SMALLTOWN
HUNTING PROPERTIES
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430.8± ACRES WITH A HOME
HARDEMAN COUNTY, TN

$2,000,000



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

THE HARDEMAN 430.8

PROPERTY PROFILE

LOCATION:

- 5245 Lake Hardeman Road
  Saulsbury, Tennessee 38067
- Hardeman County
- 10± Miles NE of
  the Ames Plantation
- 13± Miles NE of Grand Junction
- 47± Miles NE of Collierville
- 68± Miles NE of the Memphis
  International Airport

COORDINATES:

- 35.135788, -89.044423

PROPERTY USE:

- Hunting
- Farming
- Investment
- Residential
  - Family Compound
    - Livestock/Equestrian

PROPERTY INFORMATION:

- 430.8± Acres
- 5± Acre Stocked Lake
- 1,859± SqFt Home
  - Attached Garage
- 4,400'± Road Frontage
- East Fork Spring Creek Frontage
- Established Interior Road System
- Large Former Food Plots
- Feeding Trough Barn
- Multiple Barns/Sheds
- Multiple Entrances
  from Lake Hardeman
- Mature Hardwoods
- Pasture Ground
- Deer & Turkey

TAX INFORMATION:

- Parcel ID: 128-008.00
- 2025 Taxes: $2,289





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WELCOME TO THE HARDEMAN 430.8

WELCOME TO THE HARDEMAN 430.8 IN SAULSBURY, TENNESSEE. Located in Hardeman County, this is the kind of property that offers a little bit of everything people look for in a large West Tennessee farm—good hunting habitat, pasture, water, improvements, and a home already in place.

The 430.8± acres feature a mix of mature hardwoods, open pasture, large established food plots, and multiple water sources. A 5+ acre stocked lake provides fishing and recreation, while Spring Creek winds through the property and adds another natural water source for wildlife and livestock.

From a hunting standpoint, the property has a lot going for it. The combination of mature timber, open ground, former food plots, and water creates strong habitat for whitetail deer and wild turkey. An established interior road system makes it easy to get around the farm for hunting, checking cameras, maintaining food plots, or simply enjoying the property. The farm is also set up well for livestock, horses, or other agricultural uses. Pasture ground is already in place, along with a feeding trough barn, multiple other barns, sheds, and utility buildings for equipment, feed, tools, and storage.





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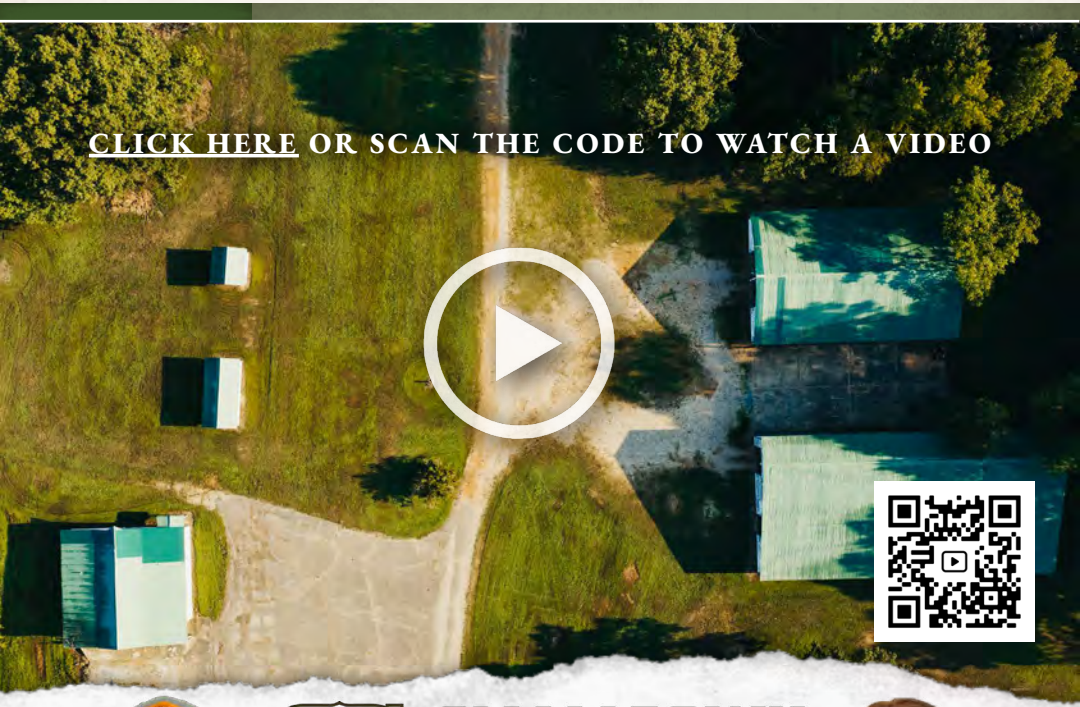
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MORE ABOUT THE HARDEMAN 430.8

A 1,859± square foot home, built in 1963, with an attached garage, gives the property an established residence that could be used as a full-time home, weekend getaway, or hunting camp. Two gated entrances provide convenient access, and the farm has approximately 4,400 feet of frontage along Lake Hardeman Road.

Whether you're looking for a hunting and recreational farm, a place for livestock or horses, a family property, or a large tract of West Tennessee land with room to make it your own, the Hardeman 430.8 offers the acreage, water, habitat, and improvements to do just that.

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





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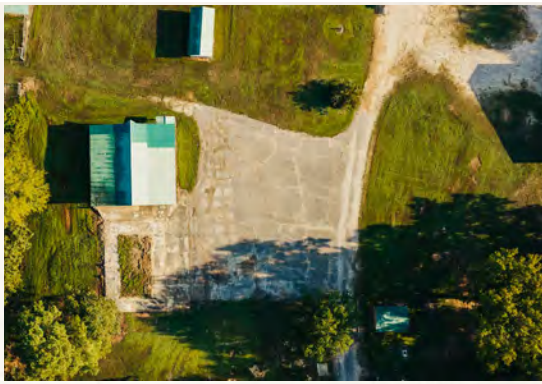
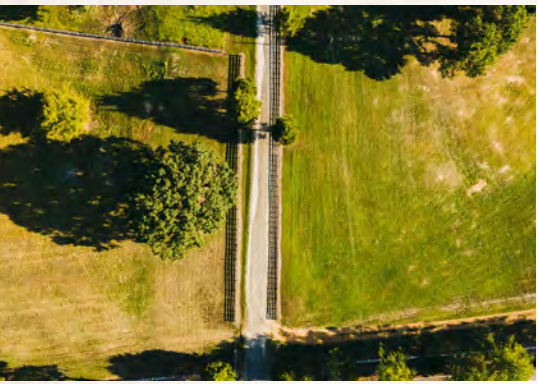
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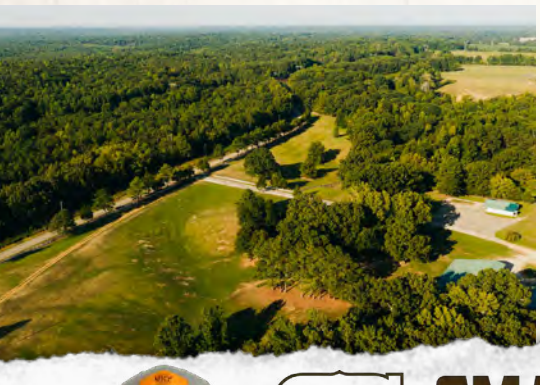
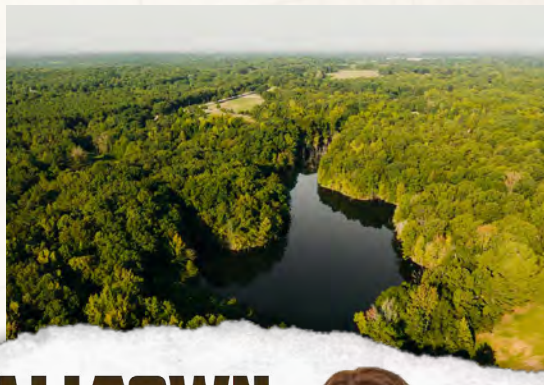
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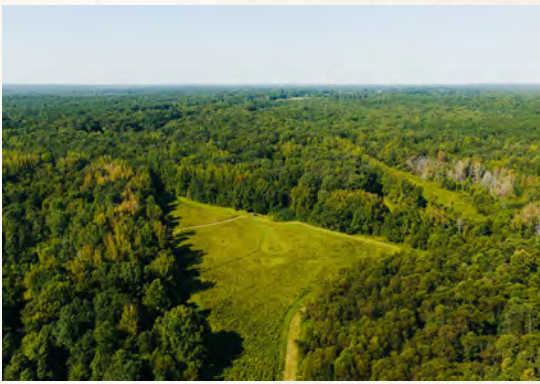
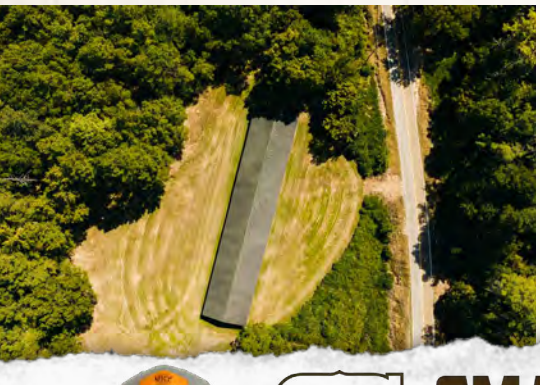
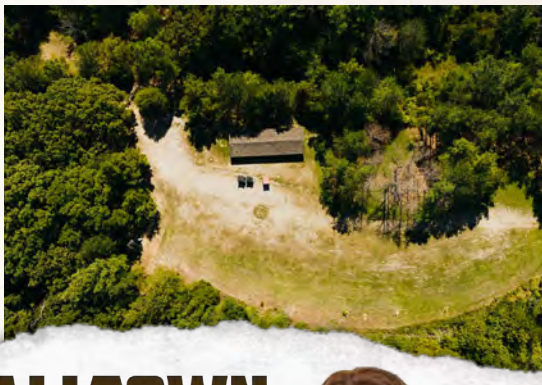
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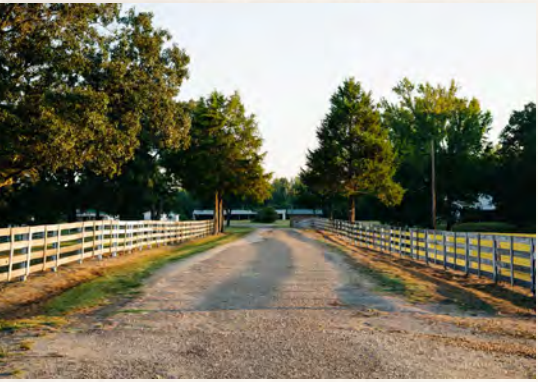
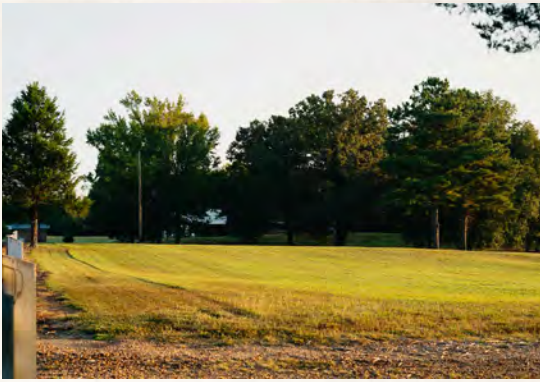
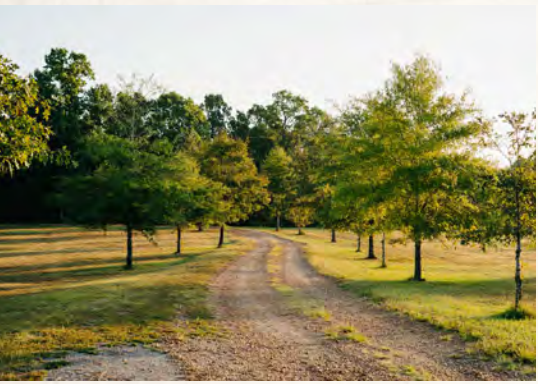
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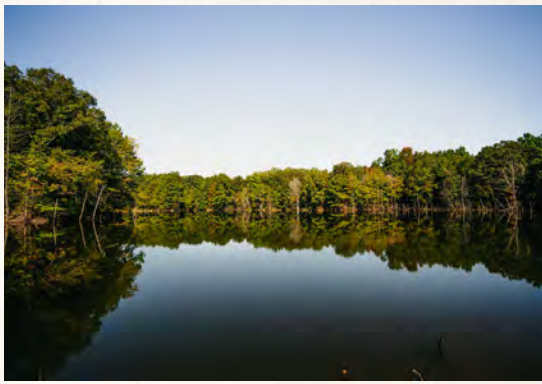
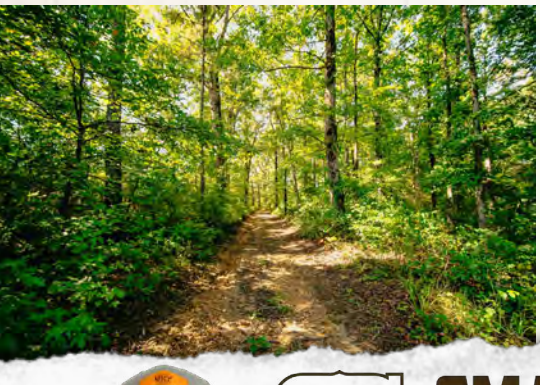
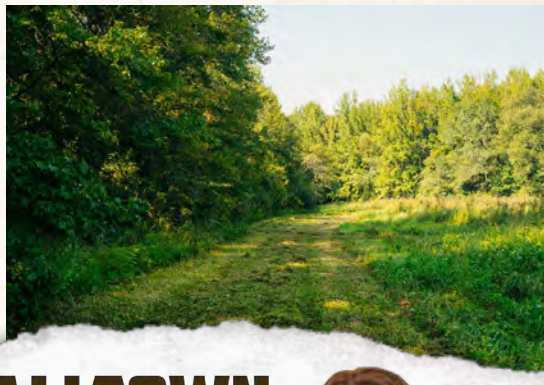
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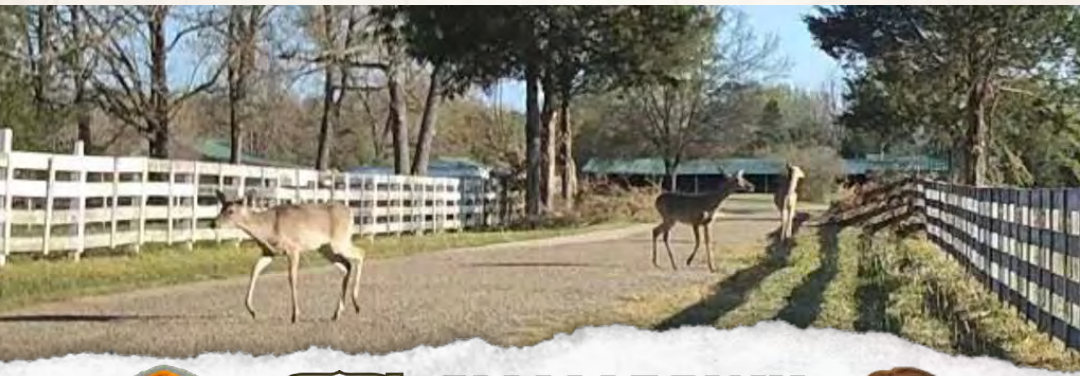
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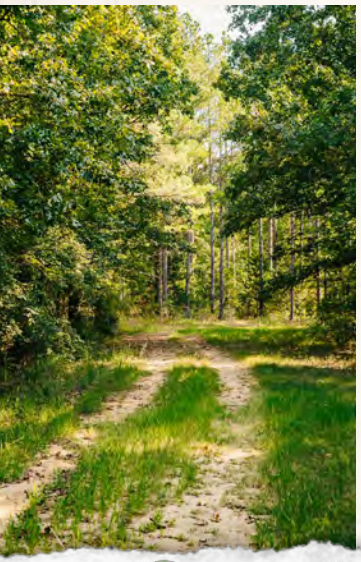
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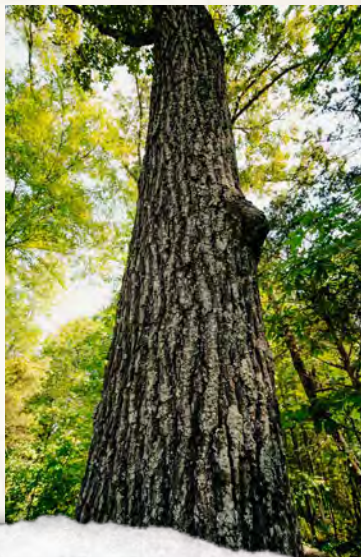
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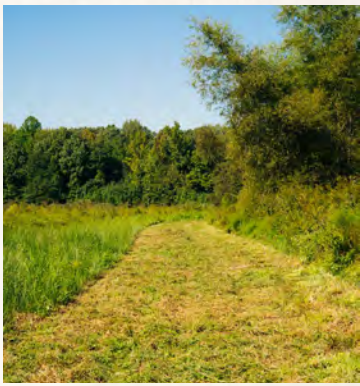
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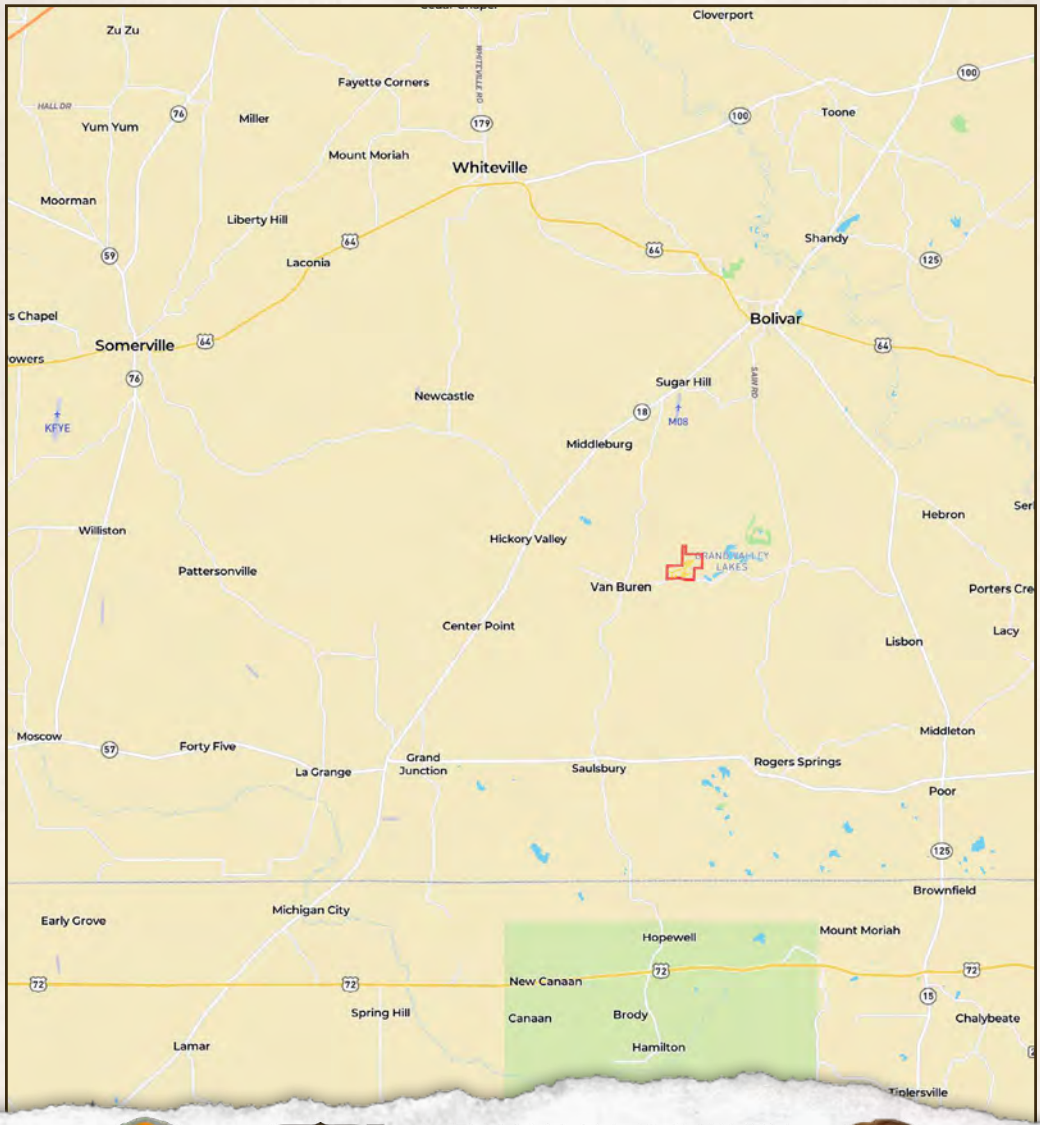
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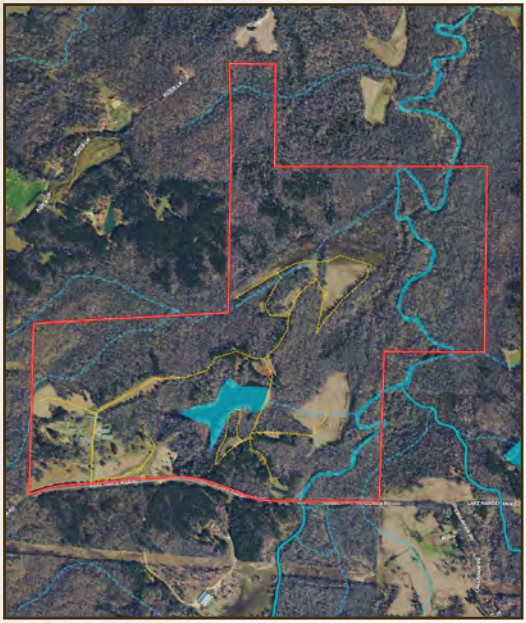
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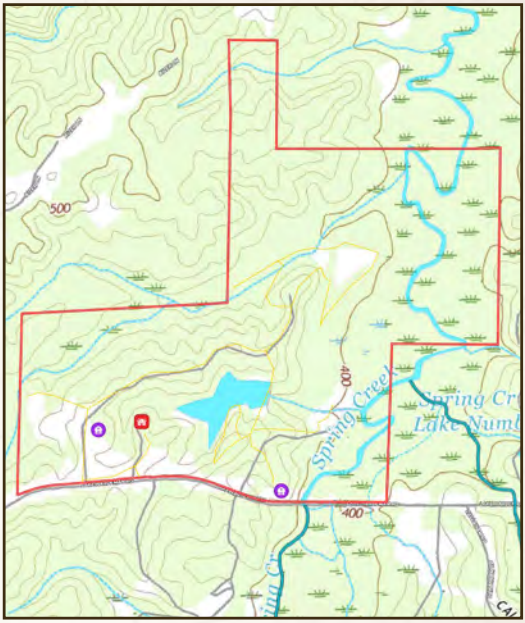
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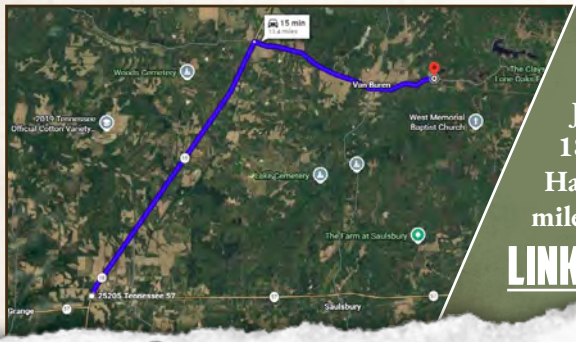
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landid. LINK

TOPOGRAPHY MAP







Directions From the Intersection of TN-57 and TN-18 in Grand Junction, TN: Travel north on TN-18 for 8.1 miles. Turn right onto Lake Hardeman Road and continue for 5.2 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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