



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**163.2± ACRES WITH A CABIN
HARDEMAN COUNTY, TN**

\$1,190,000



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE HARDEMAN 163.2

PROPERTY PROFILE

LOCATION:

- Tyson Road
Toone, TN 38381
- Hardeman County
- 8.3± Miles N of Bolivar
- 23± Miles SW of Jackson

COORDINATES:

- 35.35285, -88.96592

PROPERTY USE:

- Hunting & Fishing
- Residential
- Recreational
- Investment

TAX INFORMATION:

- Parcel# 033-011.00
- TBD

PROPERTY INFORMATION:

- 163.2± Acres
- Turnkey
- Two Gated Entrances
- New 1,900± Sq Ft Cabin
- 3 Bedrooms/2 Bathrooms
- Stainless Steel Appliances
- Tankless Water Heater
- Large Back Porch
- 4± Acre Stocked Lake with a Dock
- Private Gravel Road
- Shooting Houses
- Established Food Plots
- Internal Trail System
- 1± Acre Pond
- Mature Timber
- Pastures
- Deer & Turkeys
- Paved Road Frontage
- Additional Acreage Available
- Will Subdivide
- Owner/Agentt



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ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

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50 CR 401 - Oxford, MS 38655

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE HARDEMAN 163.2

IMAGINE OWNING 163.2± ACRES OF BREATHTAKING TENNESSEE COUNTRYSIDE, COMPLETE WITH A PRIVATE LAKE, A NEWLY CONSTRUCTED CABIN, AND MILES OF SCENIC TRAILS THAT WIND THROUGH ROLLING HILLS AND MATURE HARDWOODS. This rare gem in Hardeman County offers the ultimate blend of seclusion, natural beauty, and outdoor adventure.

The Hardeman 163.2 is a dream for hunters and outdoorsmen! With established food plots, strategically placed shooting houses, and abundant wildlife, this tract is prime hunting land, boasting one of the best deer and turkey populations in the region. Whether you're an avid hunter, fisherman, or simply craving tranquility, this property is a true outdoor paradise.



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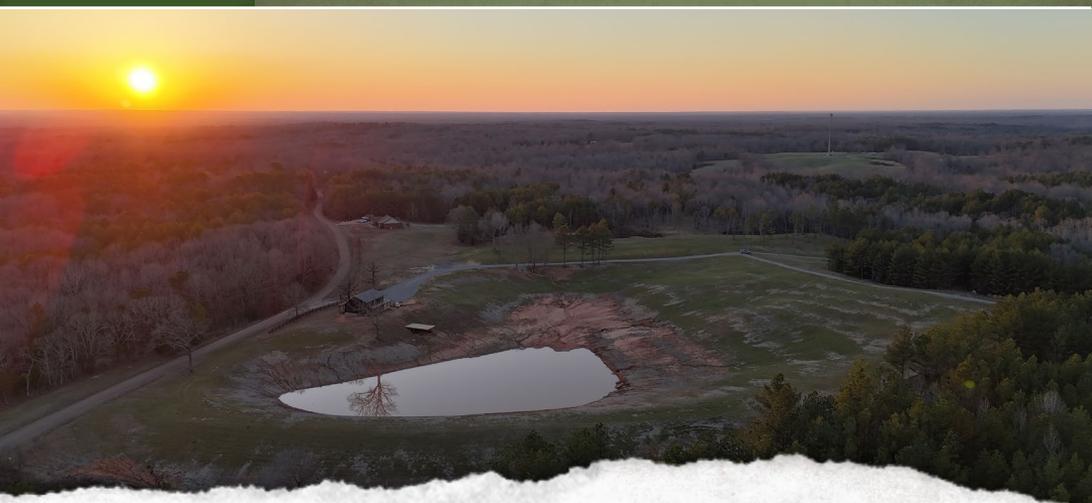
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MORE ABOUT THE HARDEMAN 163.2

Enjoy 163.2± acres of gently rolling terrain, mature hardwoods, and open fields, offering a diverse landscape perfect for recreation. The 4± acre private lake provides a serene setting for fishing, kayaking, or simply relaxing by the water. A private gravel road runs throughout the property, ensuring seamless access to all areas. Gated entrances from Tyson Road and Hwy 100 provide added privacy and security. With miles of trails winding through the landscape, this place is perfect for hiking, ATV riding, or simply exploring the stunning surroundings.

At the heart of the property you will find a brand-new, two-story cabin featuring 1,900± square feet of thoughtfully designed living space. Offering three bedrooms and two bathrooms, this home combines rustic charm with modern amenities, perfect for those who appreciate a more intimate and functional layout. Two of the bedrooms and one bath are located on the main level, while one bedroom and one bath are upstairs, along with a loft area that can be used as a cozy reading nook or entertainment space. The open-concept living area on the first floor is highlighted by cypress wood walls and tin ceilings with wooden beams, creating a warm, rustic atmosphere. The kitchen features stainless steel appliances, including a gas range and double oven, perfect for cooking meals for family and friends. A tankless water heater ensures an endless supply of hot water with energy efficiency. The cabin also features a metal roof, designed to withstand the elements for years to come.



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Step outside onto the large back porch and enjoy the peaceful surroundings of the lake. A dock extends over the water, perfect for fishing or just enjoying the tranquil beauty of the water.

This property is more than just land—it's a lifestyle. Whether you are looking for a hunting retreat, a family getaway, or an investment, the Hardeman 163.2 offers unparalleled privacy, natural beauty, and endless outdoor recreation.

**Take advantage of this once-in-a-lifetime opportunity;
contact Annah Barnes today to schedule a private showing!**

The seller will consider dividing, and at the same time, additional acreage is available.

Owner/Agent.



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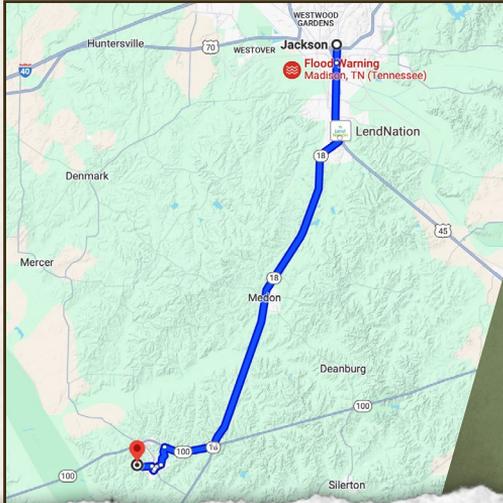
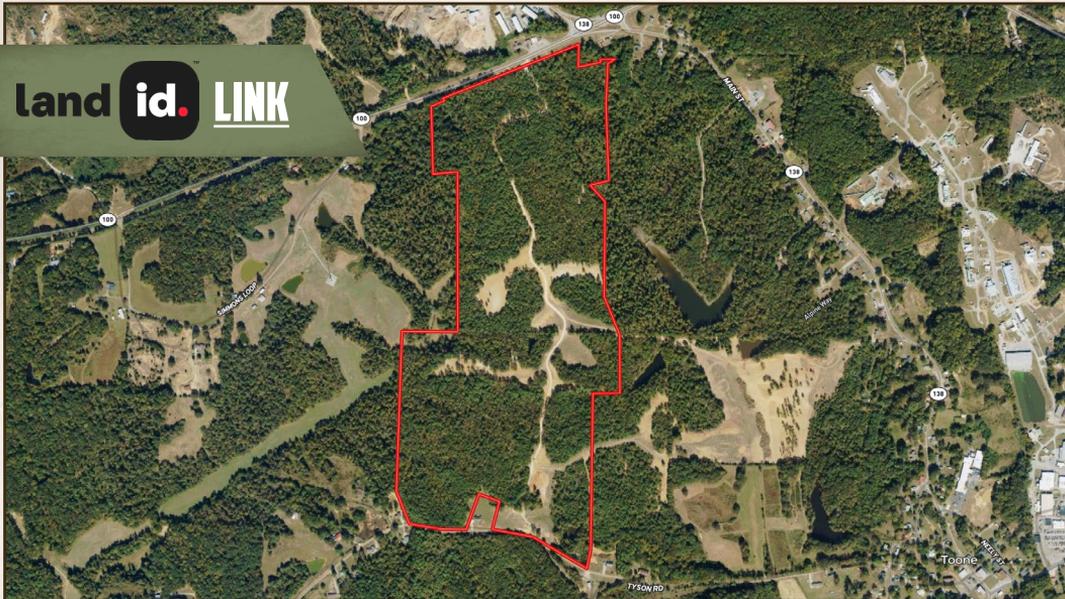
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HARDEN COUNTY, TENNESSEE

land id. LINK



Directions From Bolivar, TN: Travel 3.8 miles on TN-18 N and turn left onto Naylor Road. Continue 3.1 miles and turn left onto TN-138 W. Proceed 0.5 miles and turn left toward Front Street. Make an immediate right on Keller Street and proceed 0.2 miles. Turn left onto Tyson Road and in 0.7 miles the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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