



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

**36± ACRES**  
**HARDEMAN COUNTY, TN**  
**\$216,000**



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

# THE HARDEMAN 36

## PROPERTY PROFILE

### LOCATION:

- Corner of Villo Road & 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:

- 35.331096, -89.061616

### TAX INFORMATION:

- Division of Parcel 031-008.00
- TBD

### PROPERTY USE:

- Hunting & Fishing
- Recreational
- Potential Home/Cabin Site
- Mini-Farm
- Investment

### PROPERTY INFORMATION:

- $36\pm$  Acres
- Timber & Open Farm Ground
- Corner Lot
- Gated Access
- Gravel Drive
- Partially Fenced
- Box Blind
- Wildlife
- Additional Acreage Available



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**SHANE MARTIN**

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

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

7115 Hwy 64 - Oakland, TN 38060

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

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE HARDEMAN 36

**WELCOME TO THE HARDEMAN 36, LOCATED AT THE CORNER OF VILDO ROAD AND HIGHWAY 100 BETWEEN TOONE AND BOLIVAR, TENNESSEE.** This  $36\pm$  acre tract in Hardeman County offers an excellent opportunity for a homesite, mini-farm, recreational retreat, or long-term investment. With paved road frontage on a corner lot and gated access, the property combines easy accessibility with privacy and rural appeal.

Featuring a blend of timber and open farm ground, the Hardeman 36 is well suited for building, farming, or enjoying the outdoors. It is also ideal for deer and turkey hunting, complete with an existing hunting box blind, and supports abundant wildlife year-round.



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# MORE ABOUT THE HARDEMAN 36

Outdoor recreation is close at hand, with the Hatchie River boat ramp just 3± miles away and Chickasaw State Park nearby, offering fishing, boating, hiking, camping, and other outdoor activities. Adding to its long-term appeal, the Haardeman 36 is in close proximity to Ford's BlueOval City, enhancing its value for future growth and investment.

Whether you're looking to build a country home, establish a mini farm, enjoy quality hunting land, or secure a strong investment, this versatile Hardeman County property offers a rare combination of location, usability, and potential. *\*Disclaimer: Additional acreage is available.*

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



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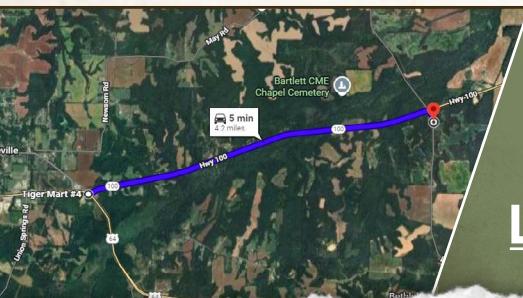
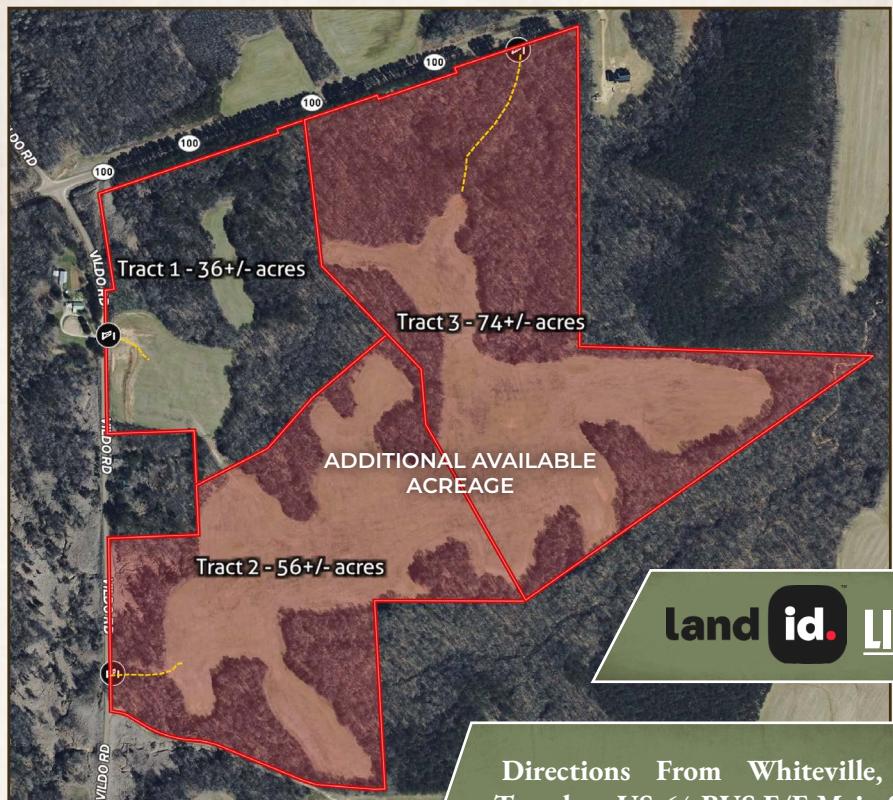
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Directions From Whiteville, TN:  
Travel on US-64 BUS E/E Main Street for 1.1 miles. Turn left onto US-64 E, and after 0.2 miles, turn left again onto TN-100 E. Travel for 4 miles. Turn right onto Vildo Road, and the destination will be on the left after 0.2 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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