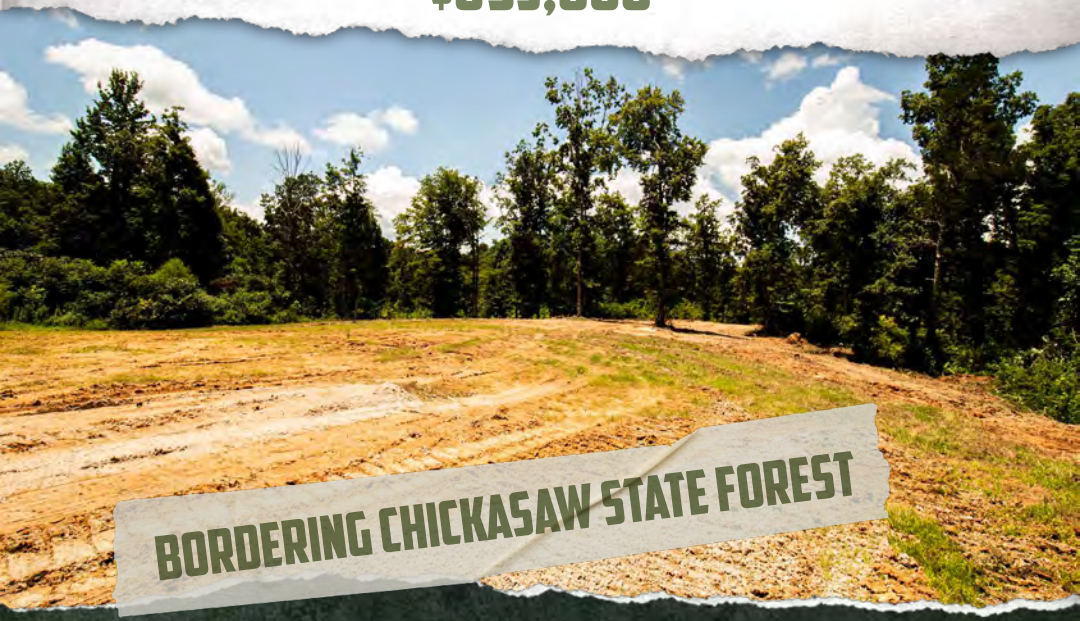
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

210.02± ACRES
HARDEMAN COUNTY, TN

$693,000



BORDERING CHICKASAW STATE FOREST

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

THE HARDEMAN 210.02

PROPERTY PROFILE

LOCATION:

- Highway 100
  Toone, TN 38381
- Borders the Chickasaw State Forest & WMA
- Hardeman County
- 6± Miles E of the Chickasaw State Park
- 20± Miles SW of Jackson
- 59± Miles NE of Collierville

COORDINATES:

- 35.370830, -88.879941

PROPERTY USE:

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

PROPERTY INFORMATION:

- 210.02± Acres
- Gated Entrance
- Established Gravel Drive
- Mature Hardwood Timber
- Established Interior Road System
- Multiple Food Plots
- Several Hunting Blinds
- Bridge Crossing
- Creek Frontage

TAX INFORMATION:

- Parcel 022-010.00
  - 2025 Taxes: $393
- Parcel 022-022.02
  - 2025 Taxes: $36

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SHANE MARTIN
PRINCIPAL BROKER | WEST TENNESSEE
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE HARDEMAN 210.02

WELCOME TO THE HARDEMAN 210.02 IN TOONE, TENNESSEE, AN EXCEPTIONAL RECREATIONAL AND HUNTING PROPERTY LOCATED ON HIGHWAY 100 IN HARDEMAN COUNTY. Offering a unique combination of mature hardwood timber, established wildlife habitat, gated access, and direct frontage along the Chickasaw State Forest & Wildlife Management Area, this versatile 210.02± acre property presents an outstanding opportunity for hunters, outdoor enthusiasts, investors, or those seeking a private place to build and enjoy the outdoors.

Predominately covered in mature hardwood timber, the property provides an abundant natural food source from acorn-producing oaks, creating ideal habitat for healthy populations of whitetail deer and wild turkey. A scenic creek that feeds into Sweeton Branch winds through the property, providing a natural water source that further enhances the wildlife habitat and contributes to exceptional hunting opportunities throughout the year.

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MORE ABOUT THE HARDEMAN 210.02

Designed with hunters and outdoor enthusiasts in mind, the Hardeman 210.02 features multiple established food plots, strategically positioned hunting blinds, and an extensive network of interior roads and trails that make navigating the property both easy and enjoyable. A bridge crossing over the creek provides convenient access throughout the tract by truck, ATV, or UTV, allowing you to comfortably reach food plots, stand locations, and the property's many recreational features.

One of the Hardeman 210.02's most desirable features is its direct boundary with the Chickasaw State Forest & Wildlife Management Area. Bordering thousands of acres of protected public land creates exceptional wildlife habitat while offering expanded opportunities for hunting, hiking, trail riding, and other outdoor recreation. Whether you choose to enjoy your own property or explore the adjoining public lands, this location offers an unmatched outdoor experience.

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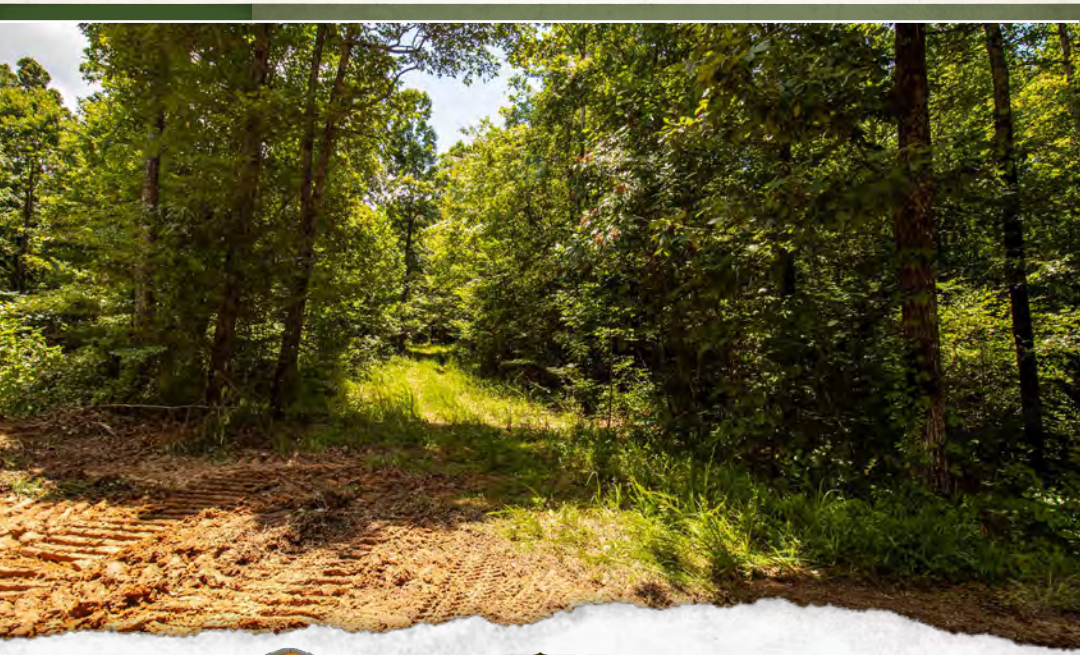
MORE ABOUT THE HARDEMAN 210.02

A gated entrance and established gravel driveway off Highway 100 provide secure and convenient access to the property. Multiple potential homesites are positioned throughout the tract, offering the opportunity to build a custom home, family retreat, hunting lodge, or weekend cabin surrounded by mature hardwoods and the peaceful beauty of West Tennessee.

Conveniently located 20± miles from Jackson, 59± miles from Collierville, and just 6± miles from the Chickasaw State Park Riding Stables, the Hardeman 210.02 offers the ideal balance of privacy and accessibility. Whether you're searching for a premier hunting property, a recreational retreat, a future homesite, or a long-term investment, this exceptional Hardeman County property is ready to be enjoyed for generations to come.

Contact Shane Martin today to schedule a private showing and experience #TheSmallTownWay.



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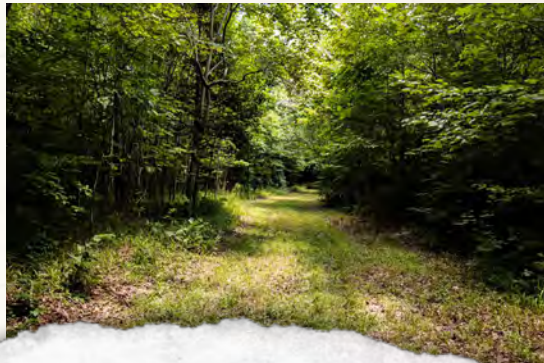

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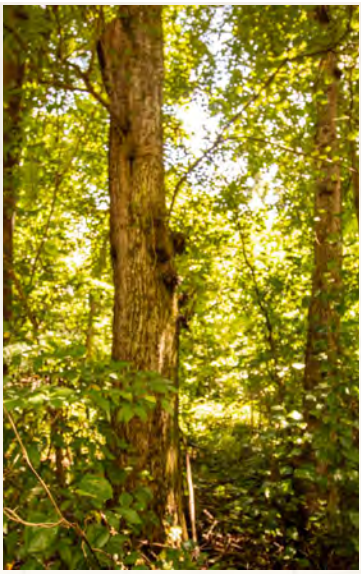

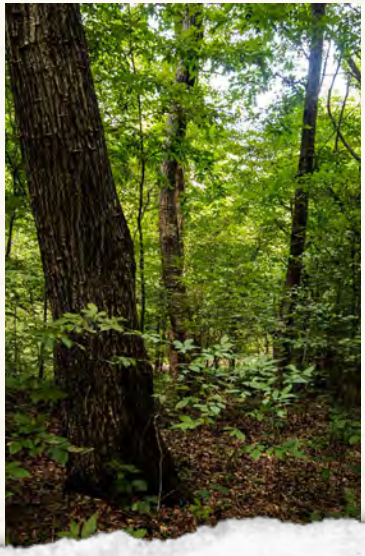

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210.02± ACRES | **HARDEMAN COUNTY, TENNESSEE**

Directions From the Intersection of Highway 18 and Highway 100 in Mendon, TN: Travel east on Highway 100 for 1.4 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS

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