



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

**74± ACRES**  
**HARDEMAN COUNTY, TN**  
**\$415,000**



OFFICE (901) 910-1809 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE HARDEMAN 74

## PROPERTY PROFILE

### LOCATION:

- Highway 100  
Bolivar, TN 38008
- Hardeman County
- $18\pm$  Miles SW of  
Chickasaw State Park
- $28\pm$  Miles SW of Jackson
- $29\pm$  Miles SE of  
Ford's BlueOval City
- $64\pm$  Miles NE of Memphis

### COORDINATES:

- 35.335122, -89.054833

### TAX INFORMATION:

- Division of Parcel 031-008.00
- TBD

### PROPERTY USE:

- Hunting & Fishing
- Recreational
- Agricultural
- Potential Home/Cabin Site
- Investment

### PROPERTY INFORMATION:

- $74\pm$  Acres
- Timber & Tillable Farm Land
- Gravel Drive
- Gated Access
- Box Blind
- Deer & Turkey
- Additional Acreage Available



**SHANE MARTIN**

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE HARDEMAN 74

**WELCOME TO THE HARDEMAN 74, LOCATED BETWEEN BOLIVAR AND TOONE, TENNESSEE.** This  $74\pm$  acre property on Highway 100 in Hardeman County offers a range of potential uses, including a potential homesite, mini-farm, recreational property, or long-term investment. The tract includes paved road frontage and a newly constructed gravel drive with gated access, combining convenience with privacy.

The Hardeman 74 features a mix of open fields and primarily hardwood timber along the borders, providing space for farming, building, or outdoor activities. It is well-suited for deer and turkey hunting and comes with an existing hunting box blind.



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# MORE ABOUT THE HARDEMAN 74

Outdoor recreation is easily accessible, with the Hatchie River boat ramp only 2.5± miles away and Chickasaw State Park nearby, offering boating, fishing, hiking, and camping. The property's proximity to Ford's BlueOval City also adds potential for future growth.

With its combination of land types and location, this Hardeman County tract is versatile enough to accommodate residential, agricultural, recreational, or investment uses. *\*Disclaimer: Additional acreage is available.*

**Contact Shane Martin today to schedule a private showing and experience #TheSmallTownWay.**



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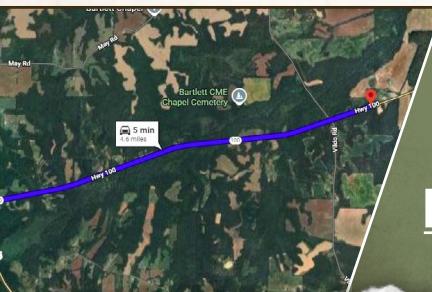
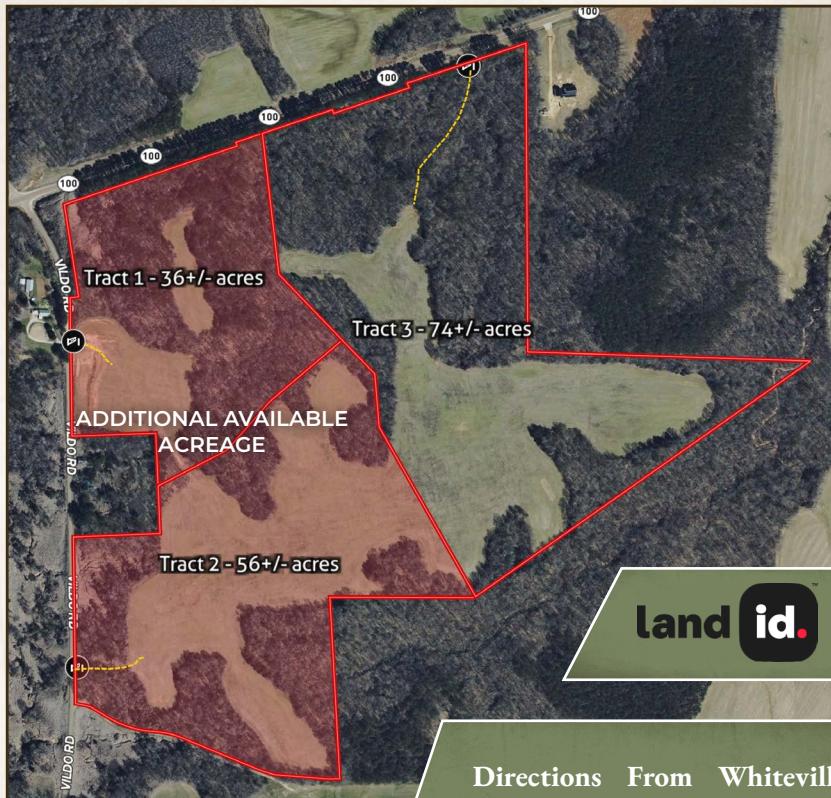
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Directions From Whiteville, TN:  
Travel on US-64 BUS E/E Main Street for 1.1 miles. Turn left onto US-64 E, and after 0.2 miles, turn left again onto TN-100 E. Travel for 4.5 miles to the destination on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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