



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

**17.17± ACRES**  
**HARDEMAN COUNTY, TN**  
**\$115,000**



OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE HARDEMAN 17.17

## PROPERTY PROFILE

### LOCATION:

- Highway 125  
Toone, TN 38381
- Hardeman County
- 7.6± Miles NE of Bolivar
- 26.3± Miles S of Jackson

### COORDINATES:

- 35.2882484, -88.8874702

### PROPERTY USE:

- Farmland
- Recreational
- Home/Cabin Site
- Investment

### PROPERTY INFORMATION:

- 17.17± Surveyed Acres
- Gated
- Hay/Cultivation Fields
- Mature Hardwoods
- Piney Creek Frontage
- Electricity at the Road
- Home/Cabin Sites
- Paved Road Frontage
- Additional Acreage Available
- Owner/Agent

### TAX INFORMATION:

- Parcel# 058-012.02
- 2024 - \$83



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**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

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50 CR 401 - Oxford, MS 38655

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

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE HARDEMAN 17.17

**WELCOME TO THE HARDEMAN 17.17, A PEACEFUL RURAL GETAWAY!** Offering a beautiful combination of fertile hay and cultivation fields, mature hardwoods, and a creek along the back of the land, this 17.17± surveyed acre Hardeman County, TN tract is an ideal retreat. Enjoy scenic views of the surrounding landscape from several potential home sites. Electricity is available at the paved road, so bring your house plans and start building your dream home. The land is unrestricted—no HOA or covenants, meaning you have complete flexibility for your vision. Whether you're looking to farm, hunt, or simply enjoy the tranquility of nature, this property offers endless possibilities in a serene country setting. Let your imagination run and escape to your private getaway.

**Contact Annah Barnes today to schedule a private showing.**

*Additional acreage is available. Owner/Agent.*



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land id. LINK



Directions From TN-125 N/TN-18 N in Bolivar, TN: Take a slight right on TN-125 N/Silverton Road and proceed 4.5 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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