



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

70.46± ACRES
HARDEMAN COUNTY, TN
\$349,650

THE HARDEMAN 70.46

PROPERTY PROFILE

LOCATION:

- Silerton Road
Bolivar, TN 38008
- Hardeman County
- 5.3± Miles NE of Bolivar
- 16± Miles SE of the Chickasaw State Park
- 27± Miles SW of Jackson

COORDINATES:

- 35.290867, -88.921001

PROPERTY USE:

- Hunting
- Recreational
- Timber Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 70.46± Acres
- Frontage on Silerton Road
- Mature Hardwood Timber
- Established Food Plots
- King Ranch Hunting Blind
- Internal Trail System
- Small Creek
- Deer & Turkey
- Additional Acreage Available

TAX INFORMATION:

- Parcel # 059-010.00
- TBD



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 70.46

WELCOME TO THE HARDEMAN 70.46, A VERSATILE TRACT LOCATED ON SILERTON ROAD JUST OUTSIDE OF BOLIVAR IN HARDEMAN COUNTY, TENNESSEE. Whether you're looking for a hunting property, future homesite, weekend getaway, or timber investment, this 70.46± acre property offers a little bit of everything that makes West Tennessee land so desirable.

The property is made up of mature hardwood timber and features established food plots that are already attracting deer and turkey. An established trail system provides access throughout the property and makes it easy to navigate all the way to the back boundary. A small creek along the rear of the tract adds to the wildlife habitat and creates another natural feature that enhances the property's recreational appeal.



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

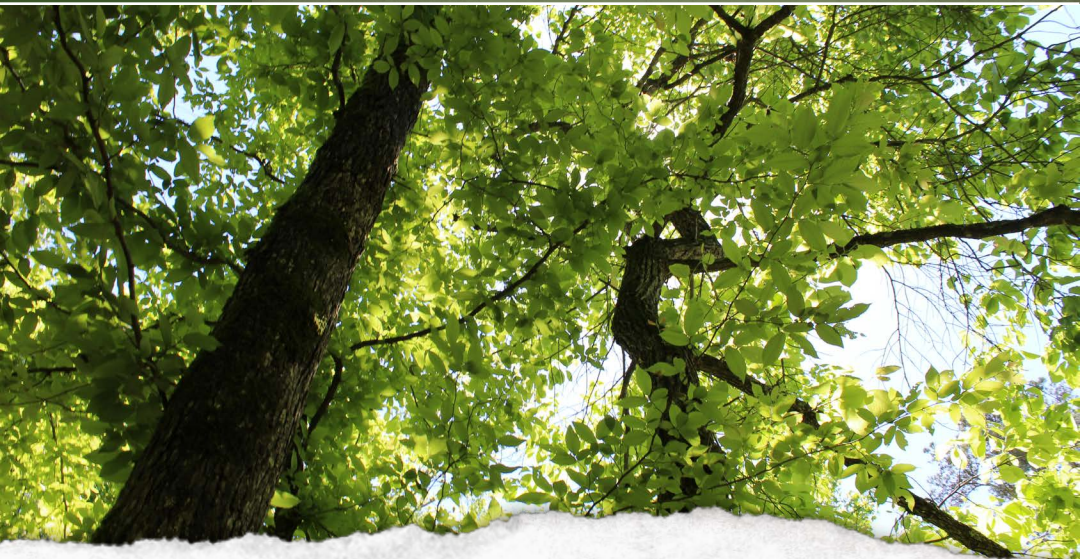
MORE ABOUT THE HARDEMAN 70.46

The area is known for strong deer and turkey populations, with additional wildlife influence coming from the nearby Hatchie River and Grays Creek corridors. A King Ranch hunting blind overlooking one of the food plots is already in place, giving the next owner a turnkey hunting setup from day one.

Several locations throughout the property would make excellent home/cabin sites, offering privacy and a peaceful country setting surrounded by timber.

Whether your goal is creating a hunting retreat, building a home in the country, or simply investing in land, the Hardeman 70.46 provides plenty of options. Land with established food plots, mature timber, good access, and homesite potential is becoming harder to find in Hardeman County. The Hardeman 70.46 is a property that can be enjoyed immediately while also offering long-term value for years to come. Additional acreage is also 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

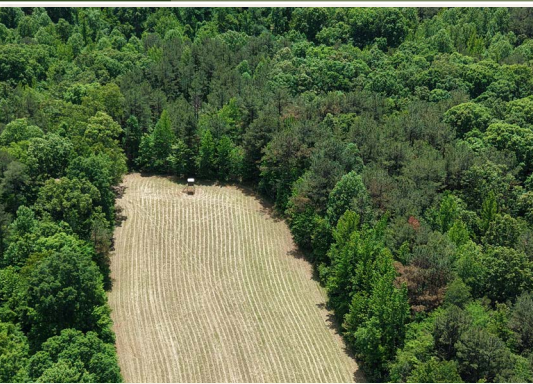
smalltownproperties.com

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



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



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

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

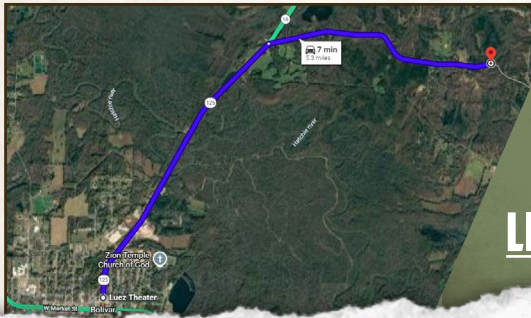
smalltownproperties.com

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

land id. LINK



Directions From Bolivar, TN: Travel north on TN-125/TN-18 for 3.1 miles. Turn right onto TN-125 N and continue for 2.3 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

smalltownproperties.com



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

