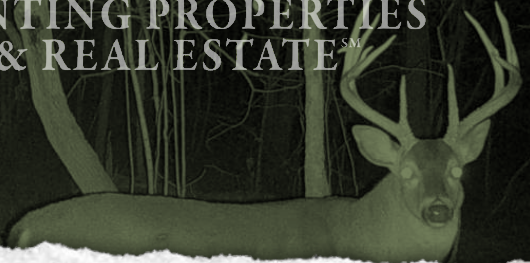




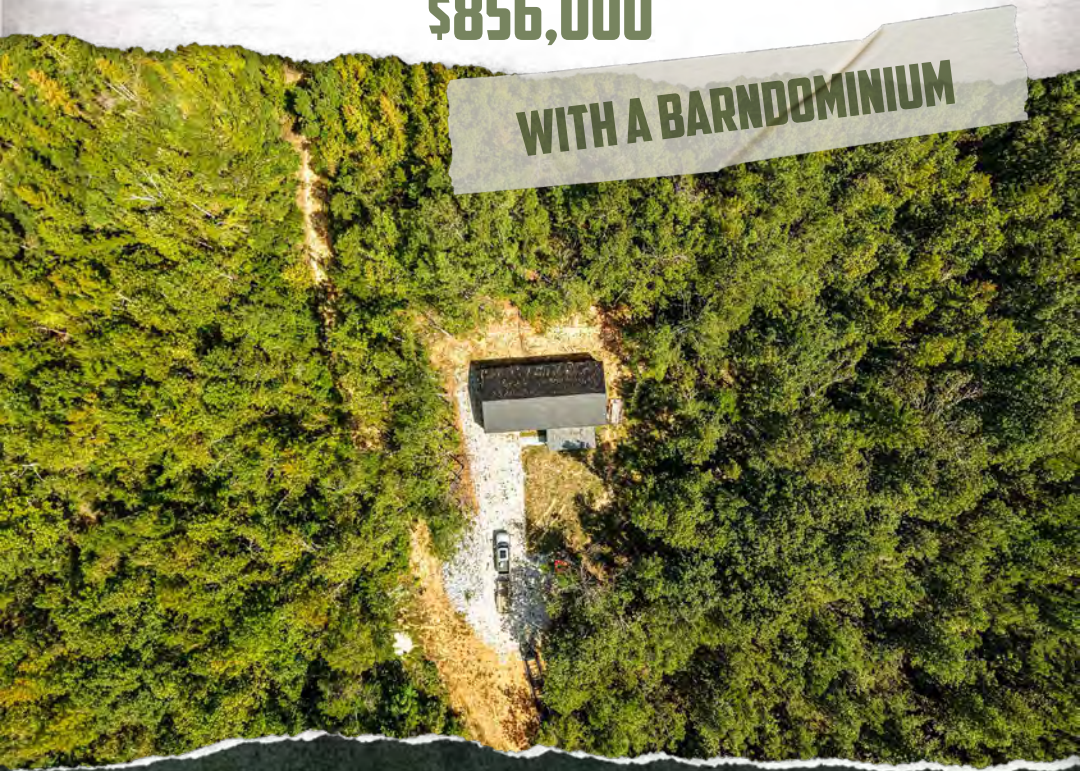
SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



286± ACRES
HARDIN COUNTY, TN
\$856,000

WITH A BARNDOMINIUM



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

THE HARDIN 286

PROPERTY PROFILE

LOCATION:

- Hwy 350
Counce, TN 38326
- Access via Perpetual Easement
- Adjoins the Mississippi State Line
- Hardin County
- 4± Miles W of Pickwick Lake
- 11± Miles E of Corinth, MS
- 25± Miles SE of Selmer
- 111± Miles SE of Memphis

COORDINATES:

- 34.989755, -88.323558

PROPERTY USE:

- Hunting
- Investment
- Recreational
- Residential
- Weekend Retreat

PROPERTY INFORMATION:

- 286± Acres
- Barndominium
 - 2 Bedrooms/2 Baths
 - Full Kitchen & Living Area
 - Garage & Equipment Storage
 - Generator-Powered
- Established Interior Trail System
- Multiple Established Food Plots
- Pinkston Branch Frontage
- McMinn Branch Frontage
- Multiple Shooting Houses and Ladder Stands
- Young Hardwoods
- Mixed Pine Timber
- Deer/Turkey/Duck

TAX INFORMATION:

- Parcel ID 175-003.00
- 2025 Taxes: \$479



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SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

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shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HARDIN 286

INTRODUCING THE HARDIN 286 IN COUNCE, TENNESSEE. Located in Hardin County, this 286± acre recreational property offers established hunting improvements, comfortable accommodations, timber investment potential, and convenient access to Pickwick Lake, less than four miles away. The property's southern boundary adjoins the Mississippi state line, placing it in an area surrounded by large landowners and expansive tracts of wildlife habitat.

The property features a nice stand of younger hardwoods mixed with pine timber, providing excellent cover for wildlife while offering potential future timber income. An established interior trail system provides convenient access throughout the property, connecting multiple established food plots, shooting houses, and ladder stands already in place. A healthy population of whitetail deer and wild turkey provides strong hunting opportunities throughout the Hardin 286. McMinn Branch and Pinkston Branch provide natural, year-round water sources for wildlife, further enhancing the habitat, while also contributing to recreational duck hunting opportunities.



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MORE ABOUT THE HARDIN 286

Improvements include a two-bedroom, two-bathroom barndominium powered by a generator. The barndominium features a full kitchen, living area, and garage with storage space, making it well suited for a hunting camp, weekend retreat, or base for enjoying the property and nearby Pickwick Lake.

Access is provided by a perpetual easement from Hwy 350, allowing the property to maintain its secluded setting while still offering convenient access. With established hunting infrastructure, diverse timber, living accommodations, year-round water, and close proximity to Pickwick Lake, the Hardin 286 offers an attractive opportunity for a private hunting and recreational retreat or long-term land investment property.

**Call Shane Martin today to schedule a private showing
and experience #TheSmallTownWay!**



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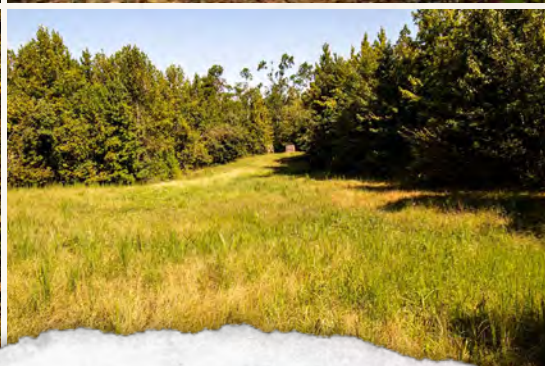
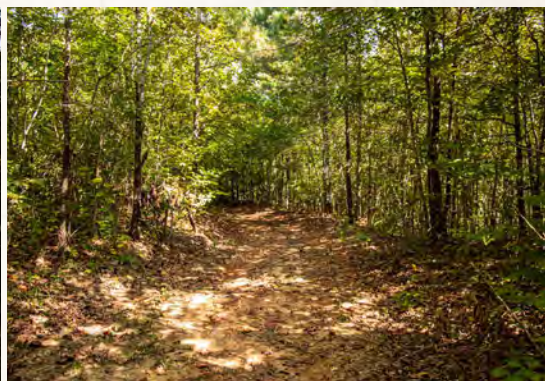
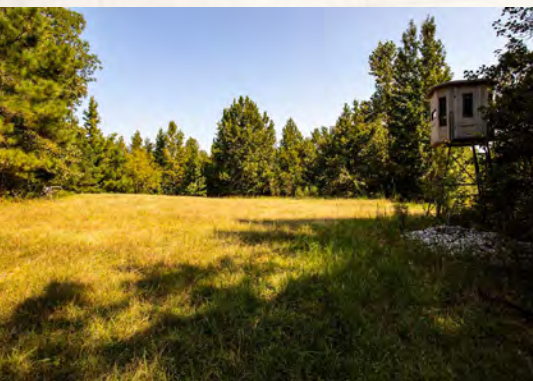
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286± ACRES WITH A BARNDOMINIUM

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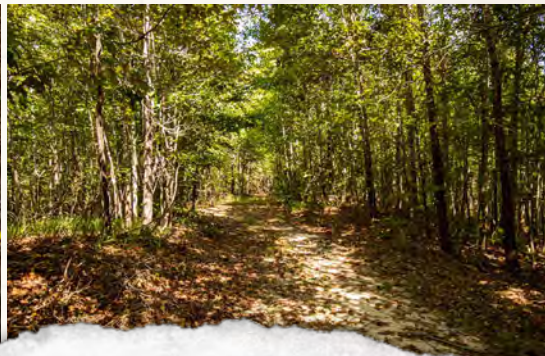
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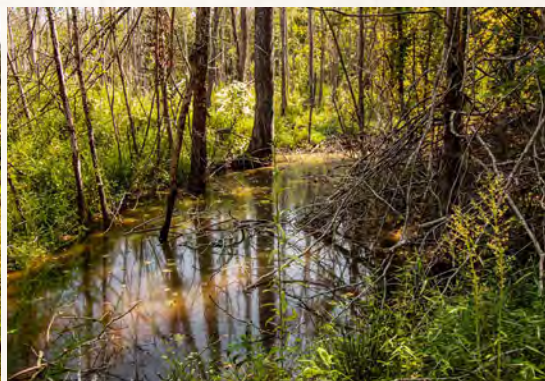
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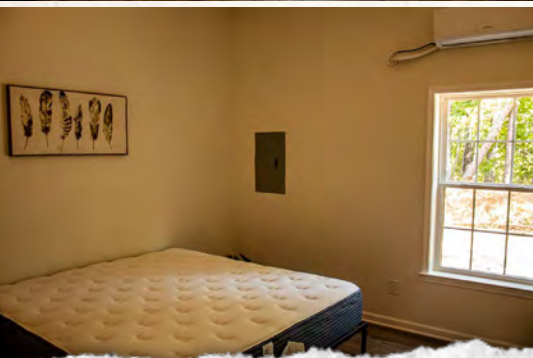
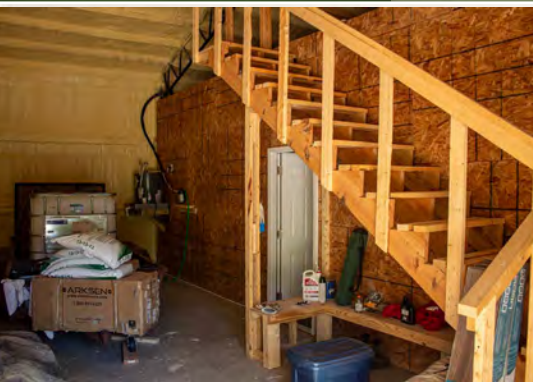
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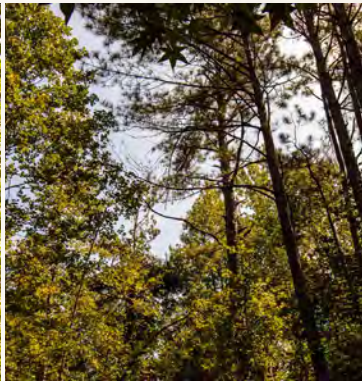
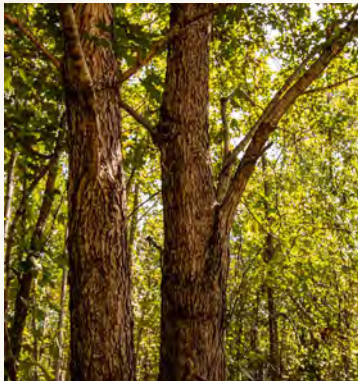
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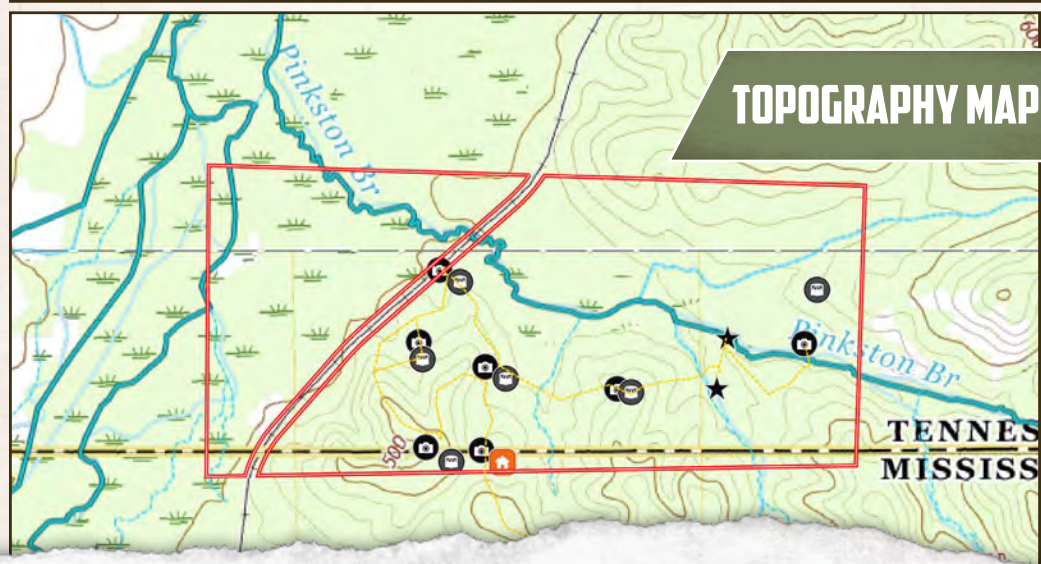
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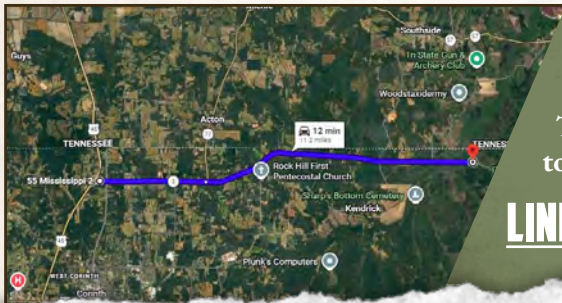
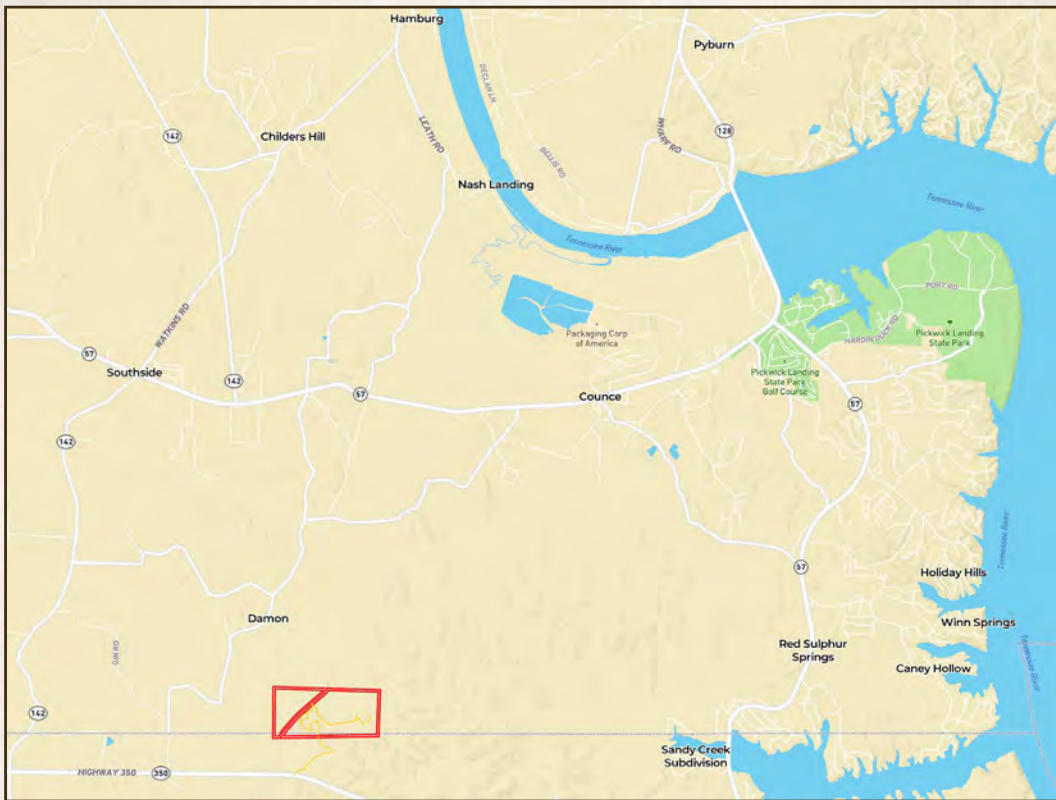
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Directions from the Intersection of
Hwy 45 and Hwy 350 in Corinth, MS:
Travel east on Hwy 350 for 11.2 miles
to the property and driveway on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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