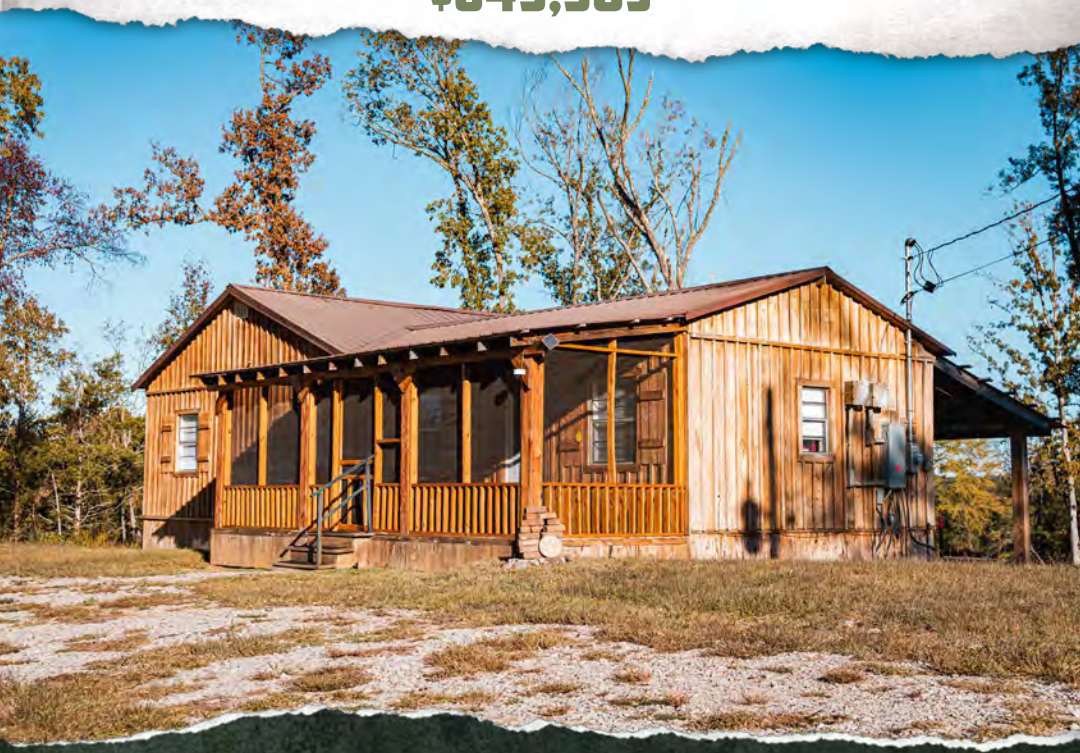
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

120.76± ACRES WITH A CABIN
HARDEMAN COUNTY, TN

$649,985



OFFICE (901) 910-1809 | WWW.SMALLTOWNPROPERTIES.COM

THE HARDEMAN 120.76

PROPERTY PROFILE

LOCATION:

- 10345 Van Buren Road Saulsbury, TN 38067
- Hardeman County
- 3± Miles N of Saulsbury
- 15± Miles SW of Bolivar
- 37± Miles E of Collierville
- 60± Miles E of the Memphis International Airport

PROPERTY USE:

- Hunting
- Residential
- Investment
- Recreational

TAX INFORMATION:

- Parcel 148-012.00
- 2025 Taxes $735

COORDINATES:

- 35.08240, -89.07750

PROPERTY INFORMATION:

- 120.76± Acres
- 1,056± SqFt Remodeled Cabin
  - 3 Bedrooms/1 Bathroom
- 30’ x 50’ Metal Shop
  - Concrete Flooring
  - Roll-Up Doors
- Additional Metal Utility Building
- Multiple Established Food Plots
- Saulsbury Creek Influence
- Abundant Deer & Turkey
- Extensive Trail System
- Gated Entrance
- Mixed Timber
- Pond & Dock





SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



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

PAYTON SHINAULT | LAND SPECIALIST
C: 901-867-6158 | payton@smalltownproperties.com

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

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HARDEMAN 120.76

WELCOME TO THE HARDEMAN 120.76. ENJOY HUNTING, RECREATION, AND COUNTRY LIVING ON VAN BUREN ROAD IN SAULSBURY, TENNESSEE. With a remodeled cabin, a scenic pond, and established wildlife habitat, this 120.76± acre property in Hardeman County offers a place to spend the weekend or settle into a quieter pace.

The remodeled 1,056± square-foot cabin features three bedrooms and one bathroom, with well water serving the property. A 30' × 50' metal shop with a concrete floor and roll-up doors offers ample room for equipment, storage, and recreational gear. A pond with a dock provides another place to relax, while a cleared, level area offers potential for an additional homesite.





SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



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

PAYTON SHINAULT | LAND SPECIALIST
C: 901-867-6158 | payton@smalltownproperties.com

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

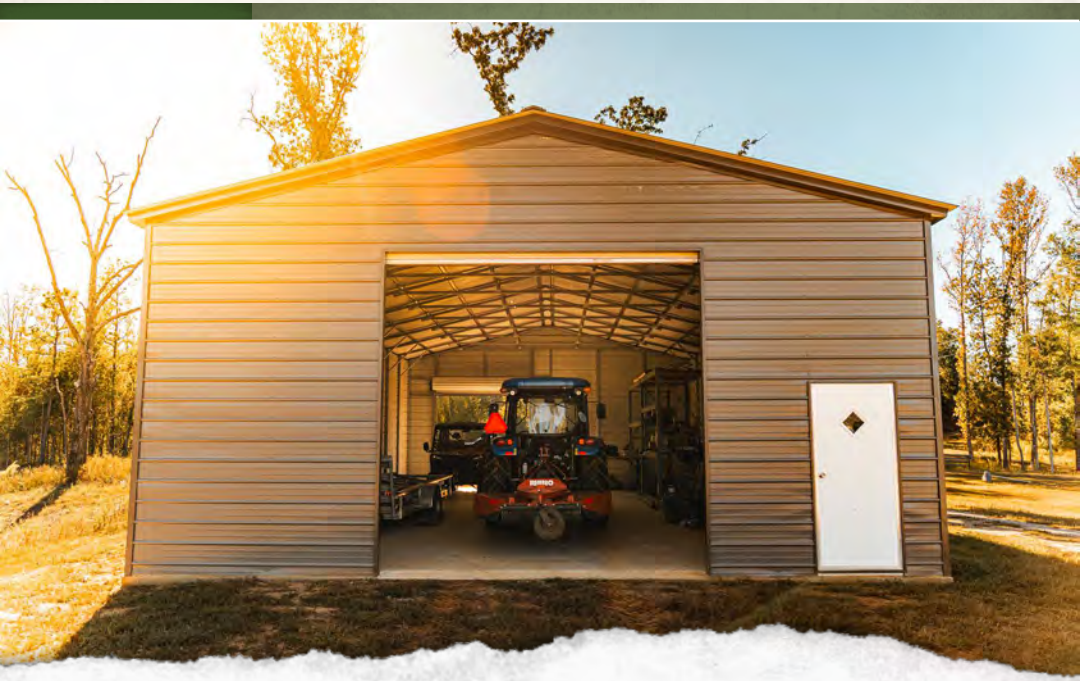
Information is believed to be accurate but not guaranteed.

MORE ABOUT THE HARDEMAN 120.76

Multiple established food plots and excellent deer and turkey habitat make the Hardeman 120.76 well-suited for hunting. Long, scenic views across wide-open areas add to its appeal and offer potential for a private shooting range. An established interior road system provides convenient access throughout the tract, while a gated entrance offers privacy and controlled access. Saulsbury Creek's influence provides a year-round water source for wildlife, and the select-cut timber includes young hardwoods alongside remaining mature timber, creating a diverse landscape.

Whether your plans include mornings in the deer stand, afternoons by the pond, or evenings at the cabin, the Hardeman 120.76 offers a place to make the most of life outdoors in West Tennessee.

Call Shane Martin or Payton Shinault today to schedule a private showing and experience #TheSmallTownWay!





SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



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

PAYTON SHINAULT | LAND SPECIALIST
C: 901-867-6158 | payton@smalltownproperties.com

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

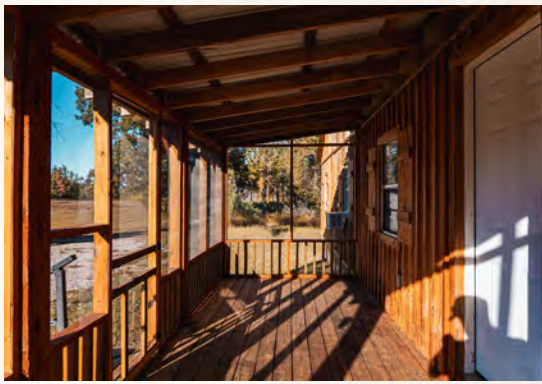
Information is believed to be accurate but not guaranteed.

120.76± ACRES WITH A CABIN | HARDEMAN COUNTY, TENNESSEE















SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

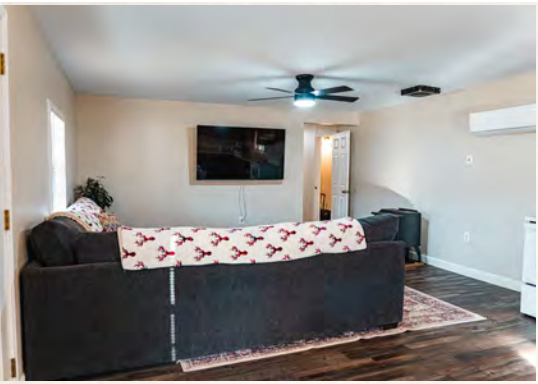


SHANE MARTIN | PRINCIPAL BROKER - WEST TN
C: 901-827-0224 | shane@smalltownproperties.com

PAYTON SHINAULT | LAND SPECIALIST
C: 901-867-6158 | payton@smalltownproperties.com

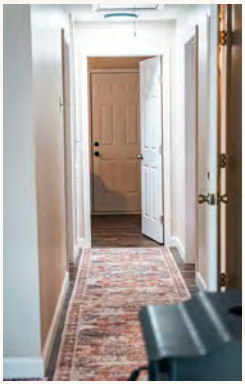
7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809 | smalltownproperties.com

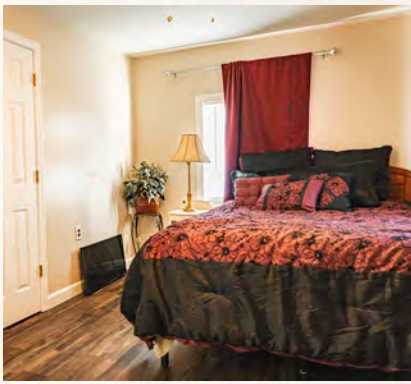
Information is believed to be accurate but not guaranteed.



















SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



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

PAYTON SHINAULT | LAND SPECIALIST
C: 901-867-6158 | payton@smalltownproperties.com

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

Information is believed to be accurate but not guaranteed.















SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



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

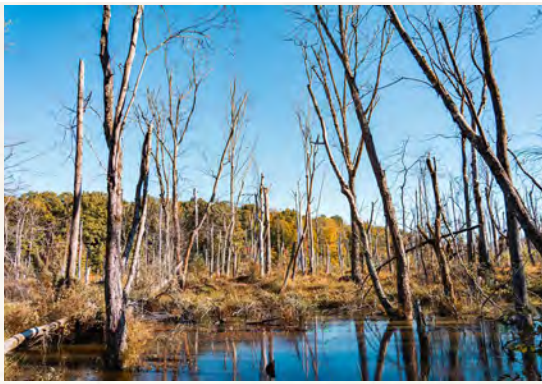
PAYTON SHINAULT | LAND SPECIALIST
C: 901-867-6158 | payton@smalltownproperties.com

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

Information is believed to be accurate but not guaranteed.

120.76± ACRES WITH A CABIN | HARDEMAN COUNTY, TENNESSEE

















SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



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

PAYTON SHINAULT | LAND SPECIALIST
C: 901-867-6158 | payton@smalltownproperties.com

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

Information is believed to be accurate but not guaranteed.










SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



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

PAYTON SHINAULT | LAND SPECIALIST
C: 901-867-6158 | payton@smalltownproperties.com

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

Information is believed to be accurate but not guaranteed.

120.76± ACRES WITH A CABIN | HARDEMAN COUNTY, TENNESSEE










SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



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

PAYTON SHINAULT | LAND SPECIALIST
C: 901-867-6158 | payton@smalltownproperties.com

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

Information is believed to be accurate but not guaranteed.













SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



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

PAYTON SHINAULT | LAND SPECIALIST
C: 901-867-6158 | payton@smalltownproperties.com

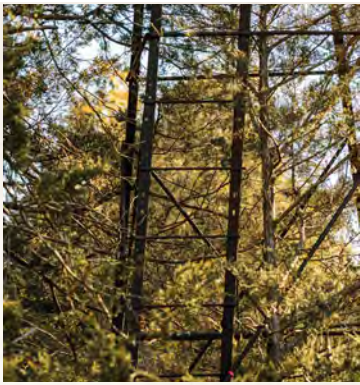
7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809 | smalltownproperties.com

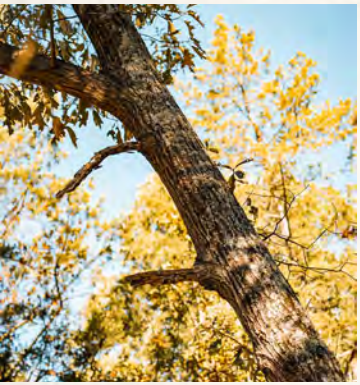
Information is believed to be accurate but not guaranteed.

120.76± ACRES WITH A CABIN | HARDEMAN COUNTY, TENNESSEE



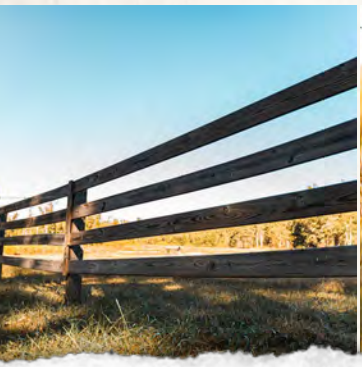


















SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



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

PAYTON SHINAULT | LAND SPECIALIST
C: 901-867-6158 | payton@smalltownproperties.com

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

Information is believed to be accurate but not guaranteed.

120.76± ACRES WITH A CABIN | HARDEMAN COUNTY, TENNESSEE

land id. LINK





Directions From the Intersection of Highway 57 and Van Buren Road in Saulsbury, TN: Travel north on Van Buren Road for 2.4 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



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

PAYTON SHINAULT | LAND SPECIALIST
C: 901-867-6158 | payton@smalltownproperties.com

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

Information is believed to be accurate but not guaranteed.