



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

57± ACRES
HARDEMAN COUNTY, TN
\$324,800



OFFICE (901) 910-1809 | WWW.SMALLTOWNPROPERTIES.COM

THE HARDEMAN 57

PROPERTY PROFILE

LOCATION:

- Villo Road
- 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:

- 35.326547, -89.061507

TAX INFORMATION:

- Division of Parcel 031-008.00
- TBD

PROPERTY USE:

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

PROPERTY INFORMATION:

- $57\pm$ Acres
- Tillable Farm Land
- Gated Access
- Box Blind
- Deer & Turkey
- Additional Acreage Available



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SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

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7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HARDEMAN 57

WELCOME TO THE HARDEMAN 57, LOCATED ON VILDO ROAD BETWEEN BOLIVAR AND TOONE IN HARDEMAN COUNTY, TENNESSEE. This $57\pm$ acre tract is well-suited for a potential homesite, mini-farm, recreational use, or long-term investment. The property has paved road frontage and gated access, providing both accessibility and privacy.

The land consists mostly of open farm ground bordered by timbered hedgerows, making it equipped for building, farming, or outdoor activities. The Hardeman 57 also supports deer and turkey hunting and includes an existing hunting box blind.



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MORE ABOUT THE HARDEMAN 57

Recreational options are plentiful nearby, including the Hatchie River boat ramp just $3\pm$ miles away and Chickasaw State Park only $18\pm$ miles away, making access to fishing, boating, hiking, and camping easy.

This Hardeman County tract can serve multiple purposes, whether as a country homesite, small-scale agricultural operation, hunting retreat, or investment property. **Disclaimer: Additional acreage is available.*

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



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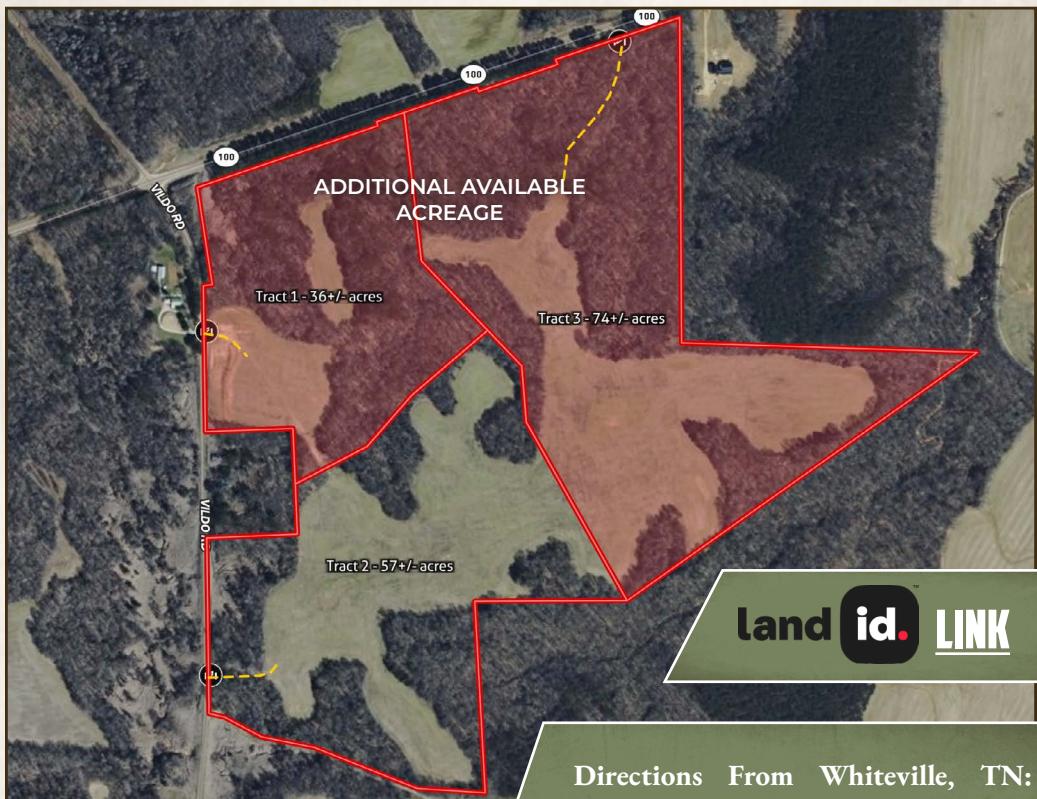
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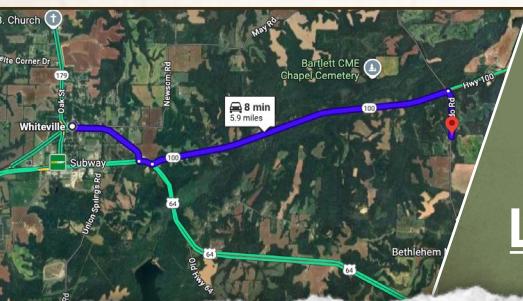
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land **id.** **LINK**

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 Villo Road, and the destination will be on the left after 0.6 miles.

LINK TO GOOGLE MAP DIRECTIONS



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