

Hardeman 242
00 Harris Rd.
Bolivar, TN 38008

\$4,248,200
1,931± Acres
Hardeman County



Hardeman 242
Bolivar, TN / Hardeman County

SUMMARY

Address

00 Harris Rd.

City, State Zip

Bolivar, TN 38008

County

Hardeman County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

35.289431 / -88.884079

Acreage

1,931

Price

\$4,248,200

Property Website

<https://www.forestryrealestate.com/property/hardeman-242-hardeman-tennessee/113629/>



PROPERTY DESCRIPTION

Located between Memphis and Nashville, Tennessee sits the Hardeman County

Hardeman Co Tract. With a total of $\pm 1,931$ acres, this tract offers immediate timber income potential with 881 acres of plantation pine, plentiful hardwood bottoms, and excellent wildlife habitat. An extensive road system runs throughout the property along ridgelines, providing all-season access, with additional road access extending down into the bottoms as well.

The pine plantation acreage spans a range of age classes, providing a staggered harvest schedule for the new owner:

- Merch Pine (~431 acres): Ages 24-39, with the bulk (213 acres) in a twice-thinned 39-year-old stand nearing final harvest, plus additional merchantable stands at 24, 28, and 34 years old - all offering near-term income potential.
- PreMerch Pine (~228 acres): Recently established plantations from 2021 (104 acres) and 2024 (124 acres), building the next generation of merchantable timber.
- Mixed pine/hardwood (~223 acres, Stand 287): Rounding out the plantation pine component alongside a naturally regenerated stand.

The property's hardwood bottoms and regenerating hardwood/mixed stands add both ecological and recreational value:

- PreMerch Mixed (Stand 31, ~504 acres): Hardwood/pine regeneration established in 2007 and 2014, now around 19 years old - the largest cover type on the property and a strong contributor to wildlife habitat diversity.
- PreMerch HW (Stand 30, ~219 acres): Hardwood regeneration established between 2002 and 2014.
- Mixed (Stand 14, ~57 acres): Mature 43-year-old mixed pine/hardwood, twice-thinned.

At a glance:

84 miles from Memphis, TN

158 miles from Nashville, TN

82 miles from Oxford, MS

68 miles from Pickwick Lake

Joint Marketing & Advertising Disclosure

Property Located in Hardeman County, Tennessee

This property is being jointly marketed by Burch Real Estate Group and Davis DuBose Knight Forestry & Real Estate LLC ("DDK Forestry & Real Estate"). Because this property is located in the State of Tennessee, all licensed brokerage activity in connection with this listing is conducted under the Tennessee real estate license held by Burch Real Estate Group, as required by the Tennessee Real Estate Broker License Act (T.C.A. § 62-13-101 et seq.).

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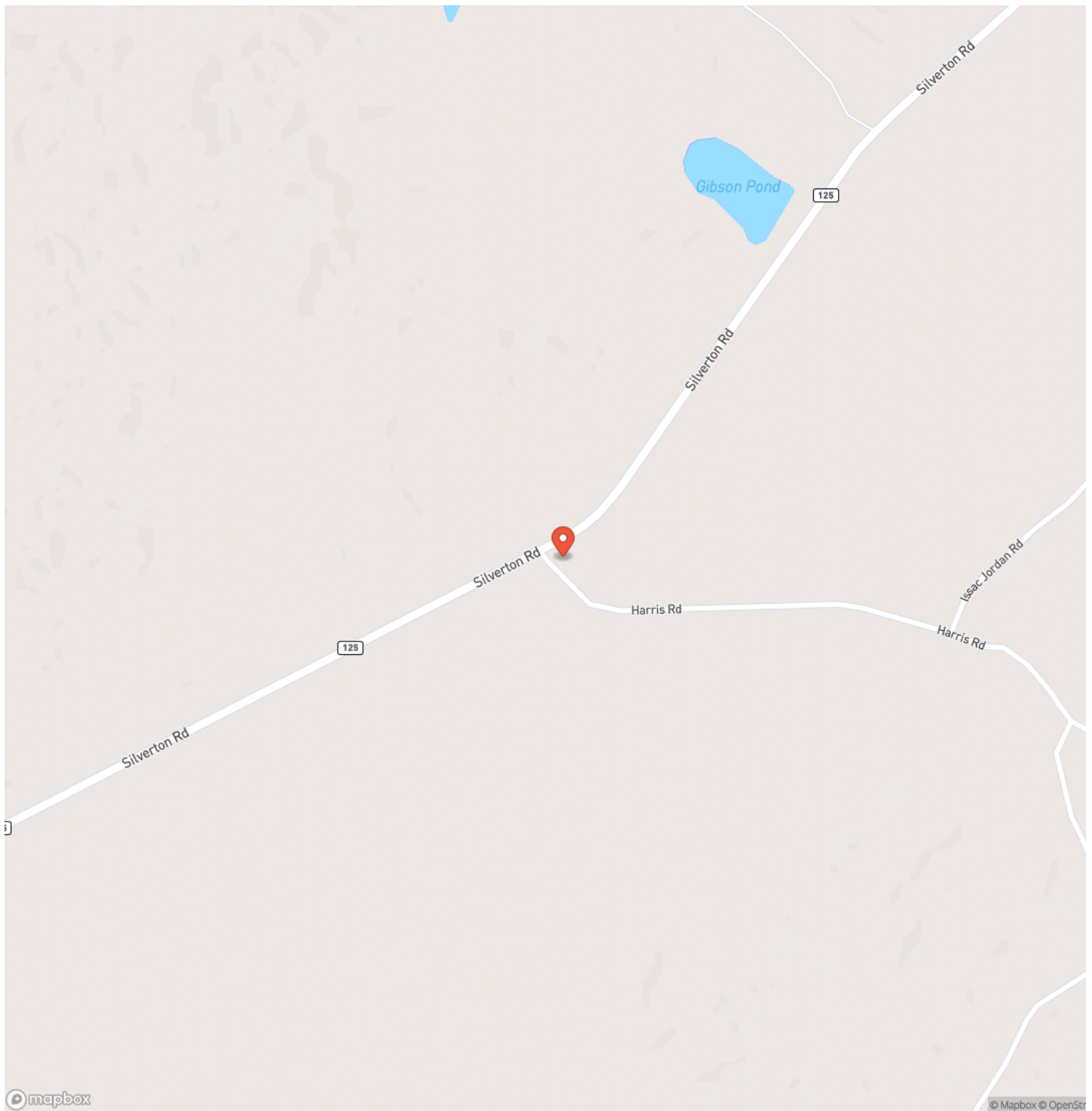
Role of DDK Forestry & Real Estate

DDK Forestry & Real Estate is participating in the marketing of this property as a cooperating, non-resident brokerage. Consistent with T.C.A. § 62-13-302, DDK Forestry & Real Estate will not conduct any negotiations for the sale of this property within the State of Tennessee. Any compensation paid to DDK Forestry & Real Estate is paid by Burch Real Estate Group pursuant to a separate written cooperative brokerage agreement between the firms.

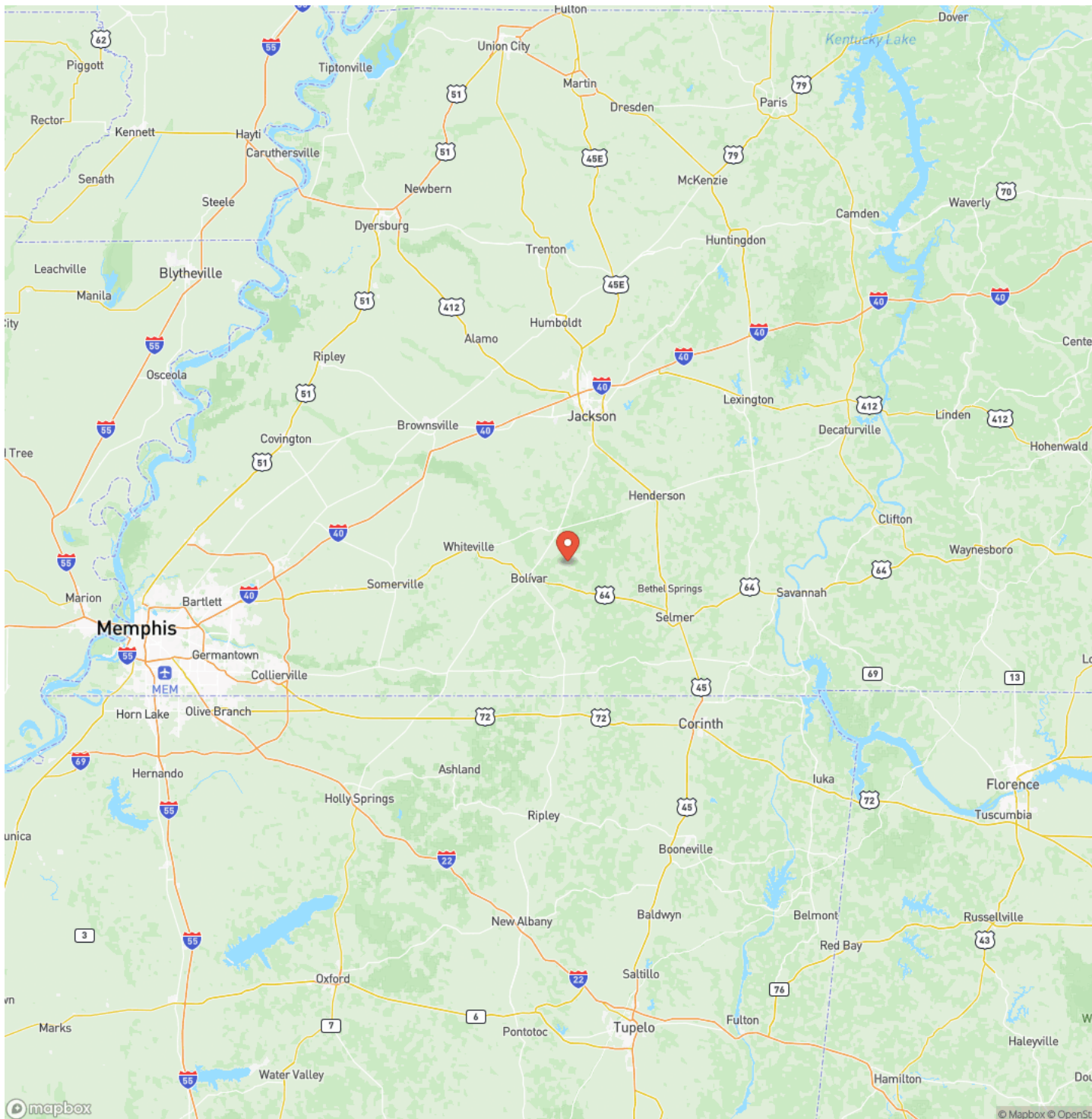




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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