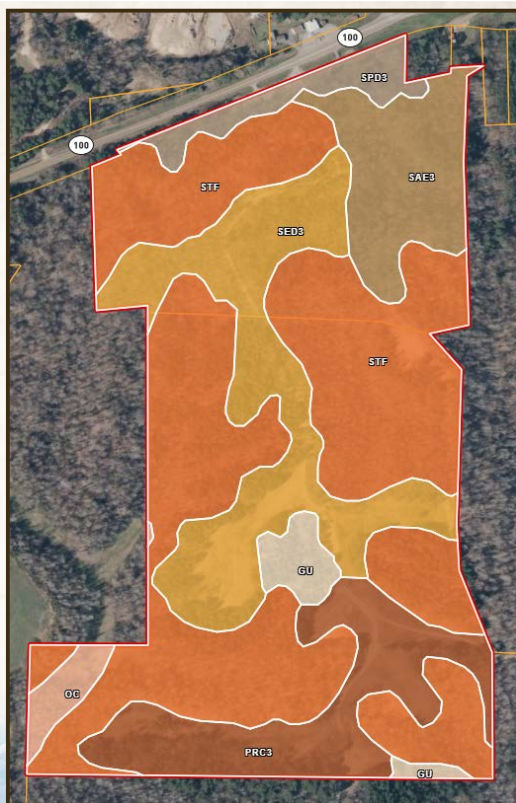
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SOIL MAP

 Hardeman 109.56: 109.56 ac

Code	Description	Acres	%	CPI	NCCPI	CAP	?
STF	Smithdale and Toinette soils, 20 to 45 percent slopes	56.21	51.31%	-	15	7e	?
SeD3	Smithdale and Lexington soils, 8 to 12 percent slopes, severely eroded	21.45	19.58%	-	64	6e	?
PrC3	Providence silty clay loam, 5 to 8 percent slopes, severely eroded	13.67	12.48%	-	37	4e	?
SaE3	Smithdale loam, 12 to 25 percent slopes, severely eroded	9.96	9.09%	-	50	7e	?
SpD3	Smithdale-Providence complex, 5 to 12 percent slopes, severely eroded	3.67	3.35%	-	52	6e	?
Gu	Gullied land-Hapudults complex, very steep	2.7	2.46%	-	-	-	?
Oc	Ochlockonee silt loam, rarely flooded	1.9	1.73%	-	79	1	?
Totals		109.56 ac		0 CPI Average	32.5 NCCPI Average	6.27 Cap. Average	



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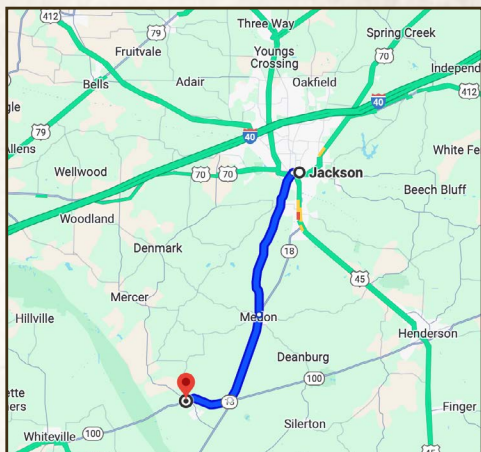
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land id. LINK



Directions From Bolivar, TN:
Travel TN-18 N to TN-138 W. Make a slight left and proceed 1.9 miles. Take a slight right onto Front Street and continue 0.1 miles, follow the road to the left which becomes Main Street. In 1.3 miles, turn left on TN-100 W. Travel 0.2 miles to the driveway on the left.

Directions From Jackson, TN: Travel US-45 S and then turn right on TN-18 S and continue 14.5 miles. Merge onto TN-100 W toward Whiteville/Memphis and travel 3.6 miles to the driveway on the left.

LINK TO GOOGLE MAP DIRECTIONS



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