



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

252± ACRES
HARDEMAN COUNTY, TN
\$919,800



THE HARDEMAN 252

PROPERTY PROFILE

LOCATION:

- Van Buren Road
Saulsbury, TN 38067
- Hardeman County
- 6.5± N of Saulsbury
- 14± Miles S of Bolivar
- 34.9± Miles NE of Holly Springs, MS
- 43.5± Miles E of Collierville

COORDINATES:

- 35.0967, -89.0804

PROPERTY USE:

- Deer, Turkey, Duck Hunting
- Fishing
- Recreational
- Potential Cabin/Home Site

PROPERTY INFORMATION:

- 252± Total Acres
- 1.5± Acre Pond
- Rolling Topography
- Saulsbury Creek Frontage
- Natural Reneration
- Extensive Road System
- Established Food Plot
- Newly-Opened Food Plots
- Paved Road Frontage

TAX INFORMATION:

- Part of Parcel #: 148-003.00
- Taxes TBD



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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 252

WELCOME TO THE HARDEMAN 252, LOCATED ON VAN BUREN ROAD ROUGHLY SIX MILES NORTH OF SAULSBURY, TN. The 252± acre property offers an excellent opportunity for hunting and recreational use, providing plenty of privacy to escape and enjoy a piece of private land. With paved road frontage, rolling terrain, Saulsbury Creek frontage, open fields, and a swampy, flooded area, this diverse tract is worth considering!

The Hardeman County property features an extensive road system, giving you endless ingress and egress options for hunting deer or turkey. Approximately six years ago, the timber was harvested, and natural regeneration has since taken place, providing ample deer bedding and turkey nesting cover. There is a large, established food plot situated on the northern boundary of the property that is well-suited for growing a diverse range of food for wildlife. Three more food plot potential areas were recently opened with equipment to provide more hunting and food opportunities for wildlife. You will find a 1.5± acre pond on the north end of the property, a perfect water source for wildlife and also an option to satisfy your fishing desires.



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MORE ABOUT THE HARDEMAN 252

The land mostly consists of mild rolling terrain, with the eastern boundary having live creek frontage along Saulsbury Creek, and this portion of the property falls in a flood zone. There are some pockets of standing water and mature cypress trees with potential for some duck hunting. The deer and turkey numbers in this area are strong, with signs of heavily trafficked trails and spottings of a flock of turkeys while riding around the property.

If building a primary home or a weekend getaway hunting cabin is something you have been looking for, there is a great location to build right up at the front entrance. The Bolivar Energy Authority is the power provider, Dixie Gas Co. supports the gas service, and fiber optic internet is available with Aeneas Communications. There is no community water, so a private well and septic tank will have to be dug and installed.

See what the Hardeman 252 has to offer!
Contact Caleb Warren or Shane Martin today to
schedule a tour and experience #TheSmallTownWay!



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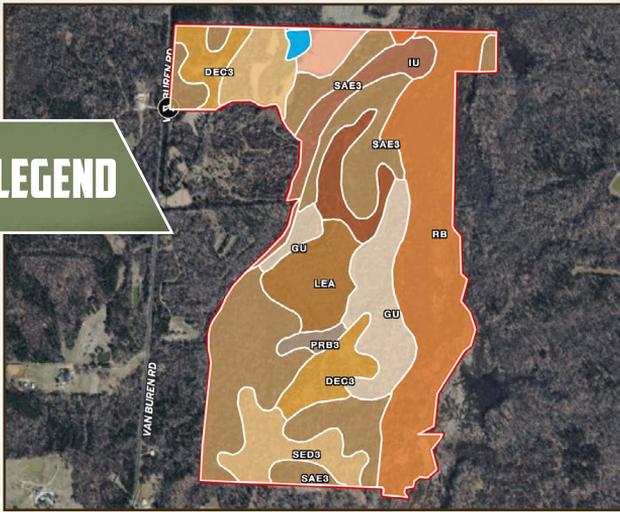
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SOIL MAP & LEGEND



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SaE3	Smithdale loam, 12 to 25 percent slopes, severely eroded	70.46	29.04	0	50	7e
RB	Rosebloom and Bibb soils, frequently flooded	59.59	24.56	0	53	5w
SeD3	Smithdale and Lexington soils, 8 to 12 percent slopes, severely eroded	25.09	10.34	0	64	6e
Gu	Gullied land-Hapudults complex, very steep	23.21	9.57	0	-	-
DeC3	Deanberg clay loam, 5 to 8 percent slopes, severely eroded	17.4	7.17	0	66	4e
LeA	Lexington silt loam, 0 to 2 percent slopes	16.05	6.62	0	80	2e
Iu	Iuka silt loam, occasionally flooded	11.8	4.86	0	81	2w
LeB3	Lexington silty clay loam, 2 to 5 percent slopes, severely eroded	9.29	3.83	0	70	3e
LeC3	Lexington silty clay loam, 5 to 8 percent slopes, severely eroded	5.05	2.08	0	65	4e
PrB3	Providence silty clay loam, 2 to 5 percent slopes, severely eroded	2.67	1.1	0	37	3e
W	Water	1.4	0.58	0	-	-
STF	Smithdale and Toinette soils, 20 to 45 percent slopes	0.62	0.26	0	15	7e
TOTALS		242.6 3(*)	100%	-	52.6	5.17

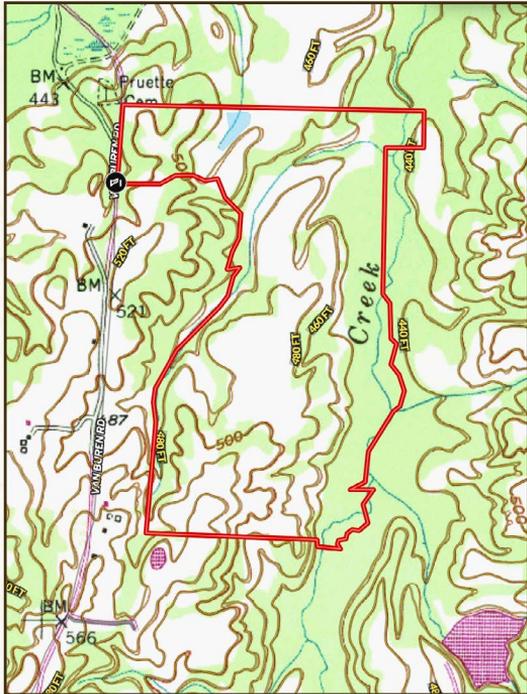


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land id. LINK

TOPOGRAPHY MAP



Directions From the Intersection of HWY 57 and Van Buren Road in Saulsbury, TN: Travel 3.3 miles north on Van Buren Road to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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