



591.1± ACRES WITH A BARNDOMINIUM
HARDIN COUNTY, TN
\$3,475,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (423) 568-8339 | WWW.SMALLTOWNPROPERTIES.COM

THE HARDIN 591.1

PROPERTY PROFILE

LOCATION:

- 1275 Nance Bend Road
- Clifton, TN 38425
- Hardin County
- 4± Miles to the TN River Boat Launch
- 17± Miles N of Savannah
- 120± Miles SW of Nashville
- 132± Miles E of Memphis

COORDINATES:

- 35.375560, -88.073552

PROPERTY USE:

- Hunting & Fishing
- Timber
- Agricultural
- Recreational
- Exotic Wild Game

PROPERTY INFORMATION:

- 591.1± Total Acres
- 40± Acres High Fenced
- Newly-Built Barndominium
- 3,050± Square Feet
- Well, Septic, Central Heating and Air, Propane Gas
- Diverse Timber Mix
- Established Food Plots
- Redneck Box Blinds
- Ladder Stands
- Rolling Hills
- Miles of Frontage on Hardin Creek
- Developed Interior Roads
- Ample Road Frontage

TAX INFORMATION:

- 2024 Taxes
- Parcel 026-027.00: \$433
- Parcel 021-006.04: \$703
- Parcel 021-004.00: \$963
- Parcel 021-004.03: \$292



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SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

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7115 Hwy 64 - Oakland, TN 38060

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE HARDIN 591.1

WELCOME TO THE HARDIN 591.1, A PREMIER WEST TENNESSEE FARM OFFERING A RARE BLEND OF LUXURY LIVING, PREMIUM HUNTING, RECREATION, AND AGRICULTURAL VERSATILITY. Approached through a gated entrance on Nance Bend Road, the 591.1± acre Hardin County property invites you in with a newly constructed 3,050± square foot barndominium showcasing exceptional craftsmanship and a long, meandering gravel drive that sets the stage.

More than 40 acres are high-fenced and stocked with exotic game, including wildebeest and red stag that are not hunted. The balance of the property provides a true turnkey hunting experience with established food plots, multiple Redneck box blinds, and ladder stands positioned throughout the landscape. The farm is partially fenced and ready for cattle or horses, supporting both livestock operations and recreational use.



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MORE ABOUT THE HARDIN 591.1

Beautiful rolling pastureland overlooks more than 2.5 miles of Hardin Creek frontage, offering unmatched scenery and a functional setting for livestock, wildlife, and outdoor enjoyment. Timber diversity shines across multiple age classes of hardwood—especially white oak—alongside pockets of planted pine, providing long-term value and habitat.

With extensive frontage along Highway 128 and multiple gated access points, the Hardin 591.1 offers both privacy and convenience. Located just minutes from the Tennessee River, this property opens the door to year-round recreation, including trophy hunting, exotic game, livestock opportunities, fishing, and boating. The Hardin 591.1 stands as a complete, all-in-one property for the discerning landowner, investor, or outdoorsman.

Contact Shane Martin today to schedule a private tour and experience #TheSmallTownWay!



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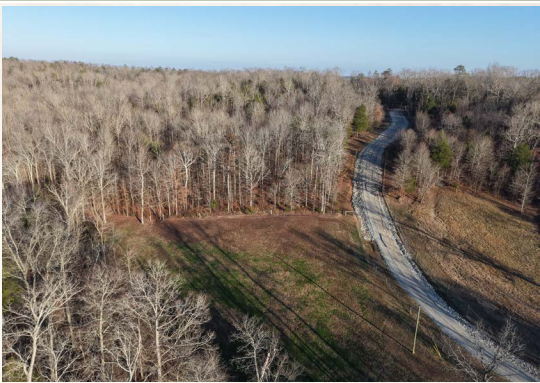
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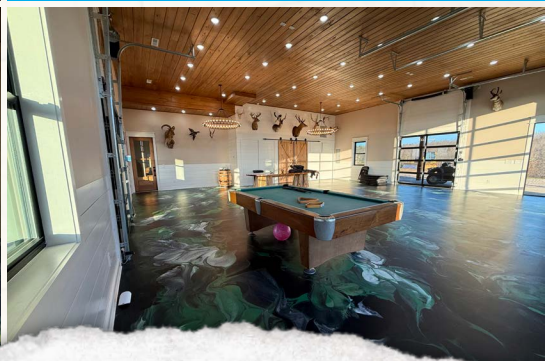
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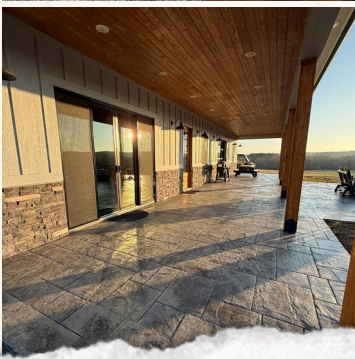
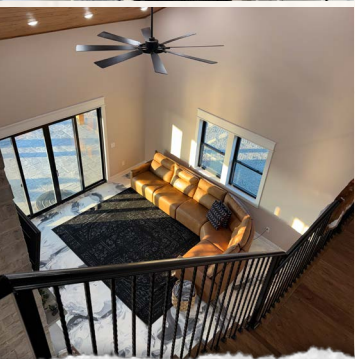
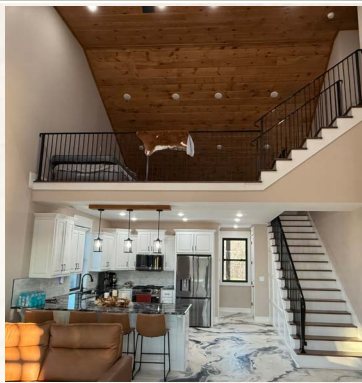
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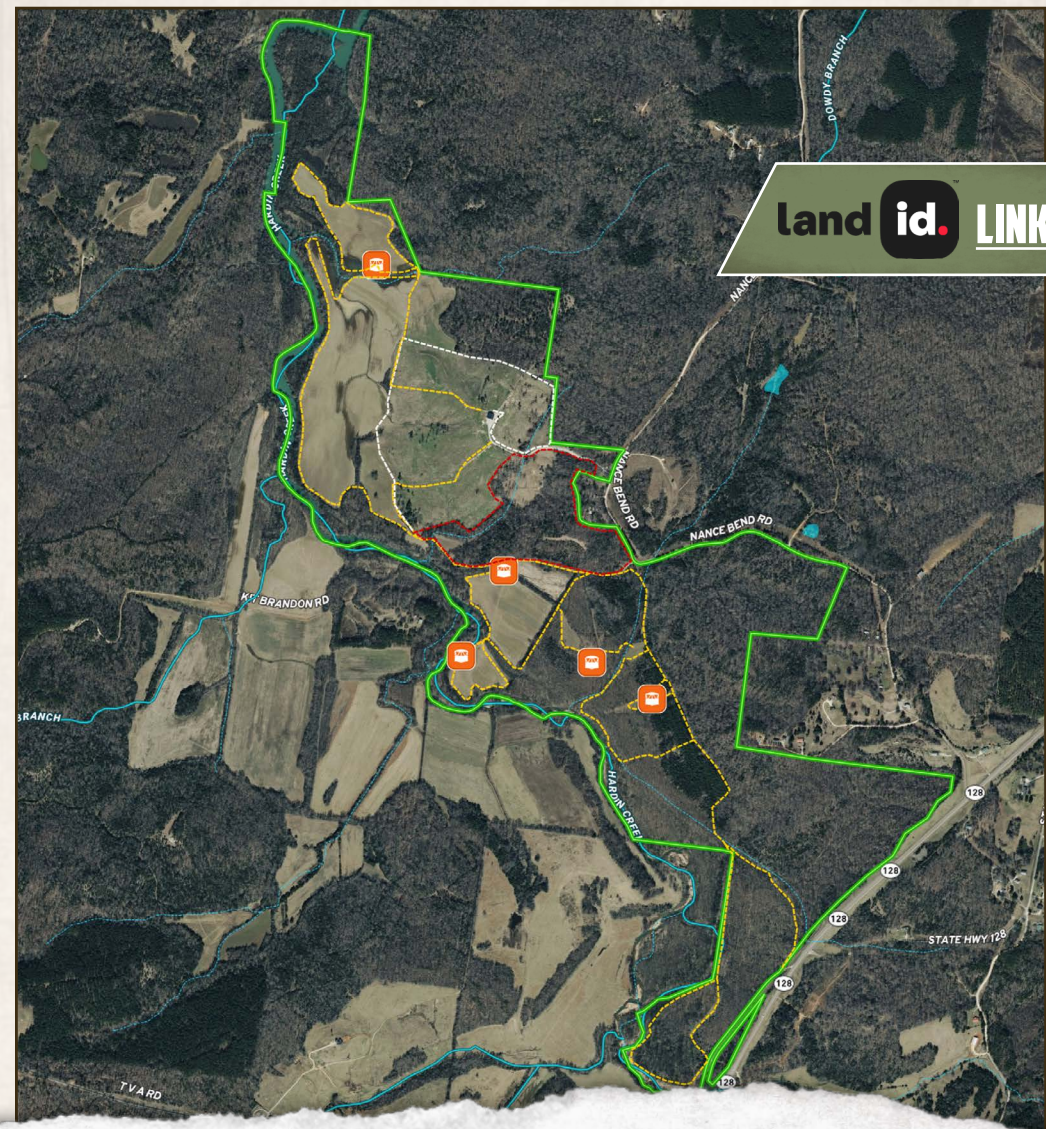
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land id. LINK



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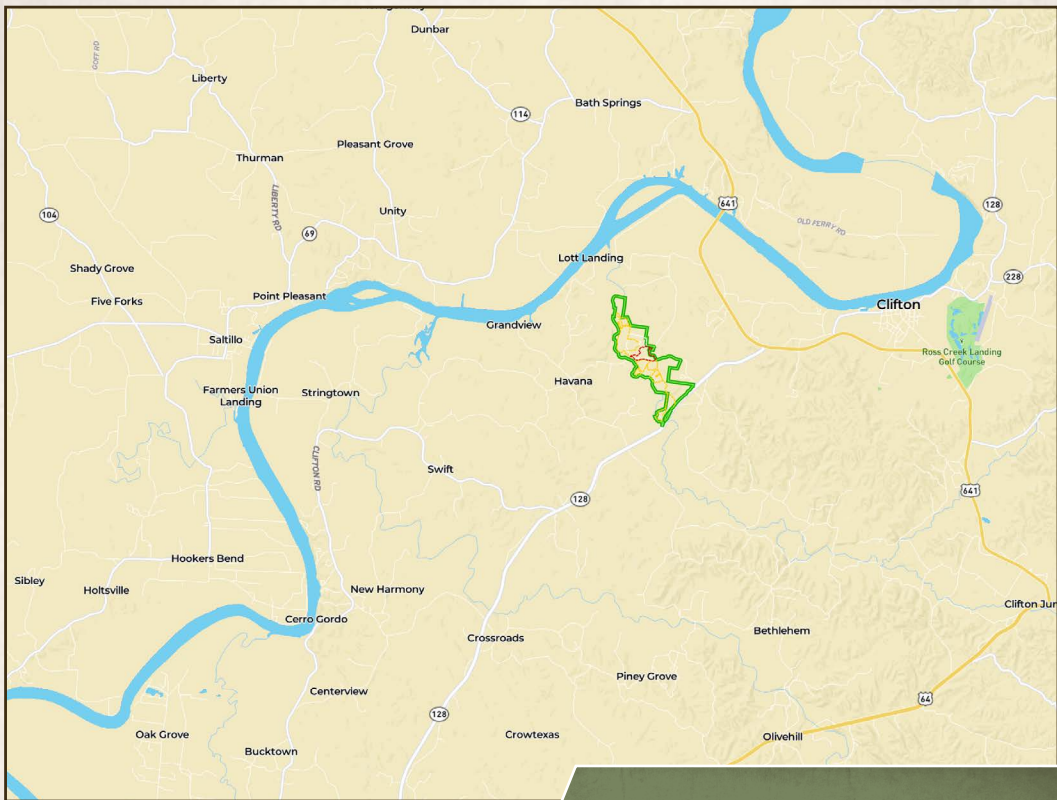
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Directions From the Cross-Street
of US-641 and TN-128 in Clifton,
TN: Travel 1.5 miles south on TN-
128. Turn right on Nance Bend Road
and continue 1.3 miles to the property
on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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