



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**71± ACRES WITH A HOME  
HARDEMAN COUNTY, TN**

**\$599,000**



OFFICE (901) 910-1809 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE HARDEMAN 71

# PROPERTY PROFILE

## LOCATION:

- 3360 Ebenezer Road  
Toone, TN 38381
- Hardeman County
- 6.6± Miles NE of Bolivar
- 10± Miles SW of  
Chickasaw State Park
- 23.9± Miles S of Jackson

## COORDINATES:

- 35.297683, -88.914754

## PROPERTY USE:

- Hunting
- Recreation
- Investment
- Timberland
- Residential

## PROPERTY INFORMATION:

- 71± Acres
- 3,872± SqFt Home
  - 5 Bedrooms/4 Baths
  - Finished Basement
  - 2-Car Garage
- Barn
- Workshop
- 3 Pole Barns
- Established Food Plot
- Shooting House
- Additional Acreage Available

## TAX INFORMATION:

- Parcel# 059-010.00
- TBD



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™



SHANE MARTIN | PRINCIPAL BROKER - WEST TN  
C: 901-827-0224 | shane@smalltownproperties.com

smalltownproperties.com

ANNAH BARNES | LAND & RESIDENTIAL SPECIALIST  
C: 662-316-3971 | annah@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809

Information is believed to  
be accurate but not guaranteed.

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077

# WELCOME TO THE HARDEMAN 71

SET IN THE ROLLING COUNTRYSIDE OF HARDEMAN COUNTY, TENNESSEE, THE HARDEMAN 71 OFFERS A RARE COMBINATION OF COMFORTABLE COUNTRY LIVING, FUNCTIONAL FARM IMPROVEMENTS, AND TURNKEY RECREATIONAL OPPORTUNITIES. Located at 3360 Ebenezer Road in Toone, this 71± acre property is designed for those who appreciate space, privacy, and the freedom that comes with owning land.

A custom-built home, constructed in 1994, spans 3,872± square feet and features five bedrooms and four full bathrooms. Designed with everyday living and entertaining in mind, the home offers multiple living areas, spacious bedrooms, and a practical layout ideal for large families or hosting guests. The main level includes formal living and dining spaces along with an oversized den, serving as the heart of the home.

Downstairs, a finished walkout basement creates a second living quarters feel with two additional bedrooms, a full bath, a large open gathering area, a fireplace, and a kitchen setup—perfect for extended family, visitors, or a private entertaining space.



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™



SHANE MARTIN | PRINCIPAL BROKER - WEST TN  
C: 901-827-0224 | shane@smalltownproperties.com

smalltownproperties.com

ANNAH BARNES | LAND & RESIDENTIAL SPECIALIST  
C: 662-316-3971 | annah@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809

Information is believed to be accurate but not guaranteed.

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077

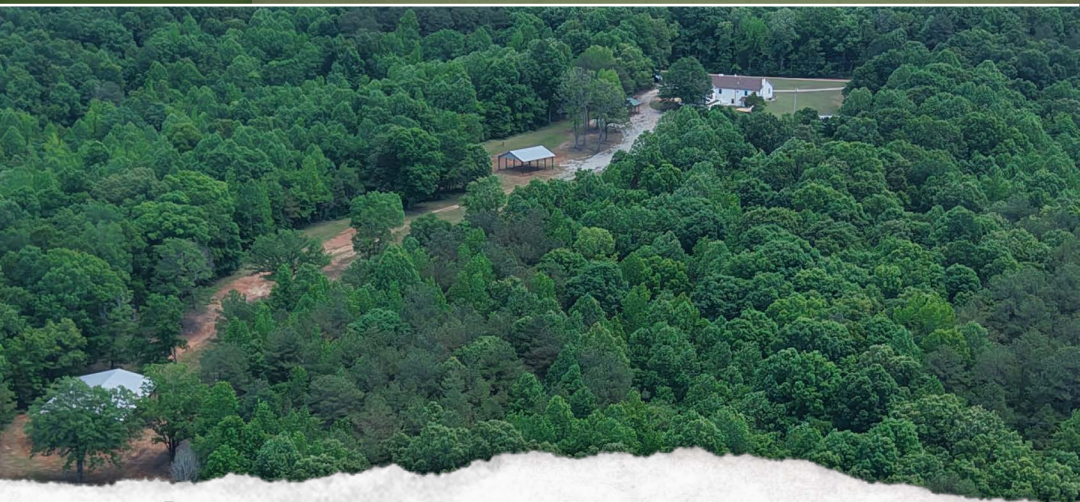
# MORE ABOUT THE HARDEMAN 71

The property continues to impress outside with infrastructure already in place for farming, equipment storage, or livestock operations. Improvements include a large 60'x72' barn with a lean-to, a 36'x42' shop building with additional covered storage, and multiple pole barns that provide abundant room for tractors, implements, hay, boats, or recreational equipment.

The land itself offers an excellent mix of open ground and mature timber, creating beauty and functionality. Established food plots, strong wildlife habitat, and an existing shooting house make this property highly appealing for deer and turkey hunting. With quality road frontage and a scenic setting throughout, the farm also offers the feel of a private rural retreat while remaining practical for everyday use.

Whether your vision includes a working farm, hunting property, multi-generational homestead, or simply a quieter pace of life in West Tennessee, the Hardeman 71 is a solid choice. With improvements, acreage, and versatility, it is truly a standout property. Additional acreage is available.

**Contact Shane Martin or Annah Barnes today to schedule a private showing and experience #TheSmallTownWay!**



SHANE MARTIN | PRINCIPAL BROKER - WEST TN  
C: 901-827-0224 | shane@smalltownproperties.com

smalltownproperties.com

ANNAH BARNES | LAND & RESIDENTIAL SPECIALIST  
C: 662-316-3971 | annah@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809

Information is believed to be accurate but not guaranteed.

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077

**71± ACRES WITH A HOME**

**HARDEMAN COUNTY, TENNESSEE**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™



**SHANE MARTIN** | PRINCIPAL BROKER - WEST TN  
C: 901-827-0224 | [shane@smalltownproperties.com](mailto:shane@smalltownproperties.com)

[smalltownproperties.com](http://smalltownproperties.com)

**ANNAH BARNES** | LAND & RESIDENTIAL SPECIALIST  
C: 662-316-3971 | [annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)

7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809

*Information is believed to be accurate but not guaranteed.*

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™



SHANE MARTIN | PRINCIPAL BROKER - WEST TN  
C: 901-827-0224 | shane@smalltownproperties.com

smalltownproperties.com

ANNAH BARNES | LAND & RESIDENTIAL SPECIALIST  
C: 662-316-3971 | annah@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809

*Information is believed to be accurate but not guaranteed.*

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077

71± ACRES WITH A HOME

HARDEMAN COUNTY, TENNESSEE



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™



SHANE MARTIN | PRINCIPAL BROKER - WEST TN  
C: 901-827-0224 | shane@smalltownproperties.com

ANNAH BARNES | LAND & RESIDENTIAL SPECIALIST  
smalltownproperties.com C: 662-316-3971 | annah@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809

*Information is believed to be accurate but not guaranteed.*

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077

71± ACRES WITH A HOME

HARDEMAN COUNTY, TENNESSEE



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™



SHANE MARTIN | PRINCIPAL BROKER - WEST TN  
C: 901-827-0224 | shane@smalltownproperties.com

ANNAH BARNES | LAND & RESIDENTIAL SPECIALIST  
smalltownproperties.com C: 662-316-3971 | annah@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809

*Information is believed to be accurate but not guaranteed.*

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077

**71± ACRES WITH A HOME**     **HARDEMAN COUNTY, TENNESSEE**



**SHANE MARTIN** | PRINCIPAL BROKER - WEST TN  
C: 901-827-0224 | [shane@smalltownproperties.com](mailto:shane@smalltownproperties.com)

**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™  
[smalltownproperties.com](http://smalltownproperties.com)

**ANNAH BARNES** | LAND & RESIDENTIAL SPECIALIST  
C: 662-316-3971 | [annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)

7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809

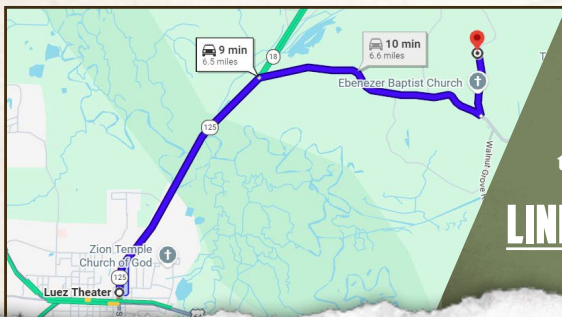
*Information is believed to be accurate but not guaranteed.*

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077

71± ACRES WITH A HOME

HARDEMAN COUNTY, TENNESSEE

land id. LINK



Directions From Bolivar, TN: Travel 2.8 miles on TN-125 S. Turn left onto Ebenezer Road and in 0.7 miles the driveway will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™



SHANE MARTIN | PRINCIPAL BROKER - WEST TN  
C: 901-827-0224 | shane@smalltownproperties.com

smalltownproperties.com

ANNAH BARNES | LAND & RESIDENTIAL SPECIALIST  
C: 662-316-3971 | annah@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809

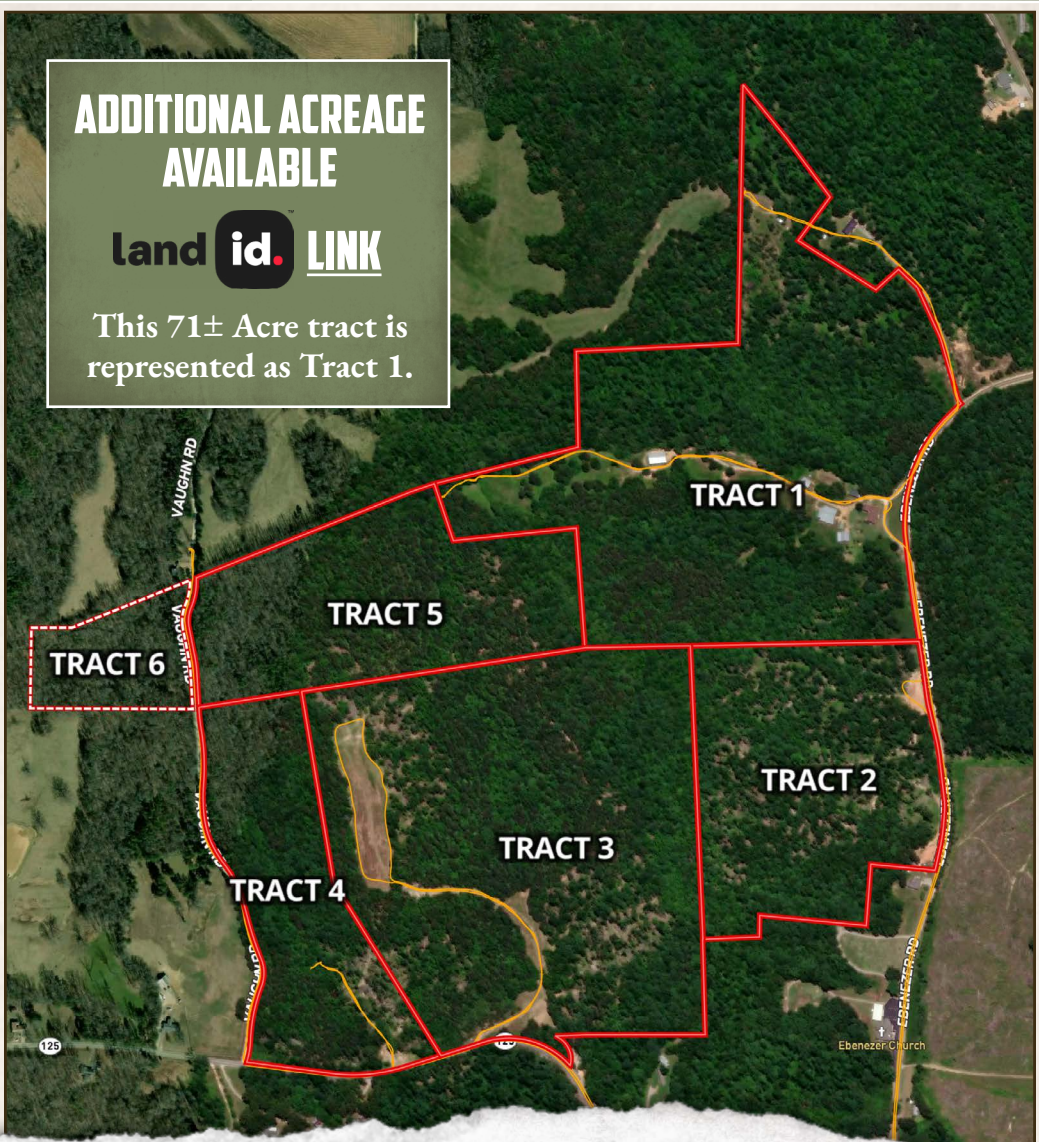
Information is believed to be accurate but not guaranteed.

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077

# ADDITIONAL ACREAGE AVAILABLE



This 71± Acre tract is represented as Tract 1.



SHANE MARTIN | PRINCIPAL BROKER - WEST TN  
C: 901-827-0224 | shane@smalltownproperties.com

smalltownproperties.com

ANNAH BARNES | LAND & RESIDENTIAL SPECIALIST  
C: 662-316-3971 | annah@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809

Information is believed to be accurate but not guaranteed.

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077