SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

411± ACRES
HARDEMAN COUNTY, TN

$1,500,000



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THE HARDEMAN 411

PROPERTY PROFILE

LOCATION:

- 4025 Rocky Springs Road Saulsbury, TN 38067
- Hardeman County
- 10± Miles E of Grand Junction
- 38± Miles E of Collierville
- 65± Miles E of the Memphis International Airport

COORDINATES:

- 35.068025, -89.040504

PROPERTY USE:

- Hunting
- Investment
- Agricultural
- Recreational
- Livestock Operation
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 411± Acres
- 90± Acres of Cultivated Ground
- 2,900±' Road Frontage
- TN-57 Frontage
- East Fork Spring Creek Frontage
- Multiple Former Food Plots
- Strong Deer & Turkey Habitat
- Established Interior Roads
- Merchantable Hardwoods
- Two Gated Entrances

TAX INFORMATION:

- Parcel ID: 160-015.00
- 2025 Taxes: $1,476





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

LUCI M. GANN | AFFILIATE BROKER
C: 901-303-2690 | Listwithluci901@gmail.com

Information is believed to be accurate but not guaranteed.

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

5865 Ridgeway Center Parkway, 218 - Memphis, TN 38120
O: 901-310-4363 | lucigann.exprealty.com

WELCOME TO THE HARDEMAN 411

WELCOME TO THE HARDEMAN 411! If you're looking for a large West Tennessee farm that gives you options, the Hardeman 411 is worth a look. Located near Saulsbury in Hardeman County, this 411± acre property brings together cultivated ground, mature hardwoods, creek frontage, former food plots, and strong deer and turkey habitat—all with the flexibility for the next owner to decide how they want to use it.

Approximately 90 acres of cultivated ground are currently not planted, leaving a clean slate for the next owner. Put the ground back into production for a future harvest, transition it to pasture for livestock, expand the existing food plots, or manage it strictly with hunting and wildlife in mind.





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MORE ABOUT THE HARDEMAN 411

For the hunter, the farm offers a good mix of mature, merchantable hardwoods, open ground, former food plots, and water. East Fork Spring Creek runs through the property, adding a natural water source and another piece to the wildlife habitat. With roughly 90± acres of open ground, there is plenty of room to build a food plot and habitat program around the way you want to hunt the farm.

Established interior roads provide access throughout the property, while two gated entrances offer multiple points of entry. The farm also has frontage along TN-57 and approximately 2,900 feet of frontage along Rocky Springs Road. Whether your plans include hunting, farming, livestock, recreation, or simply owning a large piece of West Tennessee ground, the Hardeman 411 gives you the land and flexibility to make the property fit your goals.

Call Shane Martin or Luci Gann today to learn more and schedule a private showing!





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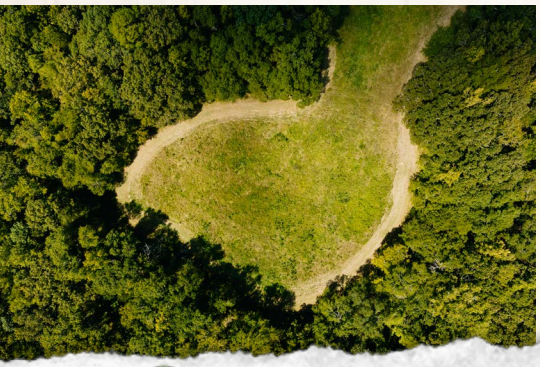
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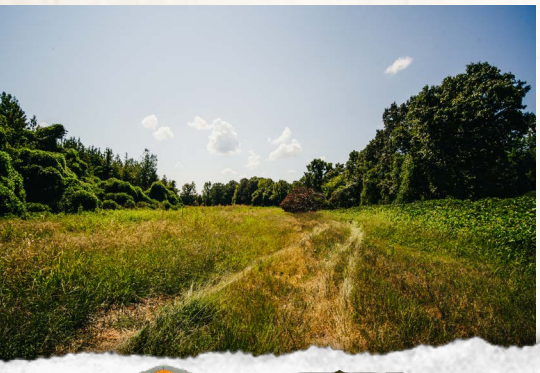
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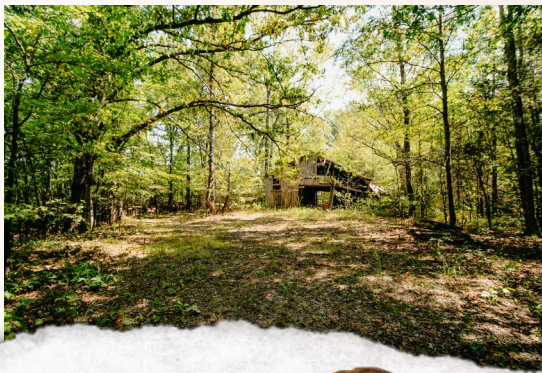














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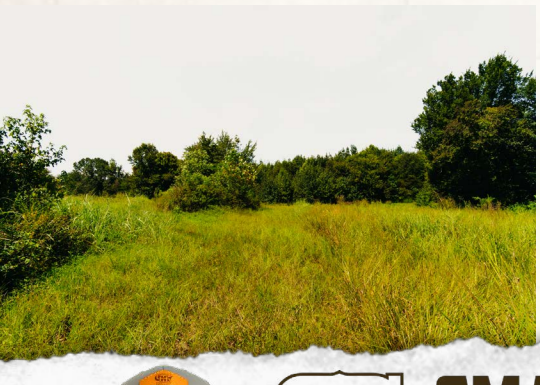
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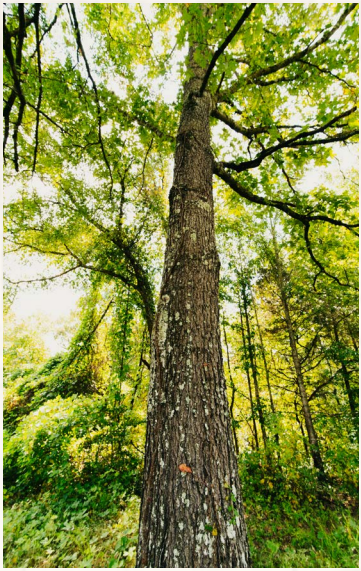
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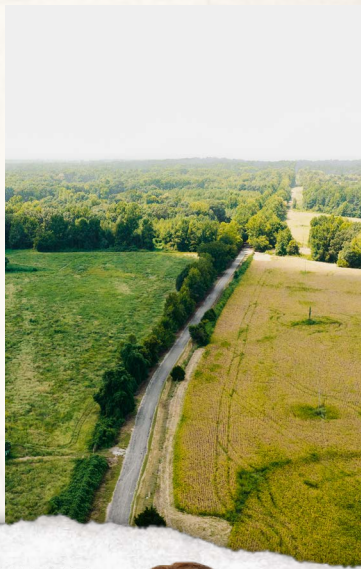
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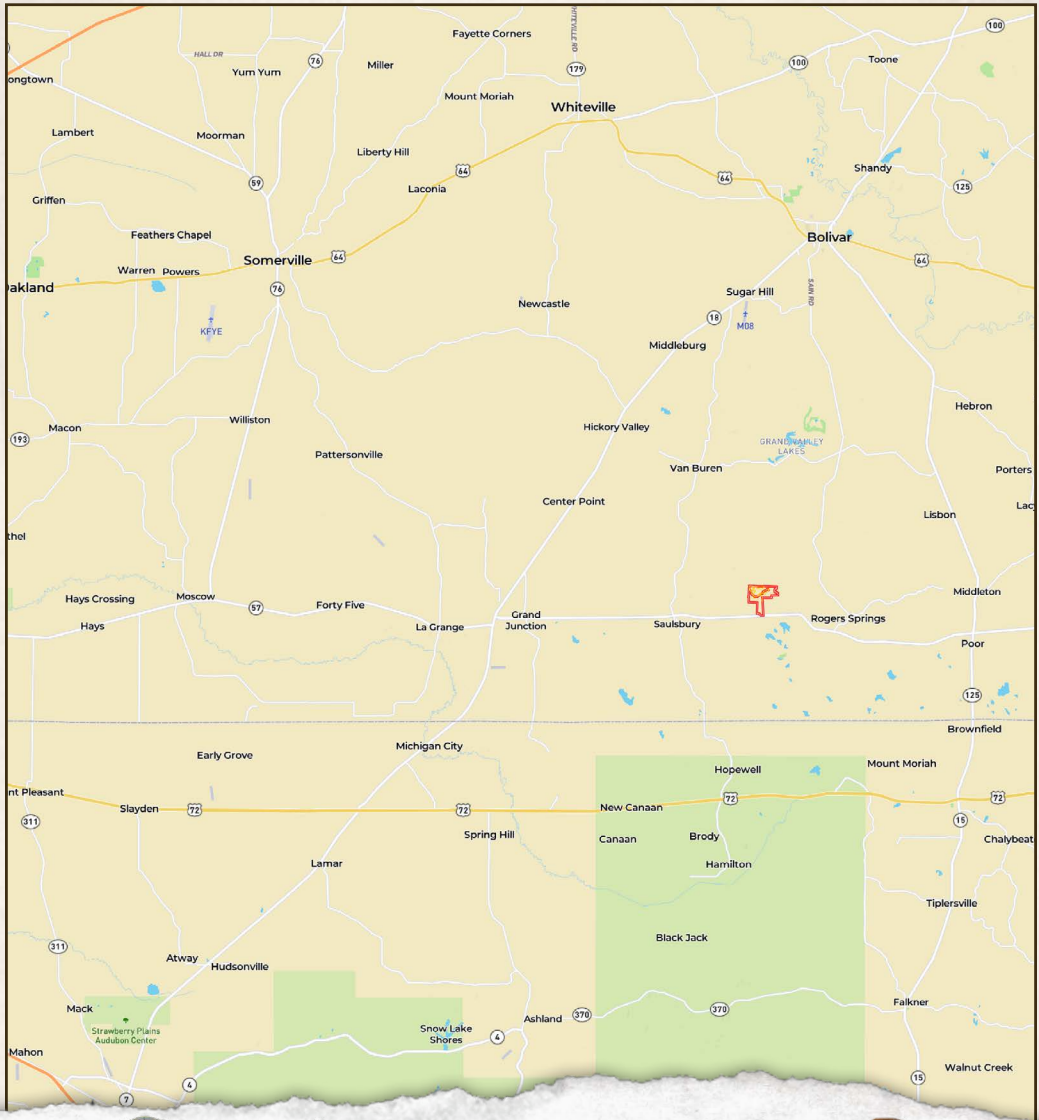
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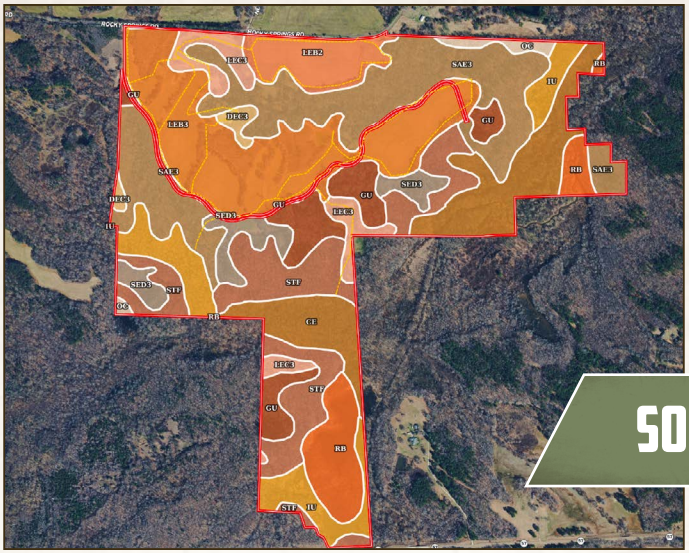
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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SaE3	Smithdale loam, 12 to 25 percent slopes, severely eroded	82.28	21.33	0	50	7e
LeB3	Lexington silty clay loam, 2 to 5 percent slopes, severely eroded	70.96	18.4	0	70	3e
STF	Smithdale and Toinette soils, 20 to 45 percent slopes	52.16	13.52	0	15	7e
CE	Chenneby and Enville soils, frequently flooded	46.45	12.04	0	57	4w
Iu	Iuka silt loam, occasionally flooded	28.62	7.42	0	81	2w
Gu	Gullied land-Hapudults complex, very steep	24.68	6.4	0	-	-
RB	Rosebloom and Bibb soils, frequently flooded	22.85	5.92	0	53	5w
LeB2	Lexington silt loam, 2 to 5 percent slopes, moderately eroded	18.4	4.77	0	77	2e
LeC3	Lexington silty clay loam, 5 to 8 percent slopes, severely eroded	16.12	4.18	0	65	4e
SeD3	Smithdale and Lexington soils, 8 to 12 percent slopes, severely eroded	15.85	4.11	0	64	6e
Oc	Ochlockonee silt loam, rarely flooded	3.85	1.0	0	79	1
DeC3	Deanberg clay loam, 5 to 8 percent slopes, severely eroded	3.5	0.91	0	66	4e
TOTALS		385.72(*)	100%	-	51.99	4.78



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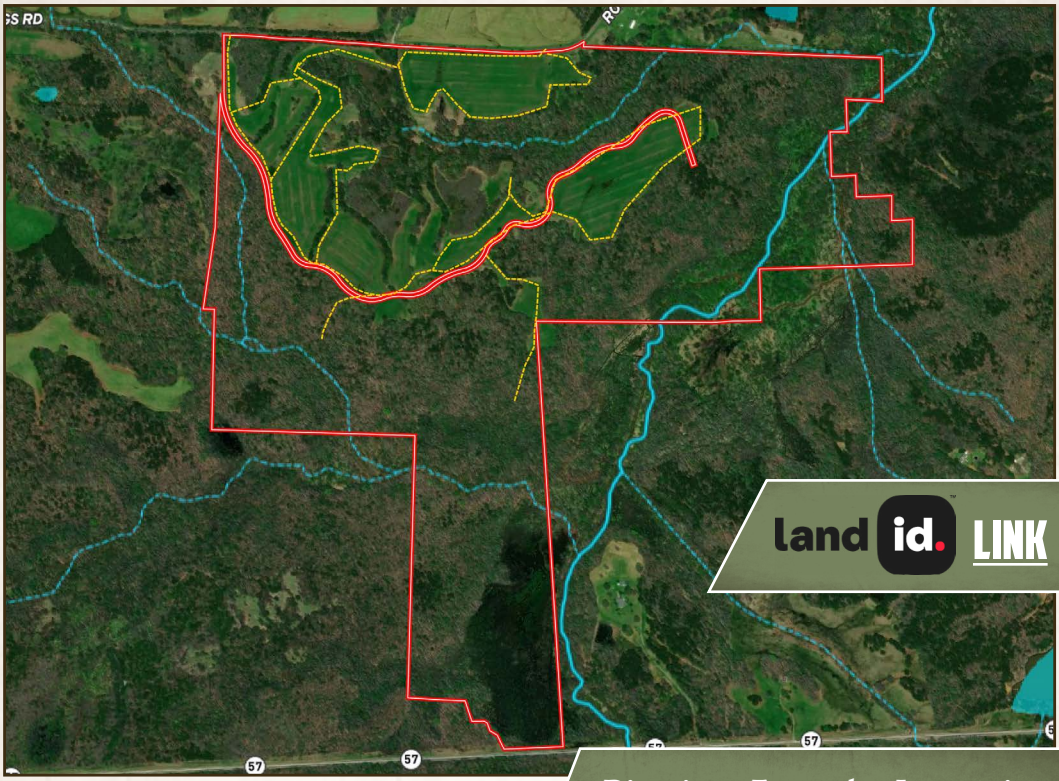
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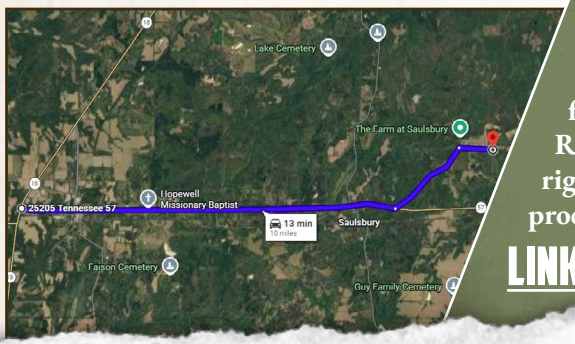
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land id. LINK



Directions From the Intersection of TN-18 and TN-57 in Grand Junction, TN: Travel east on TN-57 for 7.5 miles. Turn left onto Saulsbury Road and continue for 1.8 miles. Turn right onto Rocky Springs Road and proceed 0.7 miles to the property.

LINK TO GOOGLE MAP DIRECTIONS



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