

33.44± ACRES
HARDEMAN COUNTY, TN
\$165,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE HARDEMAN 33.44

PROPERTY PROFILE

LOCATION:

- Ebenezer Road
Toone, TN 38381
- Hardeman County
- 6.4± Miles NE of Bolivar
- 13± Miles SW of the
Chickasaw State Park
- 24± Miles SW of Jackson

PROPERTY USE:

- Hunting
- Investment
- Potential Cabin/Home Site

COORDINATES:

- 35.295539, -88.914112

PROPERTY INFORMATION:

- 33.44± Acres
- Primarily Hardwood Timber
- Paved Road Frontage
- Small Creek
- Deer & Turkey
- Additional Acreage Available

TAX INFORMATION:

- Parcel# 059-010.00



SHANE MARTIN | PRINCIPAL BROKER - WEST TN
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ANNAH BARNES | LAND & RESIDENTIAL SPECIALIST
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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 33.44

WELCOME TO THE HARDEMAN 33.44 ON EBENEZER ROAD IN TOONE, TENNESSEE. Located in the quiet rural setting of Hardeman County, this 33.44± acre tract offers a good balance of privacy, recreational opportunity, and future potential. Primarily covered in mature hardwood timber, the property provides an ideal setting for those looking to enjoy rural land ownership, establish a weekend retreat, or develop a future cabin or homesite.

A small creek runs through the backside of the property, adding to the natural character of the land while also providing a water source for wildlife. The area is well known for quality deer and turkey hunting, and the combination of hardwood timber and creek influence creates excellent wildlife habitat throughout the Hardeman 33.44.



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MORE ABOUT THE HARDEMAN 33.44

With quality road frontage along Ebenezer Road and a scenic rural setting, the property offers both accessibility and privacy. The tract lays well for recreational use while also providing several potential homesite locations for a future residence or cabin. Whether your interest is hunting, outdoor recreation, timber investment, or simply owning a manageable tract of land in West Tennessee, the Hardeman 33.4 offers multiple possibilities at an affordable price point. Additional acreage is also available for buyers looking to expand.

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



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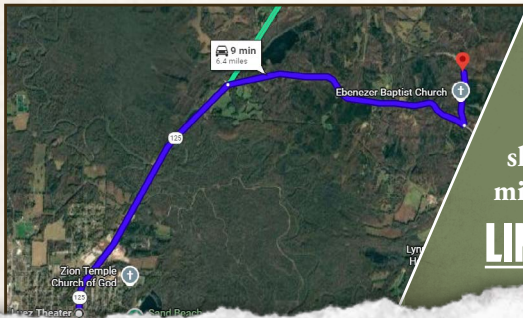
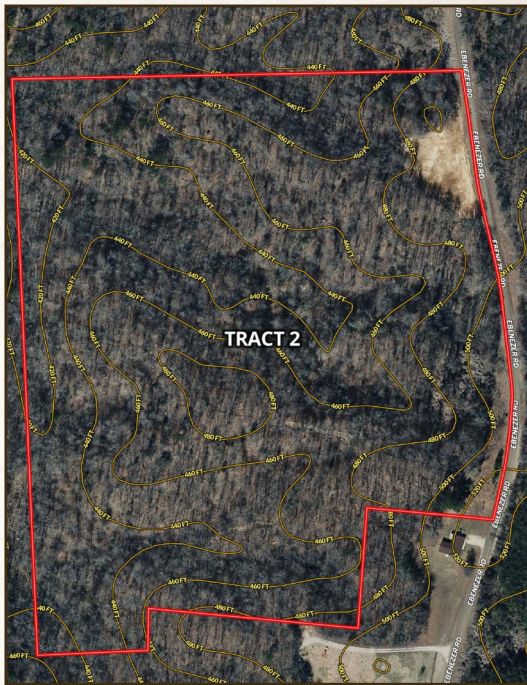
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33.44± ACRES

HARDEMAN COUNTY, TENNESSEE

land id. LINK

TOPOGRAPHY MAP



Directions From Bolivar, TN: Travel on TN-125 N for 3 miles. Turn right to stay on TN-125 N for 2.8 more miles. Take a sharp left onto Ebenezer Road, and in 0.6 miles, the property will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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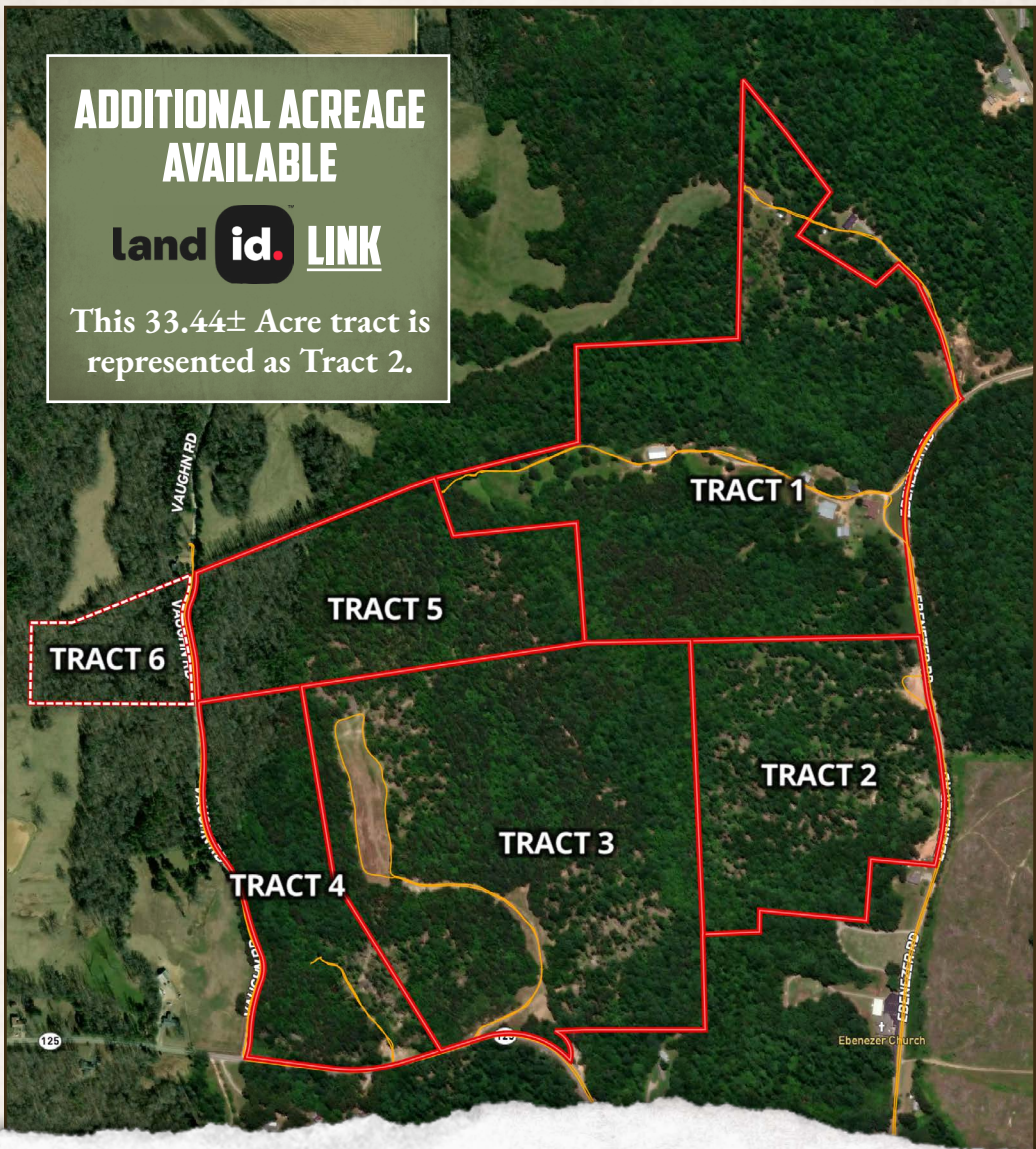
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ADDITIONAL ACREAGE AVAILABLE



This 33.44± Acre tract is represented as Tract 2.



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