215 Acres to Hunt or Homestead in Hardin County, TN
0 Doe Road
Saltillo, TN 38370

$824,999
215± Acres
Hardin County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
0 Doe Road

City, State Zip
Saltillo, TN 38370

County
Hardin County

Type
Hunting Land, Undeveloped Land

Latitude / Longitude
35.402654 / -88.233107

Acreage
215

Price
$824,999

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Premier 215-Acre Farm, Hunting Retreat, & Development Tract

Location: Doe Road, Saltillo, TN 38370 (Hardin County)

Presented On Behalf Of: Luther Parker

Acreage: 215± Acres

Property Overview

Located just a few miles from the scenic banks of the mighty Tennessee River, this expansive 215-acre tract on Doe Road offers a rare and highly versatile combination of agricultural income, premier outdoor recreation, and massive developmental upside. Whether you are looking to establish a legacy homestead, expand your farming operations, invest in a hunter's paradise, or subdivide for development, this level and accessible property in the heart of historic Hardin County checks every box.

Land, Agriculture & Topography

- **30+ Acres of Tillable Ground:** The property boasts over 30 acres of fertile, income-producing agricultural land. Rich in sandy loam and silty clay soils, the ground offers excellent drainage and is perfectly suited for row crops like soybeans, hay production, or lush cattle pasture.
- **Level Ground & Timber:** The topography is exceptionally level, making it easy to navigate and build upon. The non-tillable acreage is heavily wooded, predominantly featuring mature pine trees balanced by a healthy, scattered mix of hardwood timber.

Hunting & Wildlife Habitat

This property is an absolute sportsman's dream, offering a thriving, self-sustaining ecosystem for local wildlife.

- **Whitetail Deer & Wild Turkey:** The dense blend of pine thickets and mast-producing hardwoods provides exceptional bedding areas and food sources, drawing in and holding dense populations of whitetail deer and wild turkey.
- **Diverse Game & Water Sources:** With an onsite creek offering a reliable water source, the property is heavily trafficked by small game, including dove. The mix of open agricultural fields and deep timber edges creates the perfect "pinch points" for tree stands and hunting blinds.
- **Proximity to the River:** Because the property is just minutes from the Tennessee River, the surrounding flyways make it an attractive secondary location for waterfowl enthusiasts during the migration season.

Development Potential & Utilities

- **Massive Road Frontage:** The tract features an incredible **9,000+ feet of county road frontage** along Doe Road, presenting unmatched access and flexibility.
- **Utilities Ready:** Utility integration is seamless. **City water services over 3,000 feet of the road frontage**, a massive cost-saving advantage for any future construction.
- **Subdivision & Build Sites:** Because of the level ground, extensive frontage, and immediate access to public water, this property holds massive developmental potential. It can easily be subdivided into smaller residential tracts or used to carve out multiple scenic, private home sites for a family compound.

The Area: Historic Saltillo & The Tennessee River

Steeped in 19th-century southern charm, the town of Saltillo is nestled directly on the left bank of the Tennessee River.

- **A Rich History:** Founded originally in 1822 as a bustling river port by Thomas Shannon, the town benefited greatly from the commerce of the river. It was renamed "Saltillo" in 1849 by a veteran of the Mexican-American War to honor the Battle of Saltillo. The Parker name specifically is woven deeply into the fabric of the town's history; local physician Dr. Luther Parker built the iconic, historic Parker House around 1906, which still stands today with its stunning Greek Revival architecture.
- **The Tennessee River Lifestyle:** The Tennessee River dominates the local geography and lifestyle. Living just minutes away means unparalleled access to deep-water boating, legendary catfish and bass fishing, and scenic riverfront recreation. Nearby attractions like Pickwick Landing State Park and the historic Shiloh National Military Park ensure there is always something to explore.

Current Use: Agricultural, Hunting, Timber

Potential Use: Residential Development, Working Farm, Private Retreat, Equestrian Estate

A tract of this size, with level topography, immediate utility access, and thousands of feet of road frontage, is a rare find in today's market. Step into the rich history of Saltillo and make this magnificent piece of Tennessee your own.

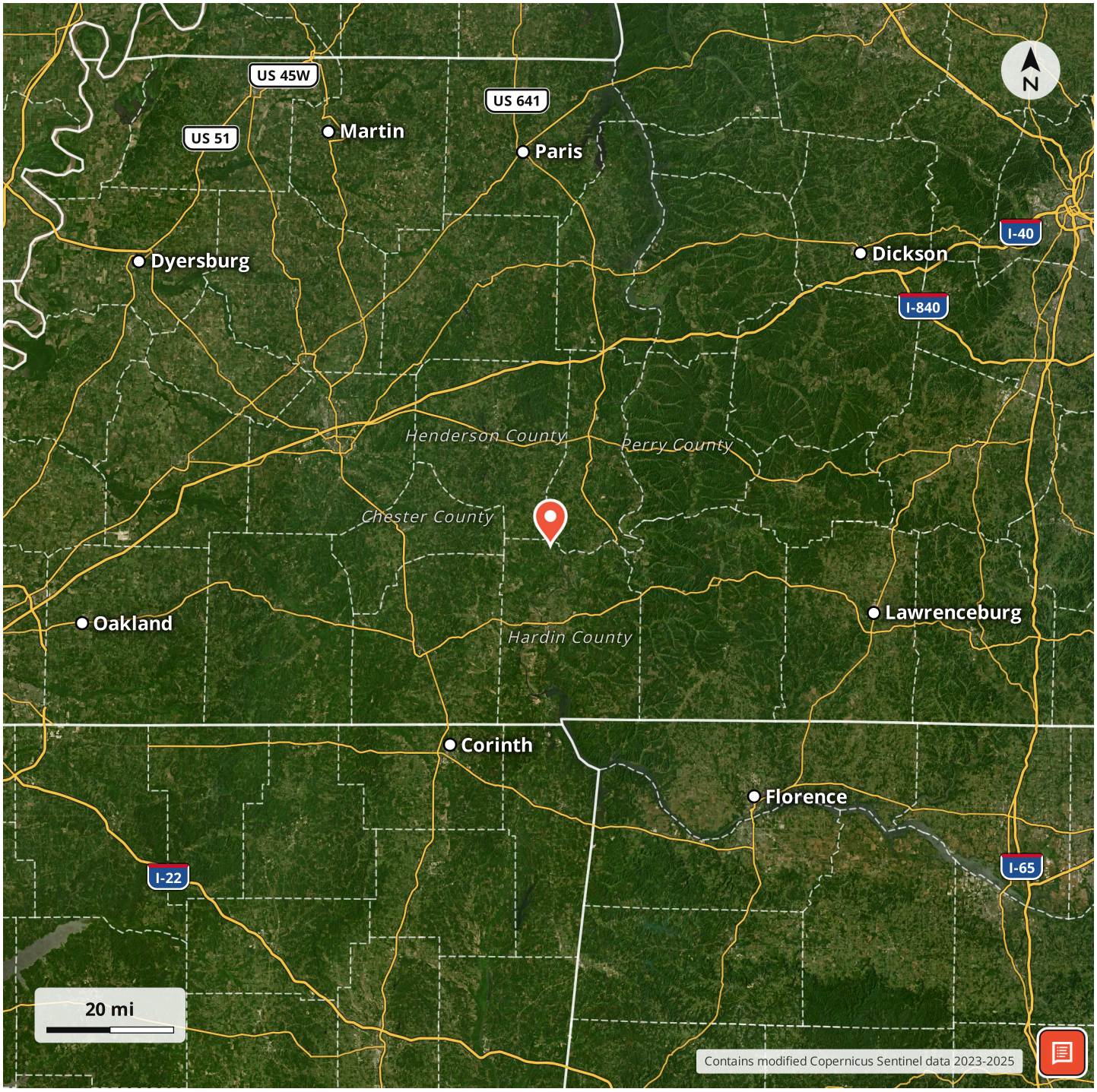
For more information contact Chris Dowdy at 615-506-0776 or by email at cdowdy@mossyoakproperties.com



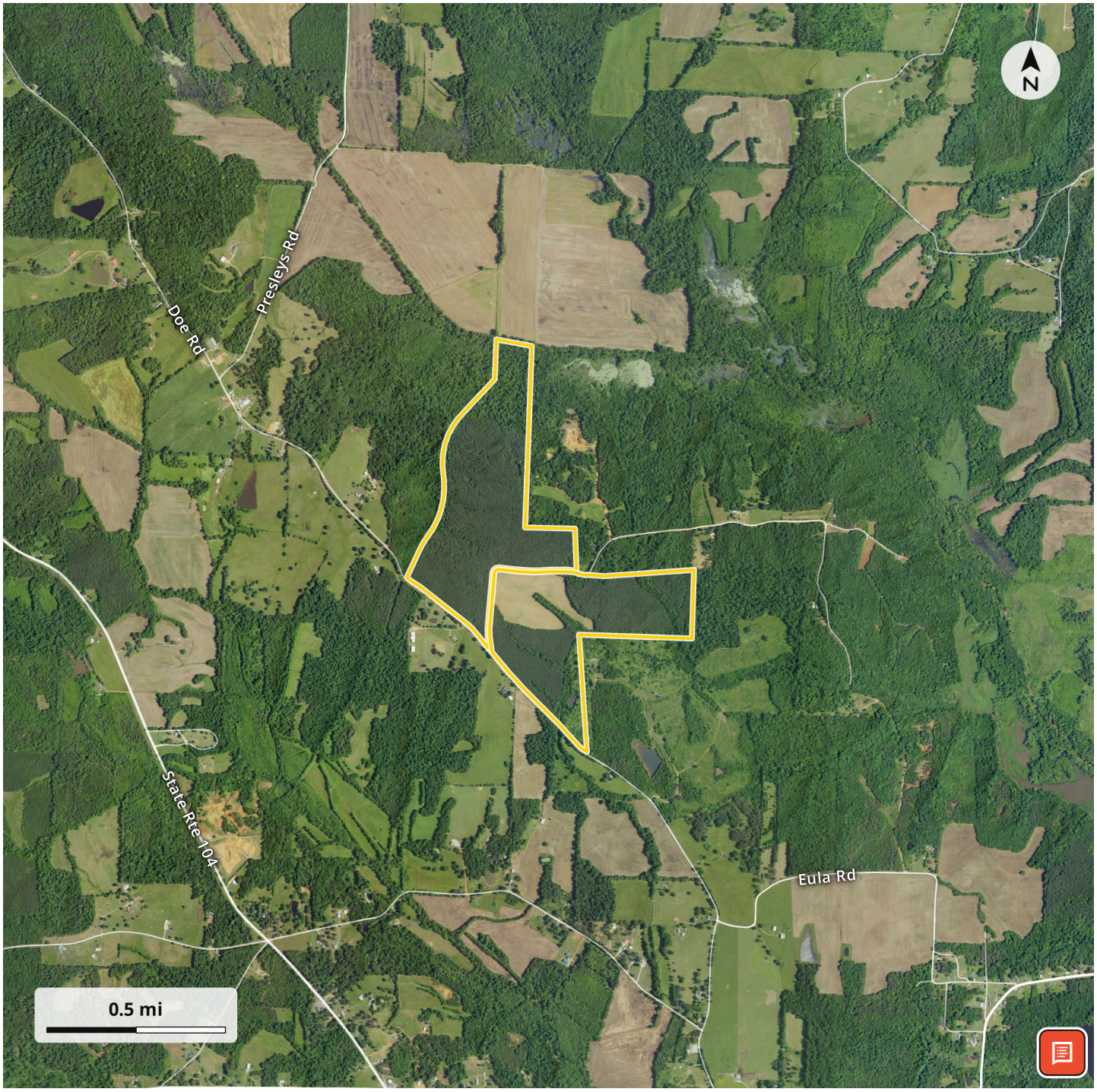




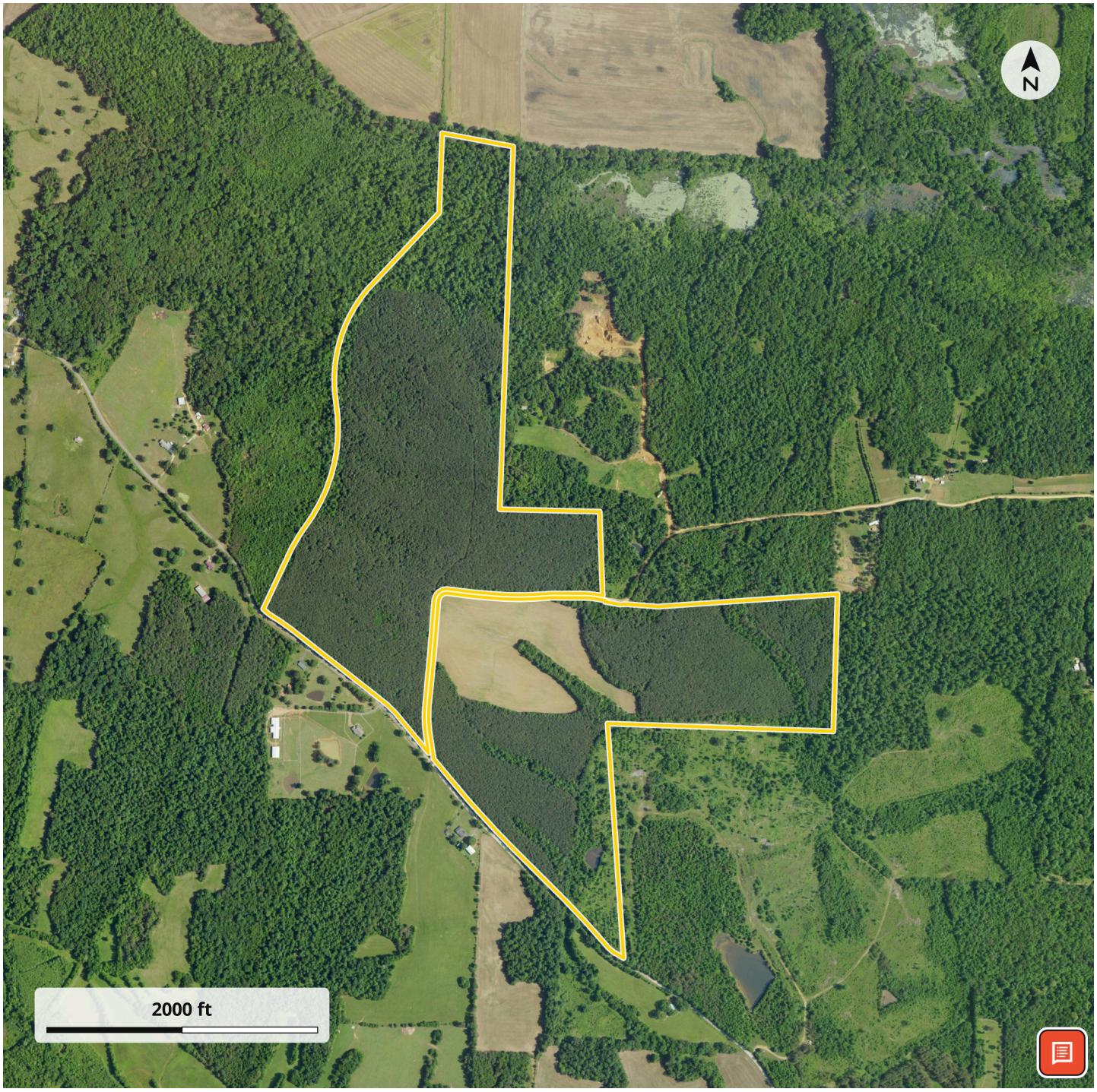

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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NOTES

NOTES

DISCLAIMERS

Buyers agent to verify all pertiant information.

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