



**85± ACRES**  
**HARDIN COUNTY, TN**  
**\$550,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (423) 568-8339**



# THE HARDIN 85

## PROPERTY PROFILE

### LOCATION:

- Clifton Road  
Savannah, TN 38372
- Hardin County
- 11± Minutes NE of Savannah
- 30± Minutes N of Pickwick Lake

### COORDINATES:

- 35.28484, -88.18751

### PROPERTY USE:

- Home Sites
- Recreational
- Hunting
- Farming

### PROPERTY INFORMATION:

- 85± Total Acres
- 35± Acres in Fields
- Internal Trail System
- Year-Round Creek
- Mature Timber
- 500± Feet of Road Frontage
- Numerous Home Sites
- Excellent Deer and  
Turkey Hunting
- Access to City Water

### TAX INFORMATION:

2023 - \$166.69



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**PARKER HENSHAW**

LAND SPECIALIST

C: 931-307-3631

O: 423-568-8339

[parker@smalltownproperties.com](mailto:parker@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE HARDIN 85

**WELCOME TO THE HARDIN 85, LOCATED JUST MINUTES FROM THE TENNESSEE RIVER IN SAVANNAH, TN.** If you have been looking for a spot to build your forever home or own a farm to hunt, this could be the place for you! This 85± acre Hardin County farm offers a mix of hardwoods and fields, making this property perfect for hunting turkey in the spring and deer in the fall. Currently, this farm is leased for the 2024-2025 deer season, but the possibilities are endless.

With roughly 500 feet of frontage on Clifton Road plus an internal trail system that covers the entire farm, access has never been easier. The field connected to Clifton Road is a perfect spot to build your dream home. Mature timber and 35± acres of fields will make a great investment through row crops or timber harvest. On the eastern corner of the property, you will find a year-round creek as well.



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# MORE ABOUT THE HARDIN 85

For the outdoorsman, this particular farm is known for producing big whitetail deer and large flocks of turkey. Four separate fields are scattered throughout the property and will make excellent food plots. A timber thinning nearly a decade ago has allowed a thick undergrowth to produce a whitetail haven.

As a bonus, for the fishermen and water lovers, this property is located only 30 minutes from Pickwick Lake. The Hardin 85 truly has endless possibilities: a hunting paradise, a forever homeplace, you name it!

**Call Parker Henshaw today to schedule a private tour.**



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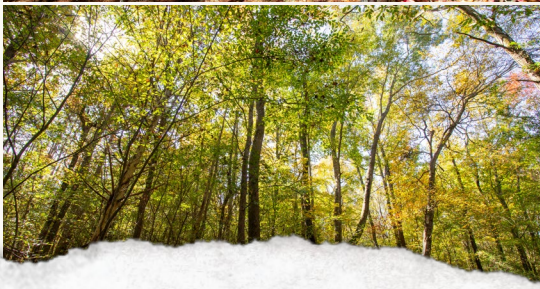
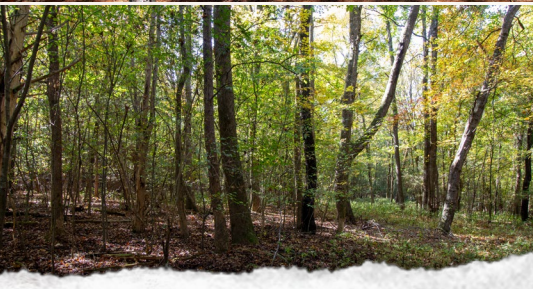
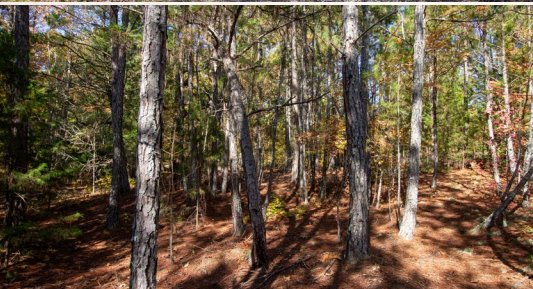
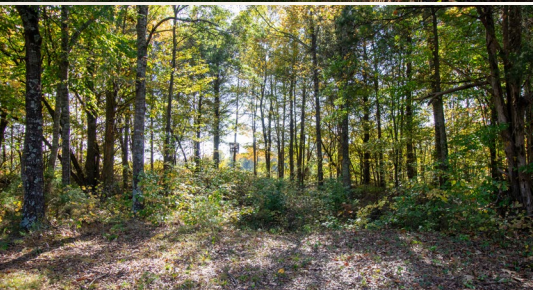
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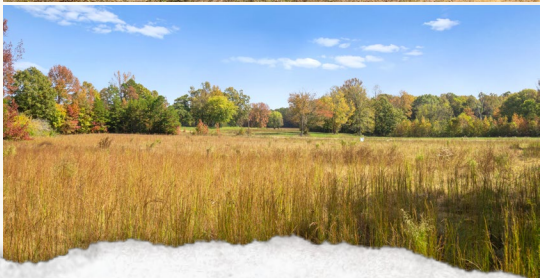
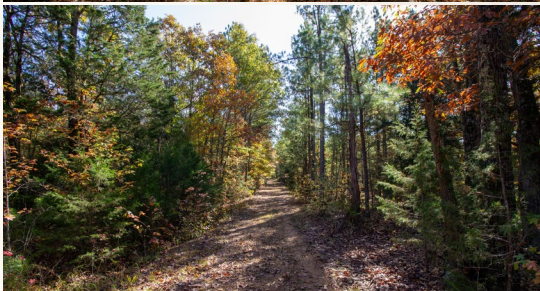
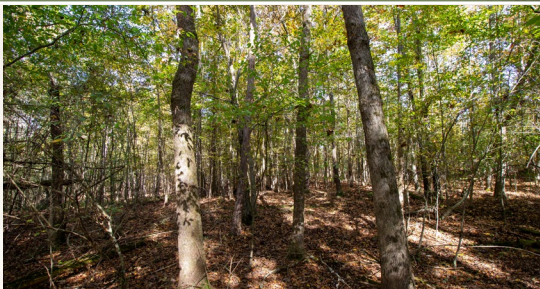
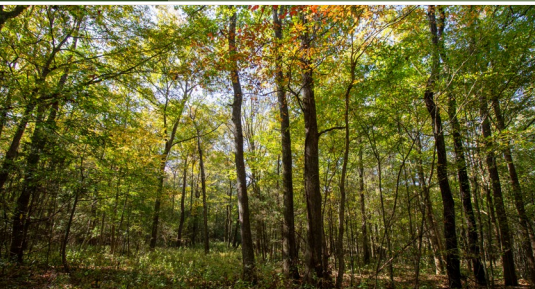
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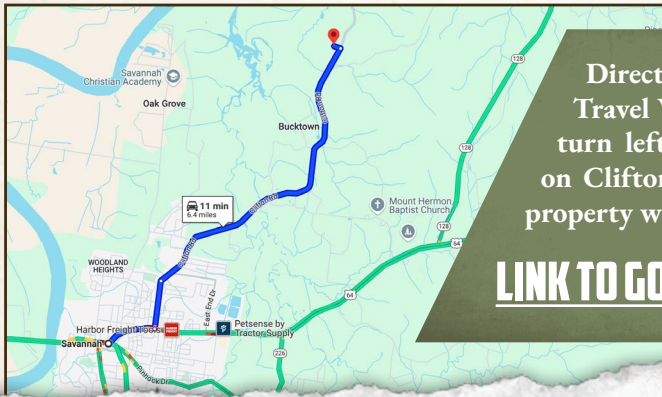
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land id. LINK



Directions From Savannah, TN:  
Travel Wayne Road for 0.6 miles and  
turn left on Shell Street. Turn right  
on Clifton Road and in 5.5 miles, the  
property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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