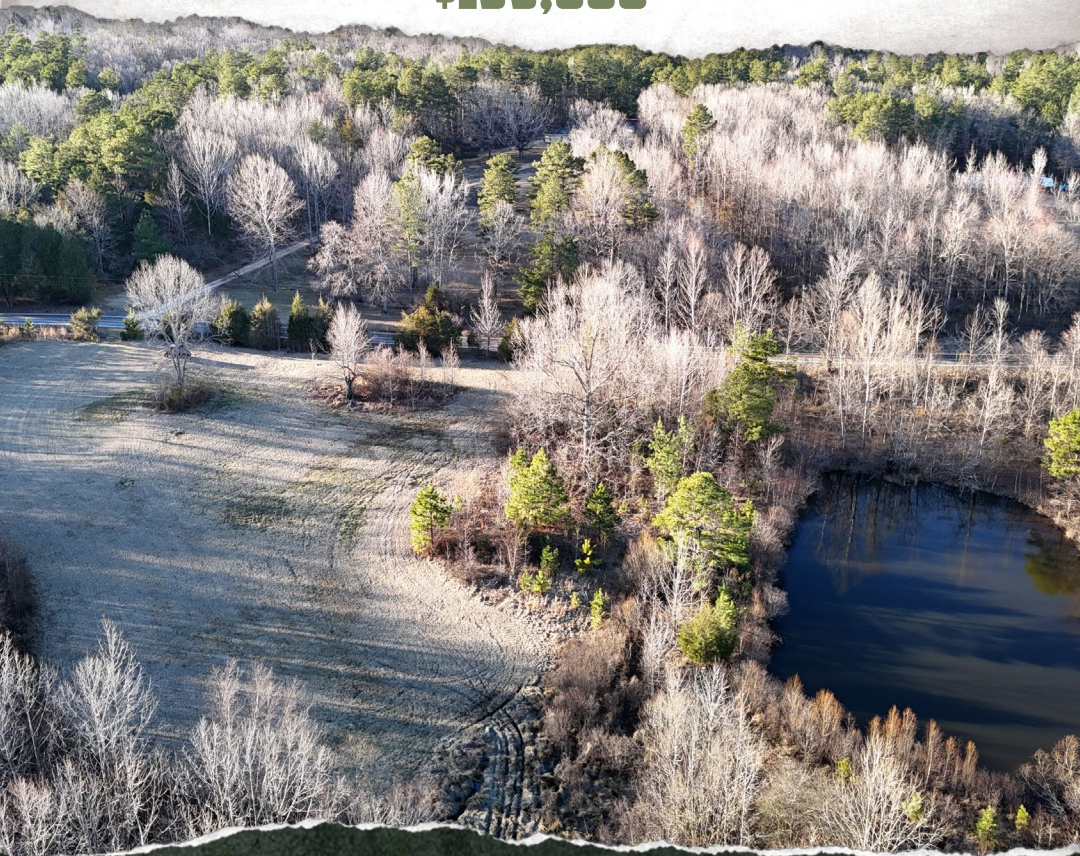




**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**31.43± ACRES**  
**HARDEMAN COUNTY, TN**  
**\$199,000**



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# THE HARDEMAN 31.43

## PROPERTY PROFILE

### LOCATION:

- Highway 125  
Toone, TN 38381
- Hardeman County
- 7.31± Miles NE of Bolivar
- 41± Miles from Blue Oval City

### COORDINATES:

- 35.2862061, -88.8923077

### PROPERTY USE:

- Farmland
- Recreational
- Home/Cabin Site
- Investment

### PROPERTY INFORMATION:

- 31.43± Surveyed Acres
- Paved Road Frontage
- Hayfields
- Mature Timber
- Stocked Pond
- Frontage on Piney Creek
- Electricity at the Road
- Home/Cabin Sites
- Owner/Agent
- Additional Acreage Available

### TAX INFORMATION:

- Parcel# 058-012.02
- 2024 – \$152



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**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

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

50 CR 401 - Oxford, MS 38655

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

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE HARDEMAN 31.43

DISCOVER THE PERFECT BLEND OF OPEN SPACE AND NATURAL BEAUTY ON THE HARDEMAN 31.43. Featuring a mix of rolling hayfields and mature woodlands, this 31.43± surveyed acre tract offers multiple picturesque building sites that overlook a stunning stocked pond. The Hardeman County, TN tract makes the perfect setting for your dream home! Enjoy the tranquility of nature with a balance of open space and wooded privacy. Ideal for a private retreat, homestead, or recreational use, this unrestricted property comes with no HOA or covenants. Electricity is available at the paved road. Conveniently located just eight minutes from Toone and only two minutes from Blue Oval, take advantage of the opportunity to own a serene slice of Tennessee countryside.

**Call Annah Barnes today to schedule a tour.**

*Additional acreage is available. Owner/Agent.*



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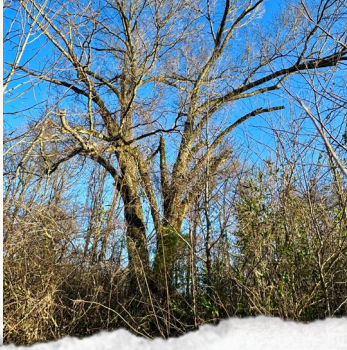
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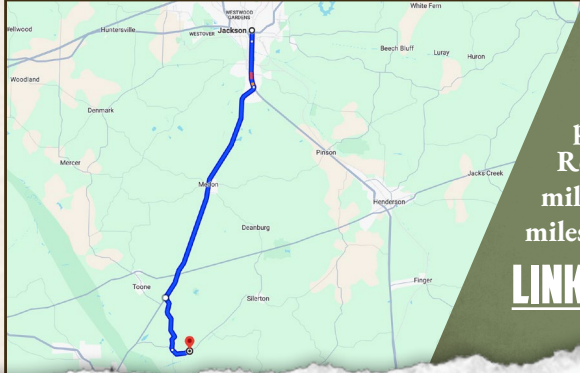
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31.43± ACRES

HARDEMAN COUNTY, TENNESSEE



Directions From US-45 S in Jackson, TN: Turn right onto TN-18 S and proceed 16.5 miles. Turn left on Brown Road/Ebenezer Road and continue 4.1 miles. Turn left on TN-125 N and in 1.4 miles, the property will be on your right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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