SMALLTOWN
HUNTING PROPERTIES
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28.41± ACRES WITH A BARNDOMINUM AND GUEST HOUSE

HARDEMAN COUNTY, TN

$825,000



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

CHESNUT CREEK FARM

PROPERTY PROFILE

LOCATION:

- 220 Front Road
  Toone, TN 38381
- Hardeman County
- 8.7± Miles NE of Bolivar
- 21.9± Miles SW of Jackson
- 55.8± Miles NE of Collierville
- 77.3± Miles NE of the Memphis International Airport

PROPERTY USE:

- Residential
- Potential Rental Income
- Hunting & Fishing
- Investment

TAX INFORMATION:

- 034-020.00
- 2025 Taxes: $358

COORDINATES:

- 35.35366, -88.94449

PROPERTY INFORMATION:

- 28.41± Total Acres
- 6± Acre Fully Stocked Lake
- 2,400± SqFt Barndominium Home
  - 2 Bedrooms/3 Baths
- 1,600± SqFt Guest House
  - Primary Bedroom/2 Baths
  - 6 Bunk Beds
  - Full Kitchen
- 40’ x 40’ Shop with 15’ Lean-To
- Cypress Front Porch
- Established Food Plot
- Private Boat Ramp
- Gated Entrance
- Swimming Pool
- Landscaped





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Information is believed to be accurate but not guaranteed.

WELCOME TO CHESNUT CREEK FARM

WELCOME TO CHESNUT CREEK FARM, AN EXCEPTIONAL 28.41± ACRE PROPERTY IN TOONE, TENNESSEE, OFFERING THE PERFECT COMBINATION OF COUNTRY LIVING, RECREATION, PRIVACY, AND INCOME-PRODUCING POTENTIAL. With two residences, a fully stocked lake, a large shop, and beautiful acreage, this Hardeman County property offers endless possibilities for a private homestead, recreational retreat, family compound, or investment opportunity.

Chesnut Creek Farm's main residence is an impressive 2,400± square foot barndominium-style home featuring two bedrooms and three bathrooms. There is an office that can be converted to another bedroom. The home provides a spacious setting for everyday living while embracing the character and versatility of a barndominium.

Adding even more value is the 1,600± square foot guest house, which features six bunk beds, a primary bedroom, a kitchen, and two bathrooms. Currently operating as an Airbnb, the guest house provides an established opportunity for generating rental income and has tremendous potential for continued growth. Whether used as a short-term rental, guest accommodations, hunting lodge, or additional space for family and friends, this versatile building adds significant value to the property.





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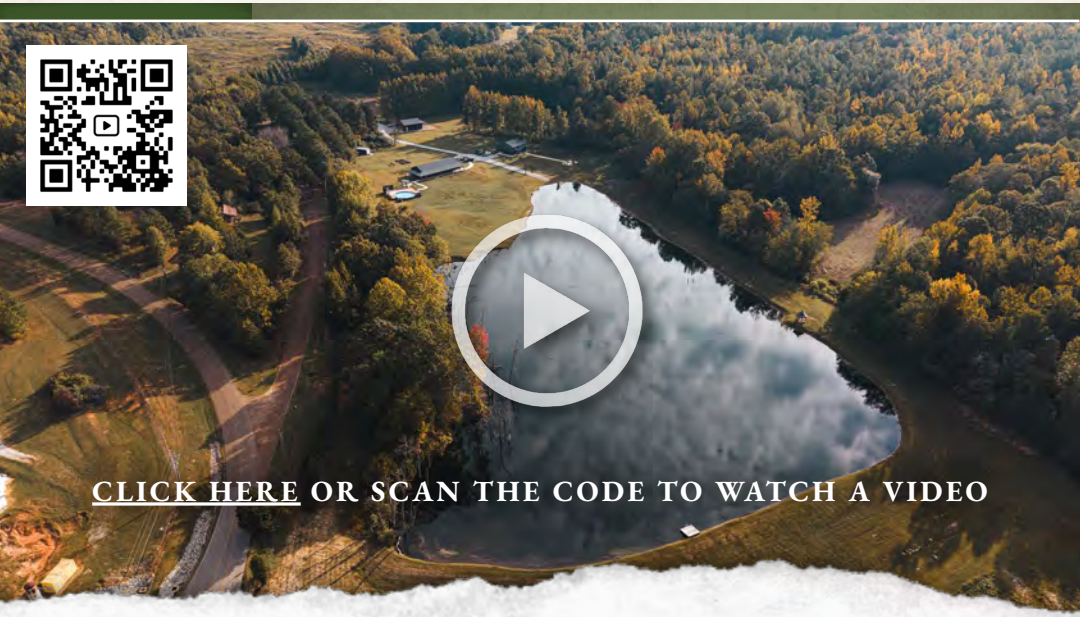
MORE ABOUT CHESNUT CREEK FARM

One of the highlights of Chesnut Creek Farm is the 6± acre fully stocked lake, offering a beautiful setting for fishing, recreation, relaxation, and enjoying the outdoors.

For those needing workspace or storage, the property also features a 40' x 40' shop with a 15' lean-to, providing plenty of room for equipment, vehicles, recreational gear, hobbies, or farm-related needs.

With 28.41± acres, multiple living spaces, an income-producing guest house, a stocked lake, and substantial shop space, Chesnut Creek Farm offers a rare combination of lifestyle and investment potential. Whether you're looking for a private country estate, family compound, recreational property, or an opportunity to generate additional income, this property deserves a closer look.

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





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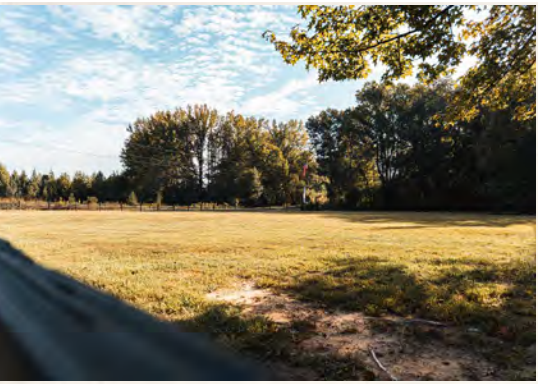











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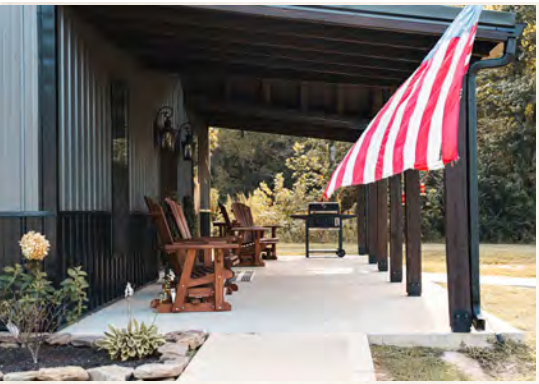













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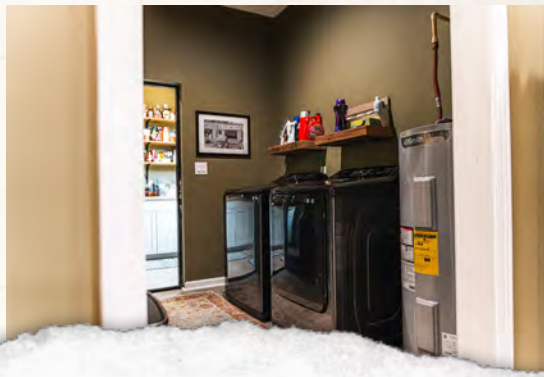



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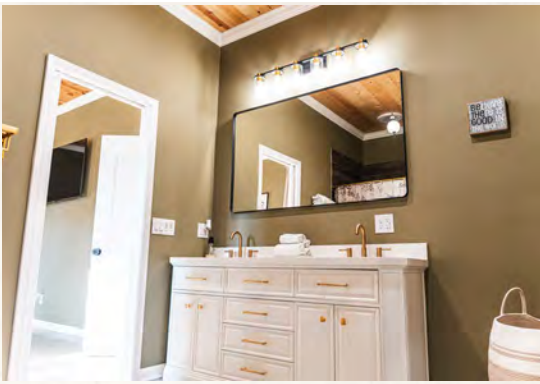





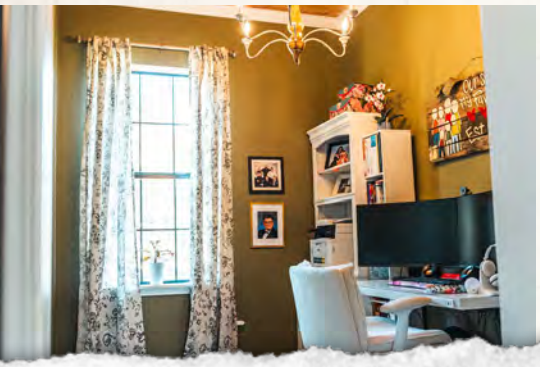





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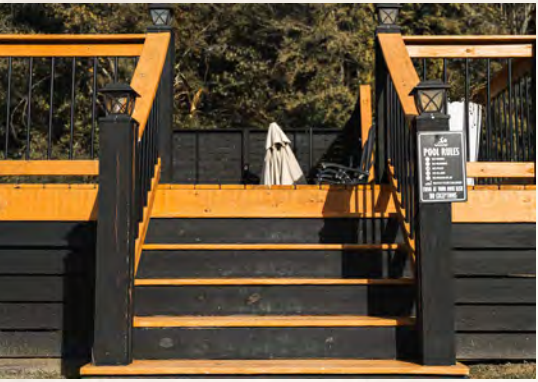



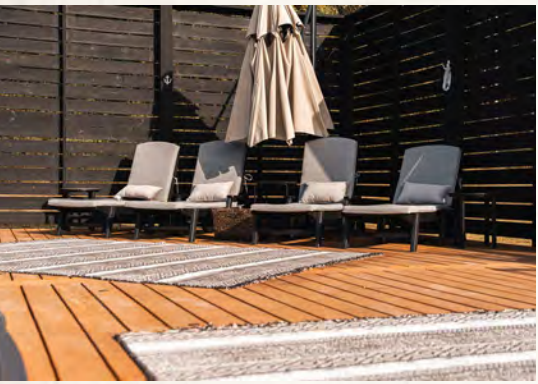









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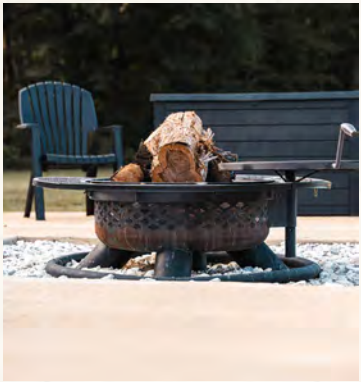
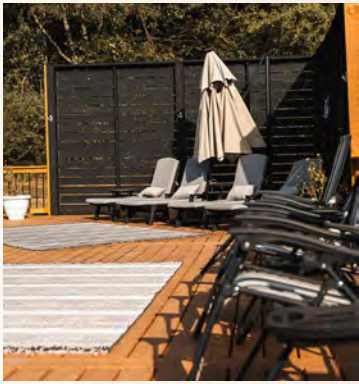






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land id. LINK



Directions From the Intersection of Highway 100 and Main Street in Toone, TN: Travel southeast on Main Street for 1.3 miles. Turn left onto Kilgore Drive and then continue onto Front Street for 0.4 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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