133 ACRES ON DEAD-END ROAD BORDERS CHICKASAW STATE PARK- FIELDS, WOODS & SECULSION
MCCLENDON LN
Toone, TN 38381

$529,000
133± Acres
Hardeman County







MORE INFO ONLINE:

https://mossyoakproperties.com/

SUMMARY

Address
MCCLENDON LN

City, State Zip
Toone, TN 38381

County
Hardeman County

Type
Hunting Land, Horse Property, Timberland, Undeveloped Land, Ranches, Recreational Land, Farms

Latitude / Longitude
35.35536 / -88.903021

Acreage
133

Price
$529,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Escape to a private haven where 133 acres await on a dead-end road, bordering the serene Chickasaw State Park. This exceptional property offers a rare blend of open fields, mature woods, and unparalleled seclusion, inviting you to craft your ideal rural retreat. Whether your vision includes a vibrant horse property, a productive farm, or a premier hunting estate, this land provides the perfect canvas for a life connected to nature.

Nestled in the charming city of Toone, within Hardeman County, Tennessee, this property enjoys a prime position that combines rural tranquility with convenient access to regional amenities. Its strategic location, bordering the expansive Chickasaw State Park, ensures a natural buffer and enhanced privacy, offering a unique opportunity to own a piece of Tennessee's beautiful landscape.

Land and terrain

Spanning 133 acres, the land presents a diverse topography featuring a harmonious mix of open fields and dense woodlands. This varied terrain is ideal for a multitude of activities, from cultivating crops and grazing livestock to exploring timber resources.

Improvements and infrastructure

This expansive property is ready for your personal touch, offering the freedom to design and implement your desired improvements. While currently unimproved, the potential is boundless for creating custom structures, equestrian facilities, or agricultural infrastructure. Imagine establishing your dream home, barns, or outbuildings to perfectly complement your lifestyle and operational needs.

Current and potential use

Currently utilized for family recreation and weekend outings, it awaits horses, hunting, livestock, pasture, ranching, recreational activities, and timber, the property boasts incredible versatility. Its potential uses are even broader, encompassing agricultural endeavors, development opportunities, grazing, poultry farming, and even establishing a tree farm or vineyard. This land truly supports a multitude of dreams, from a working farm to a private recreational sanctuary.

Access and easements

Access to this secluded acreage is just off Hwy 18 and then to a secluded white gravel road, ensuring privacy and a quiet approach to your property.

TO LOOK AT THIS UNIQUE FARM CONTACT BRAD HAWKINS WITH MOSSY OAK PROPERTIES: CELL 731 610 2473





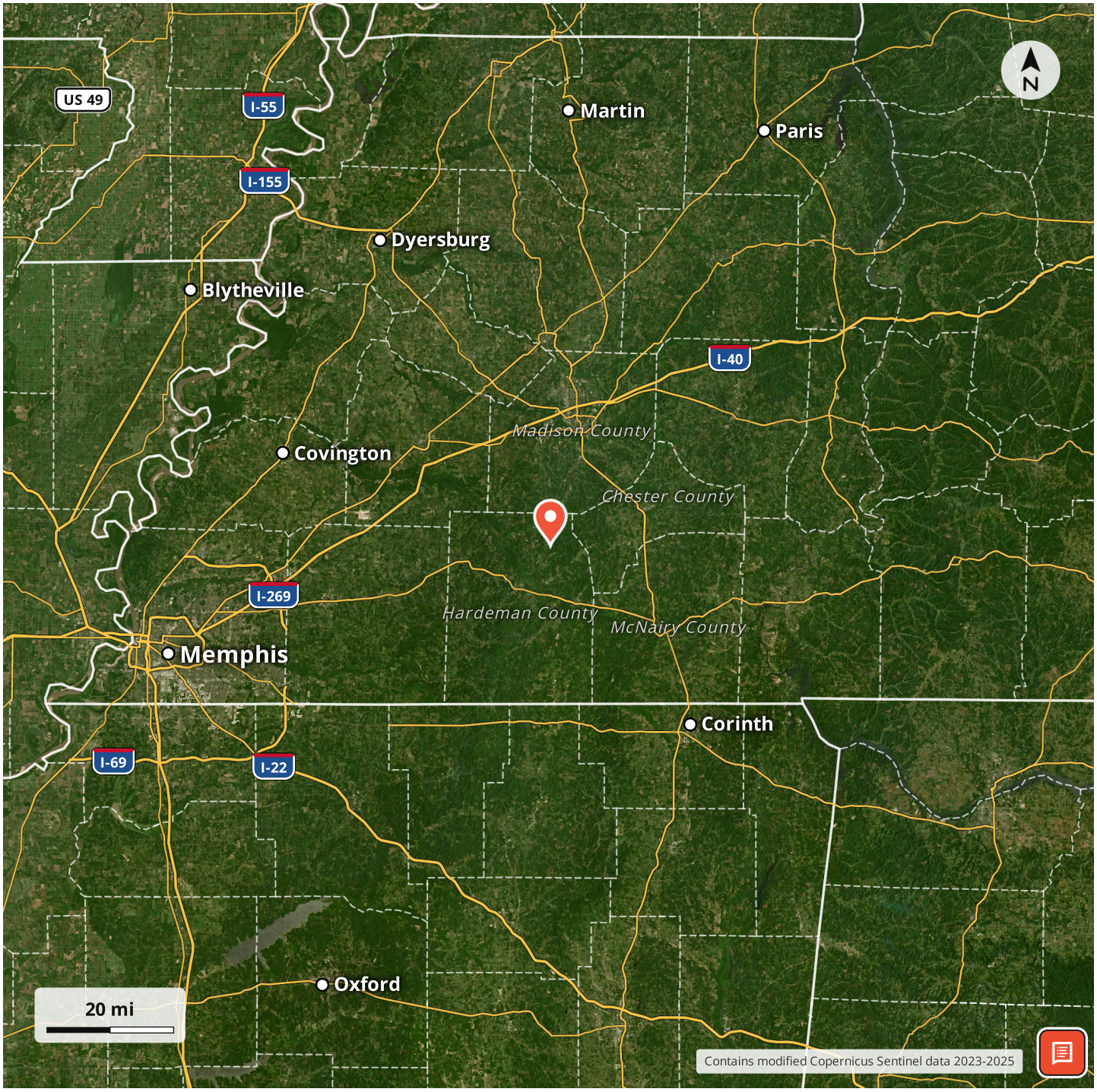




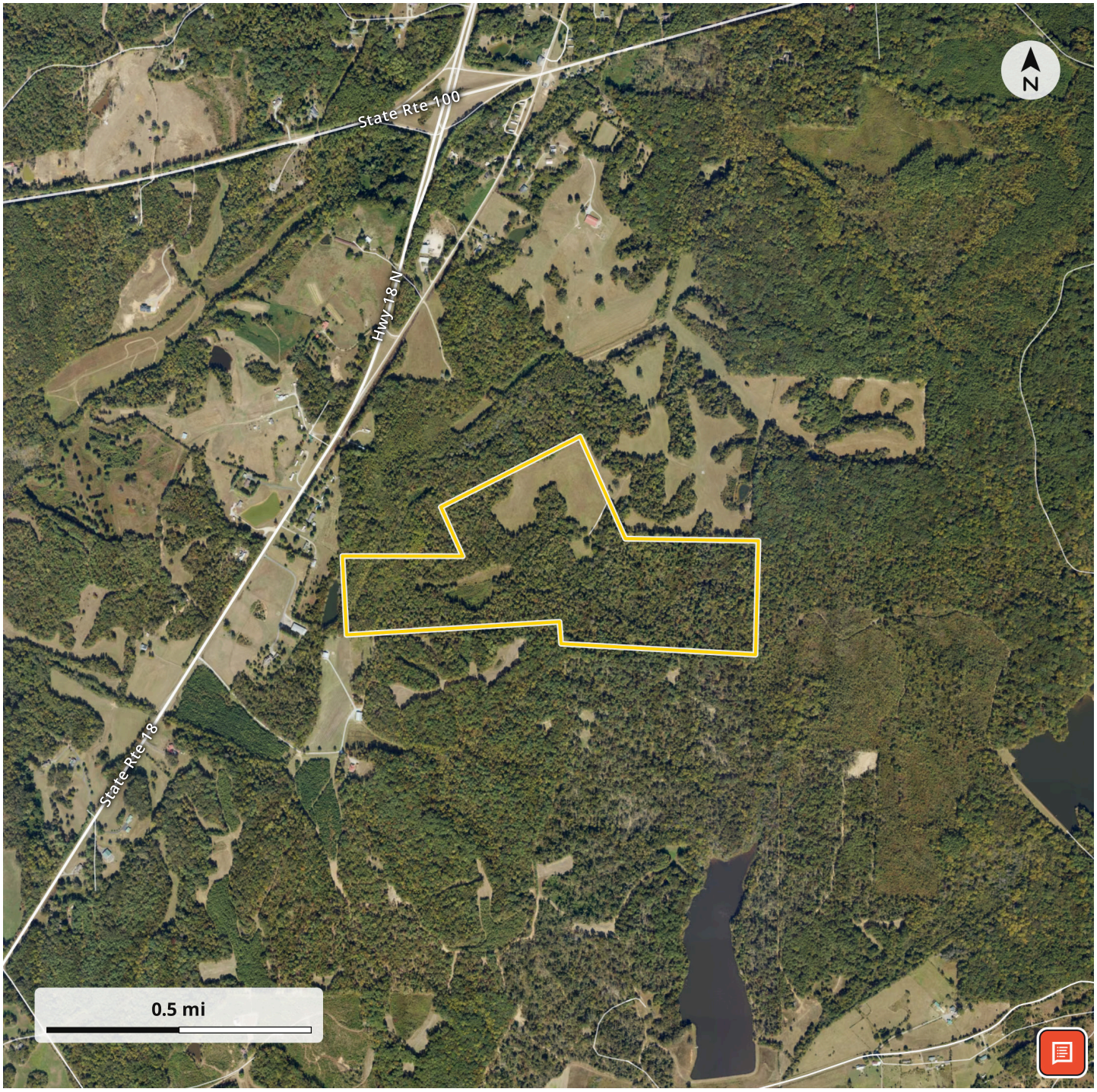




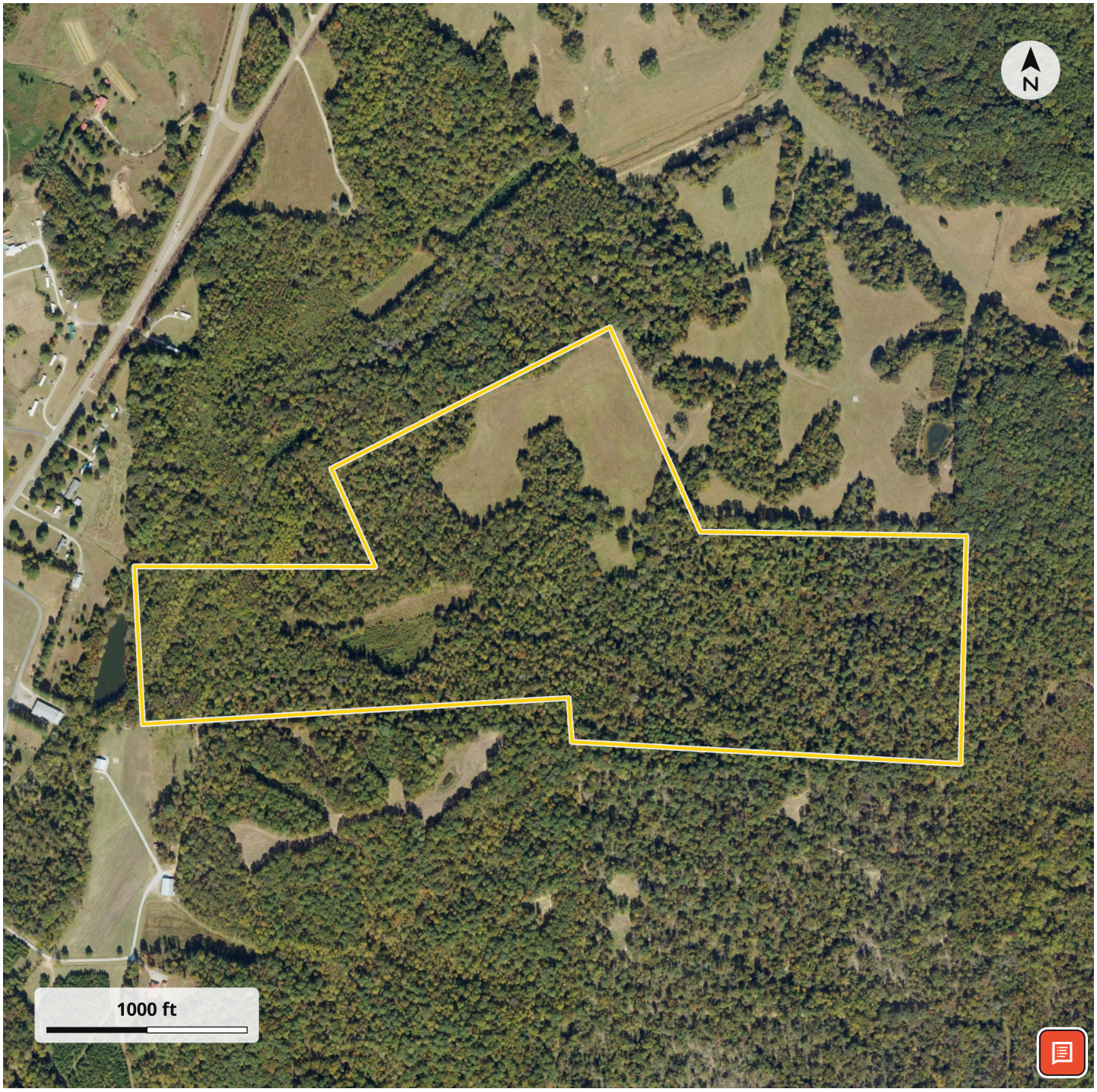
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:

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City / State / Zip
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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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