



# SMALLTOWN

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

**215± ACRES**  
**HARDEMAN COUNTY, MS**  
**\$999,500**



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



# THE HARDEMAN 215

## PROPERTY PROFILE

### LOCATION:

- Toone, TN 38381
- Hardeman County
- 6.9± Miles NE of Bolivar
- 22.5± Miles SW of Jackson

### COORDINATES:

- 35.3445442, -88.9479353

### PROPERTY USE:

- Hunting
- Recreational
- Investment
- Home/Cabin Site

### TAX INFORMATION:

2024 - \$358

- Parcel# 034-020.00

### PROPERTY INFORMATION:

- 215± Surveyed Acres
- Gated, Turnkey
- Internal Road System
- Established Food Plots
- Rednecks & Sportsman Condos
- Box Stands & Ladder Stands
- Deer & Turkey
- Mature Hardwoods
- Pond & Creek
- Equipment Shed
- Home/Cabin Site
- Electricity & Water Available
- Septic Approved
- Owner/Agent



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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

[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 215

WELCOME TO “WHITE OAK RIDGE,” A 215± ACRE TRUE HUNTER’S PARADISE IN HARDEMAN COUNTY, TENNESSEE. Nestled in the heart of Toone, White Oak Ridge offers a meticulously managed hardwood forest, presenting an unparalleled opportunity for hunting enthusiasts and nature lovers alike. This turnkey property boasts exceptional whitetail deer genetics and serves as a sanctuary for abundant turkey populations, having remained untouched by hunting. Be sure to review the recent trail camera pictures.

Key features of White Oak Ridge include diverse terrain, multiple water features, and an established infrastructure. The landscape includes varied elevations, descending gracefully to spring-fed creeks on both eastern and western boundaries, enhancing the aesthetic appeal and the habitat diversity. In addition to the creeks, a serene pond provides essential water for wildlife, which contributes to the thriving ecosystem. An extensive network of well-maintained roads and trails ensures seamless access throughout the tract. Strategically placed box stands, Rednecks, Sportsman Condos, and ladder stands, along with multiple established food plots, will optimize your hunting experiences.



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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

[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.

# MORE ABOUT THE HARDEMAN 215

As far as wildlife management, hundreds of chestnut, white oak, and sawtooth oak trees line the roads, enhancing the habitat's appeal to wildlife. The current owner implemented meticulous deer management practices, resulting in exceptional whitetail genetics in the area.

Electricity and water are accessible at the boundary, and septic installation is secured; White Oak Ridge is primed for development. A gated entrance leads to a beautiful home/cabin site and also an equipment shed complete with a pressure washing pad.

Whether envisioning a weekend retreat or a permanent residence amidst nature, White Oak Ridge stands as a prime hunting and recreational property. Offering a unique blend of seclusion, accessibility, and natural beauty, this place is ready for immediate use.

**Call Annah Barnes today to schedule a private tour  
and be on your way to owning White Oak Ridge.**

*Owner/Agent*



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

**ANNAH BARNES**

*LAND & RESIDENTIAL SPECIALIST*

C: 662-316-3971

O: 662-238-4077

[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.



215± ACRES

HARDEMAN COUNTY, TENNESSEE



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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

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

50 CR 401 - Oxford, MS 38655

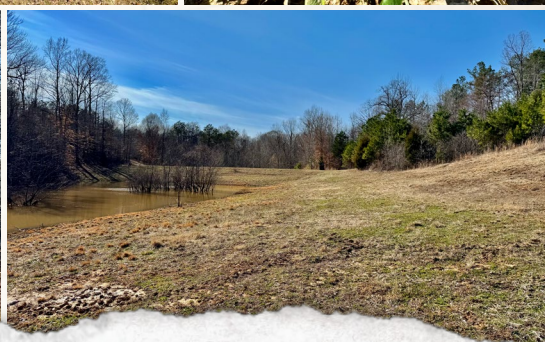
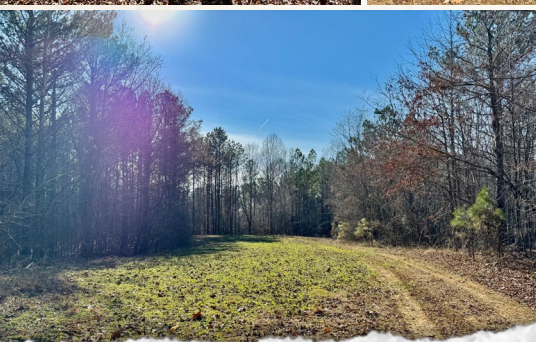
[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



215± ACRES

HARDEMAN COUNTY, TENNESSEE



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

**ANNAH BARNES**

*LAND & RESIDENTIAL SPECIALIST*

C: 662-316-3971

O: 662-238-4077

[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.*



215± ACRES

HARDEMAN COUNTY, TENNESSEE



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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

[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.



215± ACRES

HARDEMAN COUNTY, TENNESSEE



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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

[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.



215± ACRES

HARDEMAN COUNTY, TENNESSEE



# SMALLTOWN

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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

[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.



215± ACRES

HARDEMAN COUNTY, TENNESSEE



# SMALLTOWN

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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

[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.



215± ACRES

HARDEMAN COUNTY, TENNESSEE



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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

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

50 CR 401 - Oxford, MS 38655

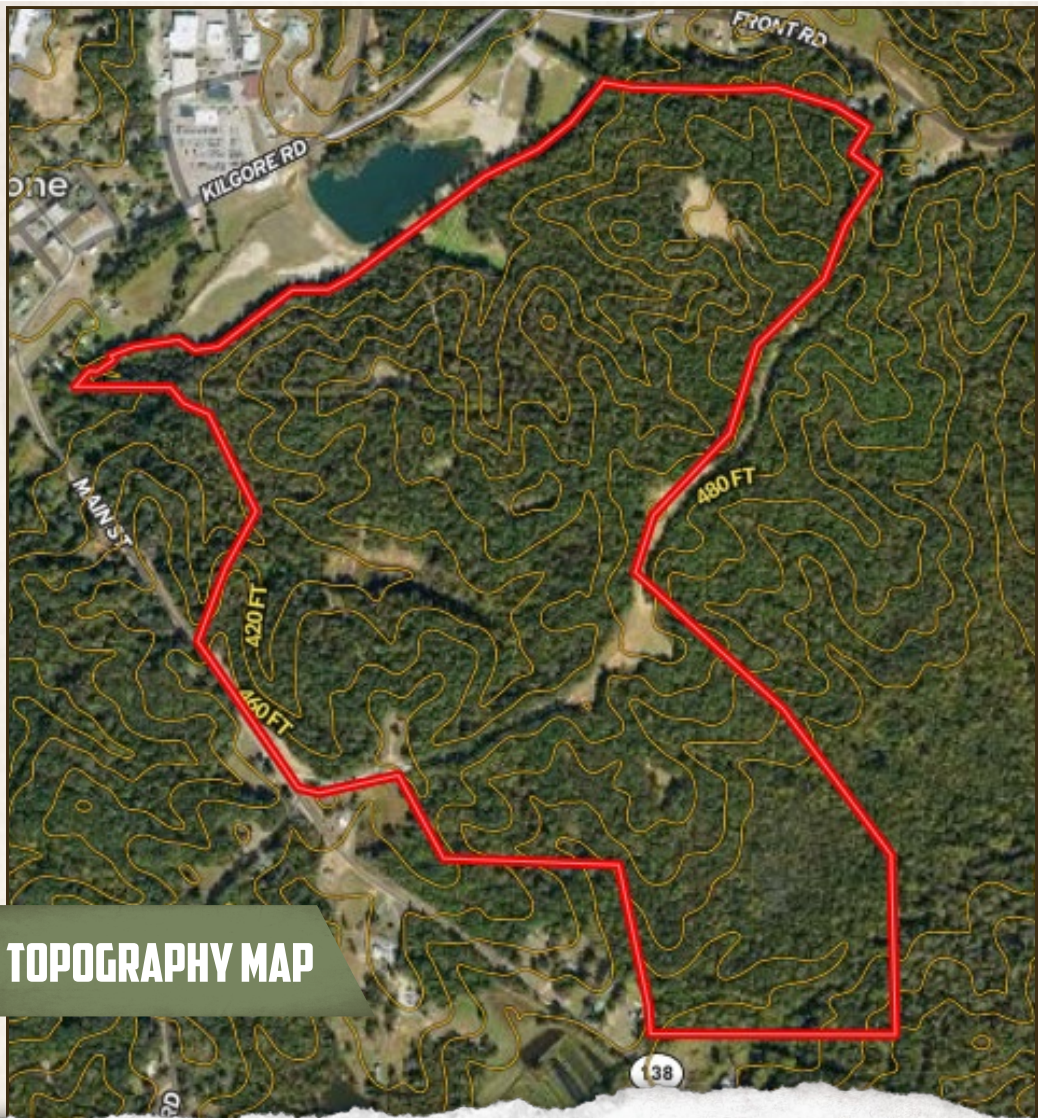
[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



215± ACRES

HARDEMAN COUNTY, TENNESSEE



## TOPOGRAPHY MAP



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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

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

50 CR 401 - Oxford, MS 38655

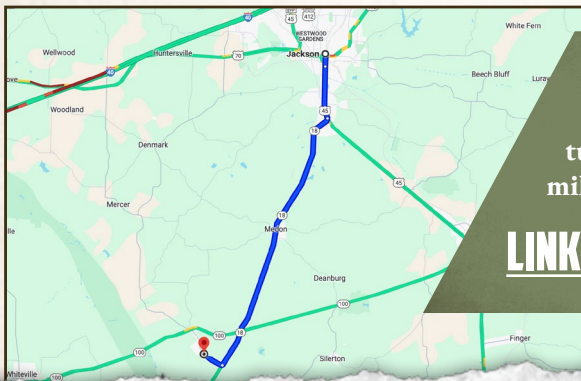
[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



215± ACRES

HARDEMAN COUNTY, TENNESSEE



Directions From Jackson, TN:  
Travel 17 miles on TN-18 S and then  
turn right on TN-138 W. Proceed 1.4  
miles to the driveway on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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

**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

[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.