



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

224.23± TOTAL ACRES
HARDEMAN COUNTY, TN
FIVE TRACTS AVAILABLE

PRICES & ACREAGE VARY

THE HARDEMAN 224.23 FIVE TRACTS

PROPERTY PROFILE

LOCATION:

- TN-18 North
Toone, TN 38381
- Hardeman & Chester County
- 4± Miles NE of Bolivar
- 12± Miles SW of the
Chickasaw State Park
- 23± Miles SW of Jackson
- 57± Miles NE of Collierville

COORDINATES:

- 35.308782, -88.947716

PROPERTY USE:

- Farm
- Hunting
- Investment
- Development

TAX INFORMATION:

- Parcel 052-004.00
- TBD

PROPERTY INFORMATION:

- 224.23± Total Acres
- Five Individual Tracts
- Row Crop
- Mature Timber
- Multiple Ponds
- Road Frontage
- Partially Fenced
- Multiple Build Sites
- Additional Acreage Available

ACREAGE & PRICING:

- Tract 1: 40.4± Acres
\$258,560
- Tract 2: 62.6± Acres
\$400,640
- Tract 3: 44.1± Acres
\$282,240
- Tract 4: 39.3± Acres
\$251,520
- Tract 5: 38.53± Acres
\$246,592



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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 224.23 | FIVE TRACTS

WELCOME TO THE HARDEMAN 224.23 IN TOONE, TENNESSEE. This versatile property located in Hardeman County offers a strong combination of agricultural production, hunting and recreation, investment potential, and future development opportunities.

The 224.23± acre property features a mix of productive row crop and mature timber, providing potential income while also creating quality wildlife habitat. Multiple ponds are located throughout the property, providing additional water sources for wildlife and livestock while enhancing the recreational appeal of the land.



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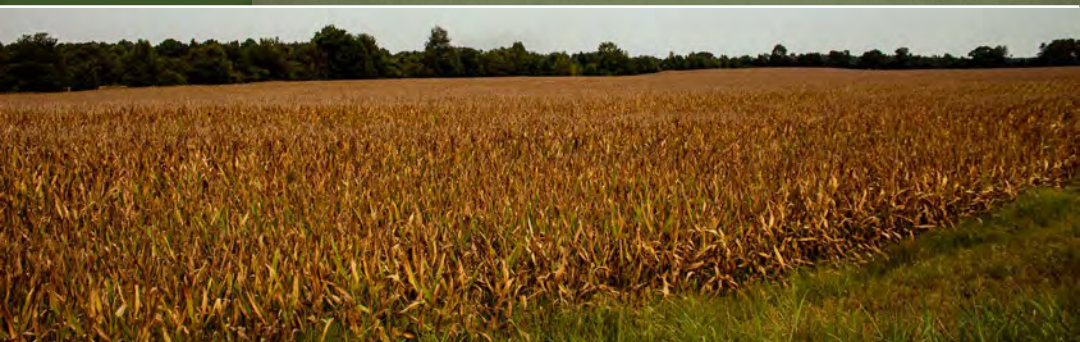
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MORE ABOUT THE HARDEMAN 224.23 | FIVE TRACTS

With road frontage, multiple potential building sites, and portions of the property already fenced, the Hardeman 224.23 offers plenty of flexibility. Whether you're looking for a working farm, hunting property, investment, future homesite, or development opportunity, this property provides multiple options to fit your goals.

The Hardeman 224.23 is being offered in multiple tracts, giving buyers the opportunity to purchase the acreage that best fits their needs. Additional acreage is available for those looking to assemble a larger property.

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



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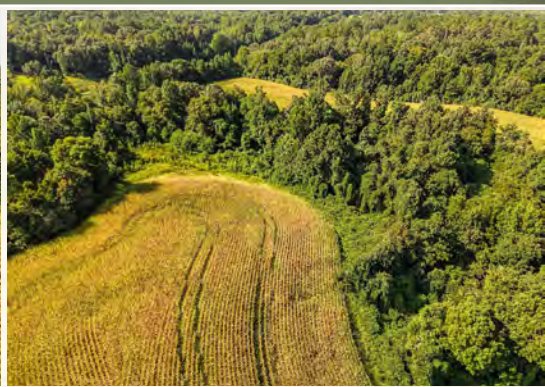
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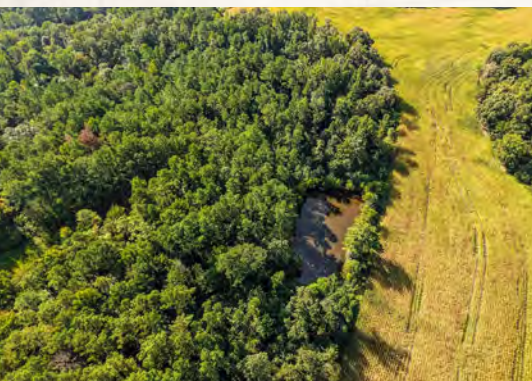
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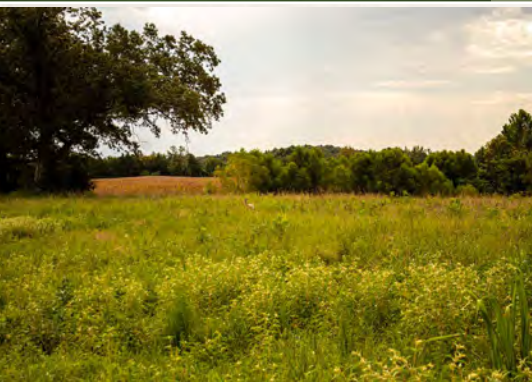
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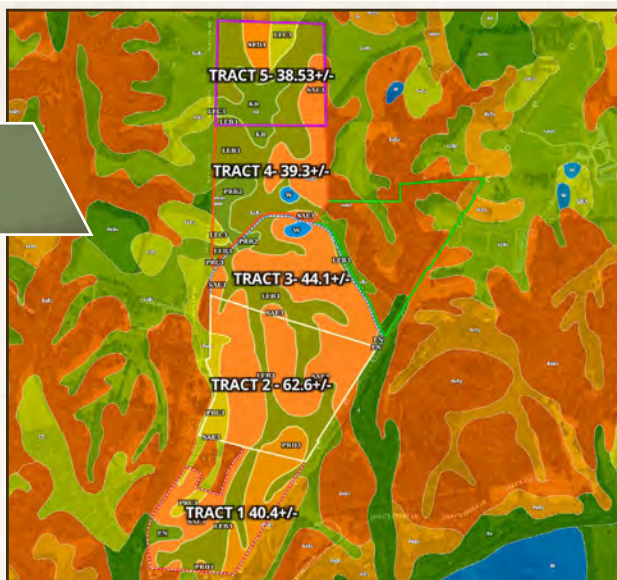
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SaE3	Smithdale loam, 12 to 25 percent slopes, severely eroded	95.08	42.25	0	50	7e
LeB3	Lexington silty clay loam, 2 to 5 percent slopes, severely eroded	79.09	35.14	0	70	3e
PrD3	Providence silty clay loam, 8 to 12 percent slopes, severely eroded	15.27	6.78	0	34	6e
Kr	Kurk silt loam	9.35	4.15	0	84	2w
PrC3	Providence silty clay loam, 5 to 8 percent slopes, severely eroded	7.48	3.32	0	37	4e
PrB2	Providence silt loam, 2 to 5 percent slopes, moderately eroded, north	6.27	2.79	0	37	2e
SeD3	Smithdale and Lexington soils, 8 to 12 percent slopes, severely eroded	4.2	1.87	0	64	6e
LeC3	Lexington silty clay loam, 5 to 8 percent slopes, severely eroded	4.01	1.78	0	65	4e
En	Enville silt loam, 0 to 2 percent slopes, occasionally flooded	2.37	1.05	0	66	2w
W	Water	1.93	0.86	0	-	-
TOTALS		225.0	100%	-	56.83	4.94



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Directions From Bolivar, TN: Travel north on TN-18 for 4.4 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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