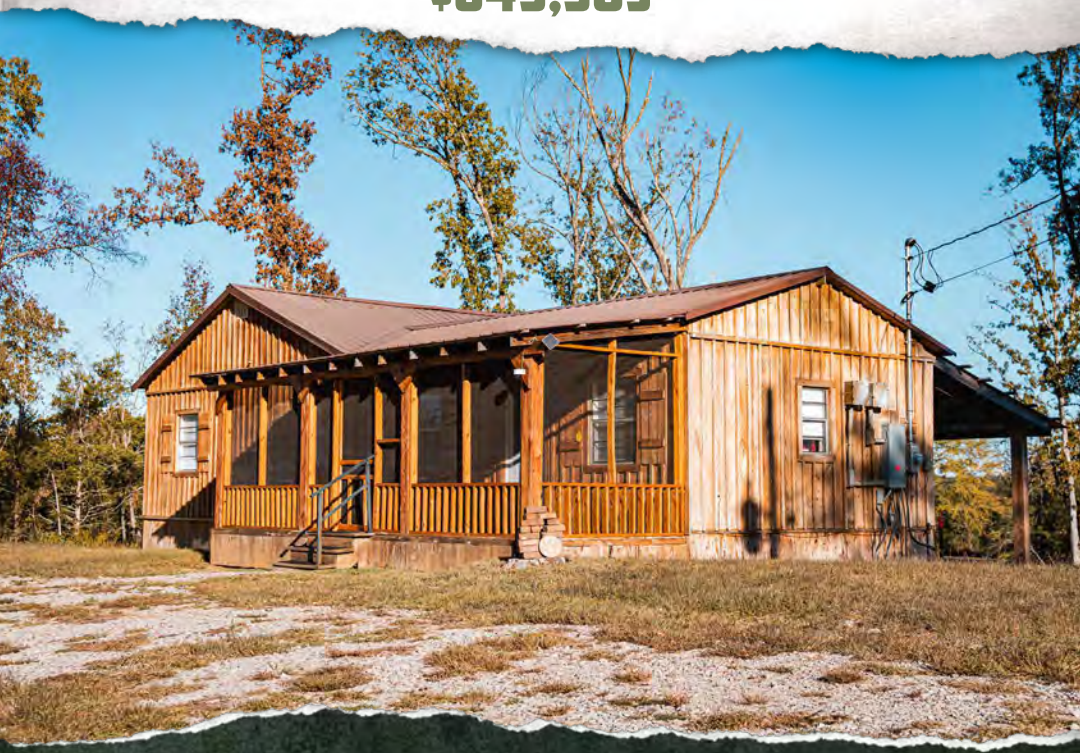
SMALLTOWN
HUNTING PROPERTIES
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120.76± ACRES WITH A CABIN
HARDEMAN COUNTY, TN

$649,985



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THE HARDEMAN 120.76

PROPERTY PROFILE

LOCATION:

- 10345 Van Buren Road Saulsbury, TN 38067
- Hardeman County
- 3± Miles N of Saulsbury
- 15± Miles SW of Bolivar
- 37± Miles E of Collierville
- 60± Miles E of the Memphis International Airport

PROPERTY USE:

- Hunting
- Residential
- Investment
- Recreational

TAX INFORMATION:

- Parcel 148-012.00
- 2025 Taxes $735

COORDINATES:

- 35.08240, -89.07750

PROPERTY INFORMATION:

- 120.76± Acres
- 1,056± SqFt Remodeled Cabin
  - 3 Bedrooms/1 Bathroom
- 30’ x 50’ Metal Shop
  - Concrete Flooring
  - Roll-Up Doors
- Additional Metal Utility Building
- Multiple Established Food Plots
- Saulsbury Creek Influence
- Abundant Deer & Turkey
- Extensive Trail System
- Gated Entrance
- Mixed Timber
- Pond & Dock





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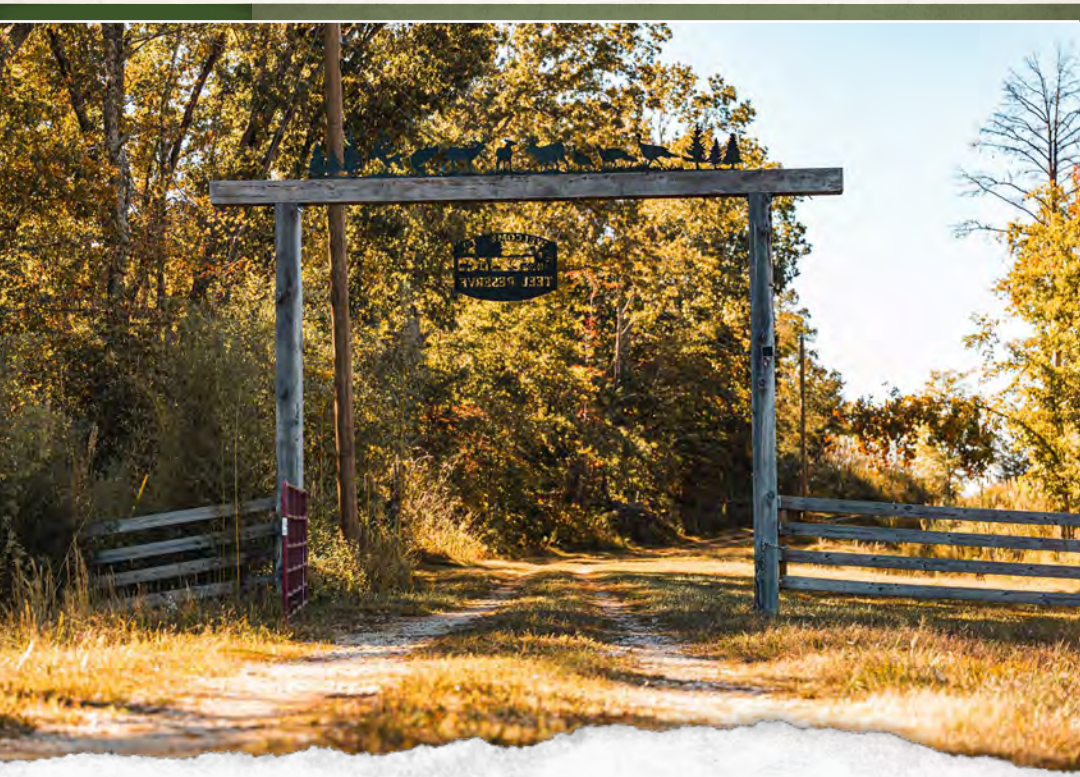
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WELCOME TO THE HARDEMAN 120.76

WELCOME TO THE HARDEMAN 120.76. ENJOY HUNTING, RECREATION, AND COUNTRY LIVING ON VAN BUREN ROAD IN SAULSBURY, TENNESSEE. With a remodeled cabin, a scenic pond, and established wildlife habitat, this 120.76± acre property in Hardeman County offers a place to spend the weekend or settle into a quieter pace.

The remodeled 1,056± square-foot cabin features three bedrooms and one bathroom, with well water serving the property. A 30' × 50' metal shop with a concrete floor and roll-up doors offers ample room for equipment, storage, and recreational gear. A pond with a dock provides another place to relax, while a cleared, level area offers potential for an additional homesite.





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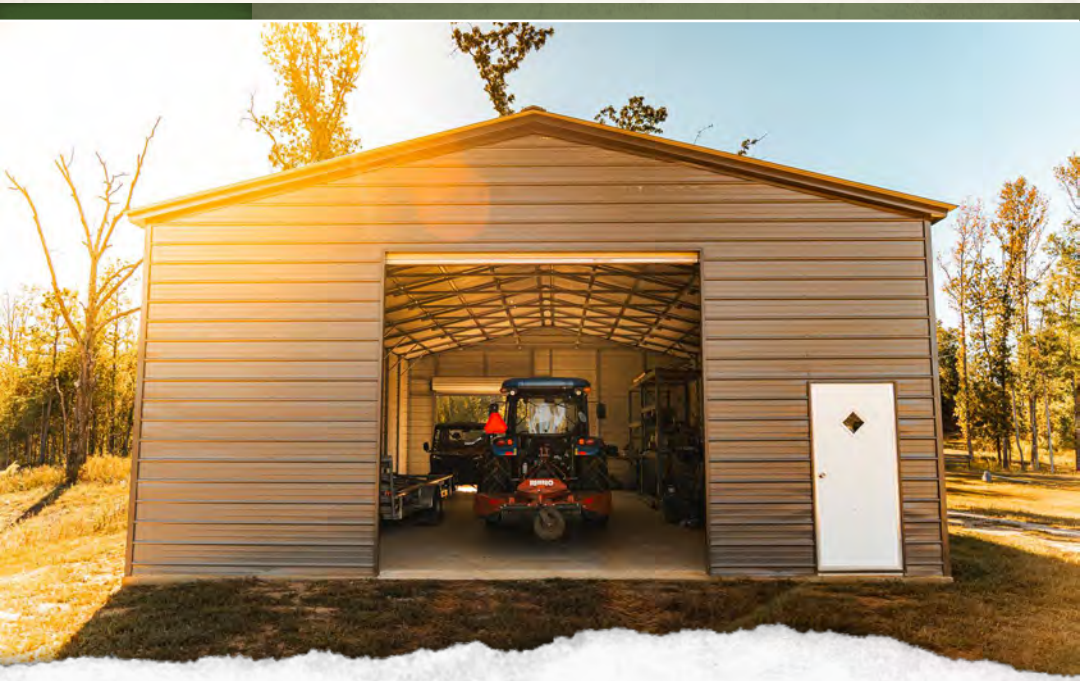
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MORE ABOUT THE HARDEMAN 120.76

Multiple established food plots and excellent deer and turkey habitat make the Hardeman 120.76 well-suited for hunting. Long, scenic views across wide-open areas add to its appeal and offer potential for a private shooting range. An established interior road system provides convenient access throughout the tract, while a gated entrance offers privacy and controlled access. Saulsbury Creek's influence provides a year-round water source for wildlife, and the select-cut timber includes young hardwoods alongside remaining mature timber, creating a diverse landscape.

Whether your plans include mornings in the deer stand, afternoons by the pond, or evenings at the cabin, the Hardeman 120.76 offers a place to make the most of life outdoors in West Tennessee.

Call Shane Martin or Payton Shinault today to schedule a private showing and experience #TheSmallTownWay!





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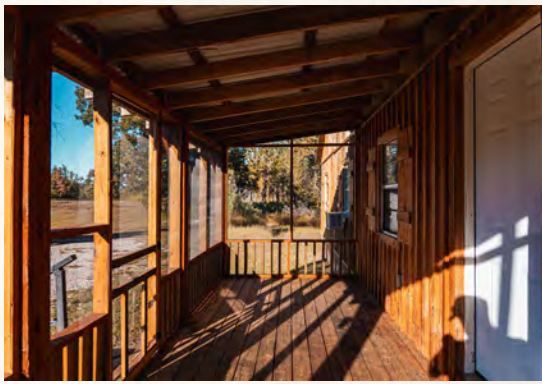
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120.76± ACRES WITH A CABIN | HARDEMAN COUNTY, TENNESSEE















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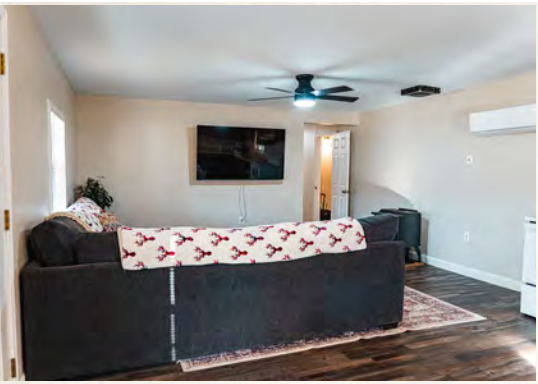


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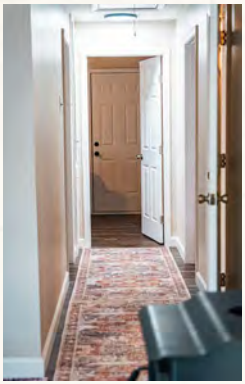
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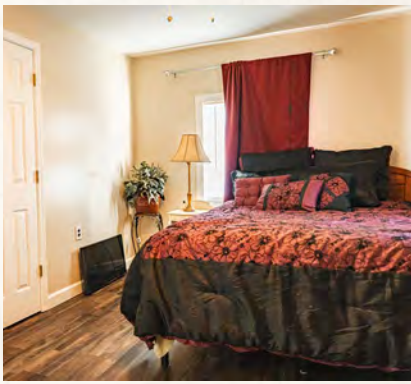
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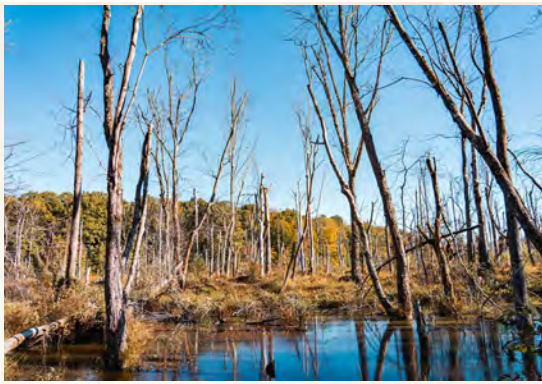
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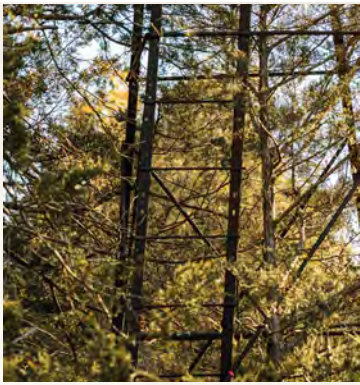
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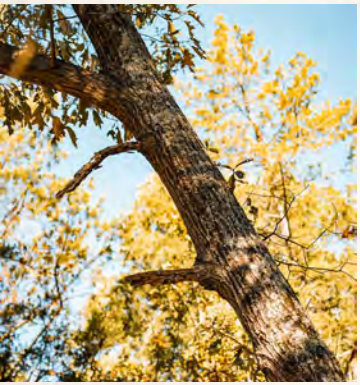
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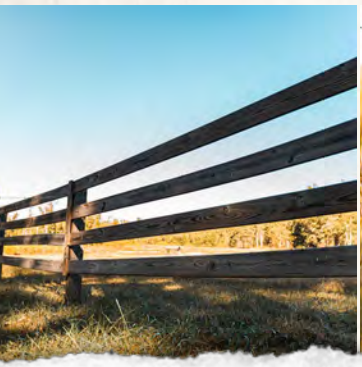


















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land id. LINK





Directions From the Intersection of Highway 57 and Van Buren Road in Saulsbury, TN: Travel north on Van Buren Road for 2.4 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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