

450± ACRES
WITH A HOME AND CAMP HOUSE
HARDEMAN COUNTY, TN
\$2,500,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE HARDEMAN 450

PROPERTY PROFILE

LOCATION:

- 5955 Cloverport Road
Toone, TN 38381
- Hardeman County
- 24± Miles SW of Jackson
- 25± Miles SE of the Hatchie
National Wildlife Refuge
- 53± Miles NE of Collierville

COORDINATES:

- 35.366260, -88.996172

PROPERTY USE:

- Potential Hunting Club
- Hunting & Fishing
- Development
- Conservation
- Residential
- Investment

PROPERTY INFORMATION:

- 450± Turnkey Acres
- 2,010± SqFt House
- Additional Camp House
- Interior Road System
- Select-Cut Timber
- Established Food Plots
- Multiple Hunting Blinds
- Leveed Duck Hole & Blind
- Water-Control Structure
- Hatchie River Frontage
- Deer/Duck/Turkey
- Gated Entrance
- Gravel Drive

TAX INFORMATION:

- 024-015.00
- 2025 Taxes: \$729



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SHANE MARTIN

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE HARDEMAN 450

WELCOME TO THE HARDEMAN 450 IN TOONE, TENNESSEE. This versatile 450± acre hunting and recreational property in Hardeman County offers the acreage, improvements, and established infrastructure to serve as a private hunting retreat, hunting club, recreational getaway, conservation property, or long-term land investment. The property features a 2,010± square-foot house along with an additional camp house, providing accommodations for owners, hunting club members, and guests. A gated entrance and gravel drive lead into a developed interior road system that provides convenient access throughout the property.

For the outdoorsman, the Hardeman 450 offers a diverse mix of habitat and established hunting improvements. The property features select-cut timber, multiple hunting blinds, and established food plots that were recently drilled with a variety seed blend, providing additional forage and attraction for wildlife. Waterfowl hunters will appreciate the leveed duck hole, complete with a hunting blind, well, and water-control structure for managing water levels. The duck hole was also recently drilled with Japanese millet, adding another valuable food source and further enhancing the property's waterfowl habitat.



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MORE ABOUT THE HARDEMAN 450

Hatchie River frontage adds another dimension to the property, providing fishing opportunities while contributing to the diverse wildlife habitat and conservation value of the land. The combination of river frontage, timber, managed food plots, and wetland habitat creates opportunities for deer, duck, and turkey hunting along with year-round outdoor recreation.

Located approximately 25 miles from the Hatchie National Wildlife Refuge, the Hardeman 450 is well positioned for those looking to establish a hunting club or private recreational property in West Tennessee. Whether you're looking for a place to gather with family and friends, establish a hunting club, manage wildlife and habitat, enjoy fishing and outdoor recreation, or invest in a substantial tract of West Tennessee land, the Hardeman 450 offers the acreage, infrastructure, and versatility to bring that vision to life.

**Call Shane Martin today to schedule a private showing
and experience #TheSmallTownWay!**



CLICK HERE OR SCAN THE CODE TO WATCH A VIDEO



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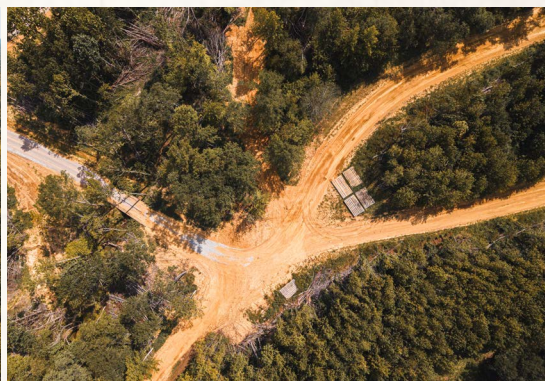
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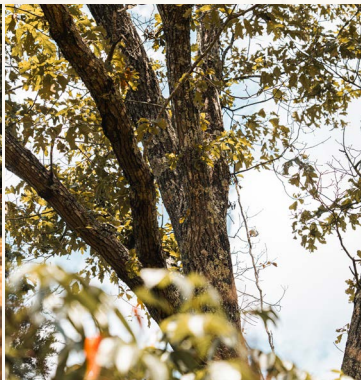
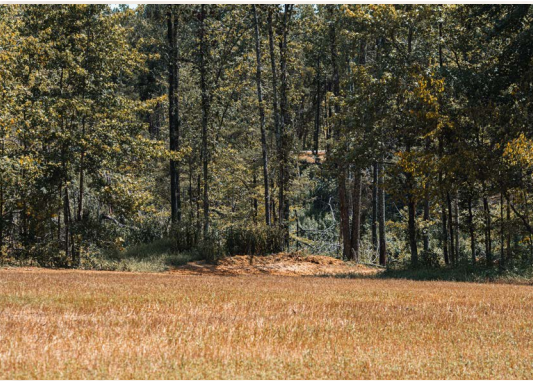
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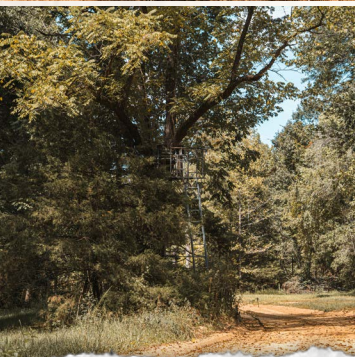
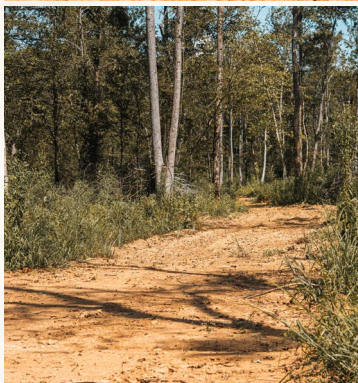
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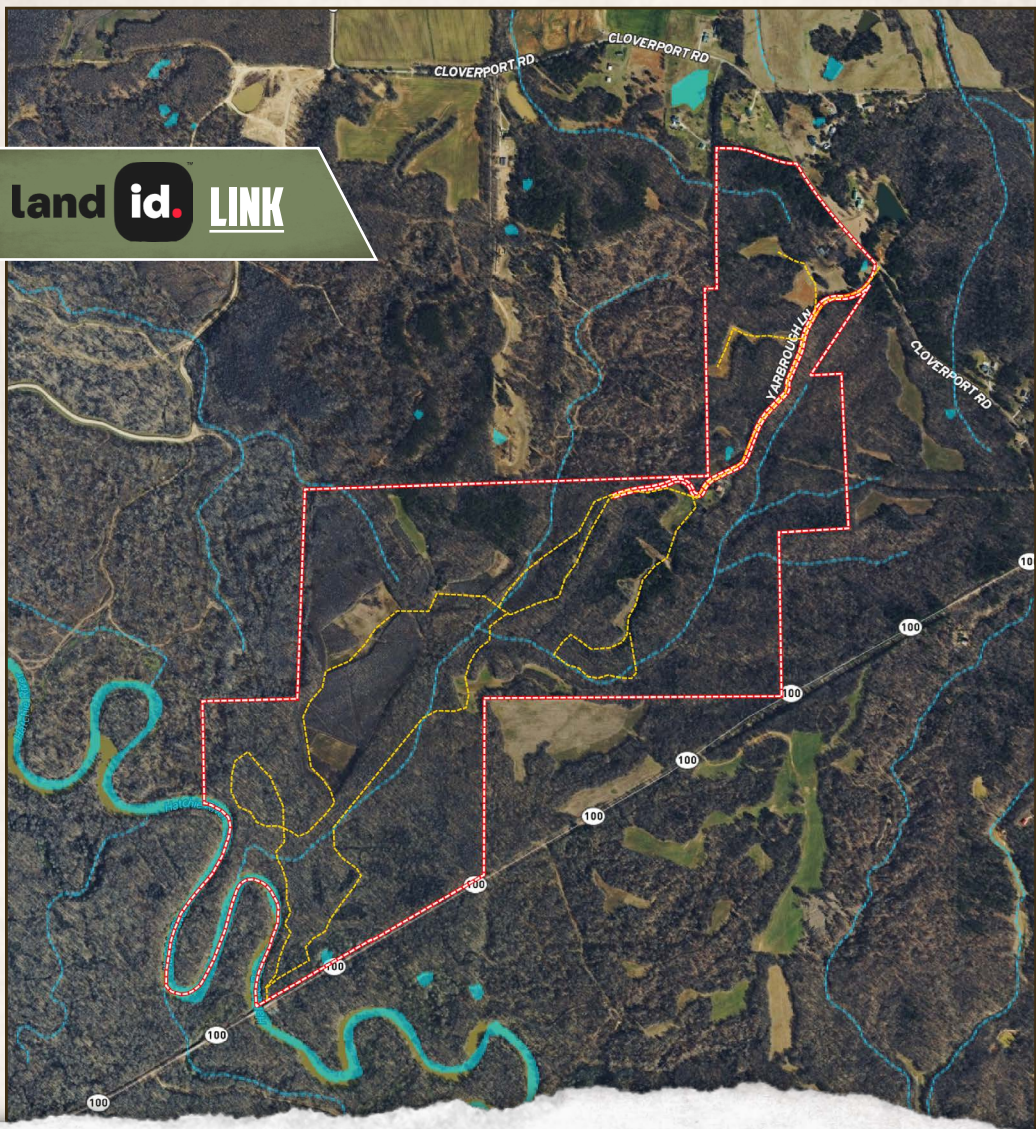
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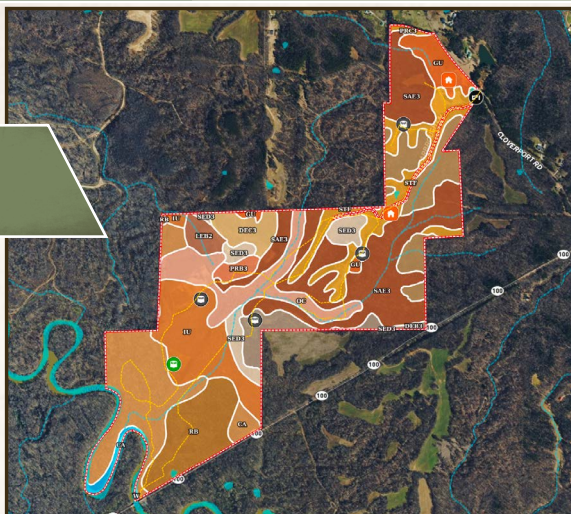
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SaE3	Smithdale loam, 12 to 25 percent slopes, severely eroded	103.0	23.77	0	50	7e
CA	Chenneby and Amagon soils, frequently flooded	61.56	14.2	0	75	4w
lu	luka silt loam, occasionally flooded	47.1	10.87	0	81	2w
PrC3	Providence silty clay loam, 5 to 8 percent slopes, severely eroded	40.17	9.27	0	37	4e
RB	Rosebloom and Bibb soils, frequently flooded	37.14	8.57	0	53	5w
Oc	Ochlockonee silt loam, rarely flooded	35.69	8.23	0	79	1
STF	Smithdale and Toinette soils, 20 to 45 percent slopes	32.75	7.56	0	15	7e
SeD3	Smithdale and Lexington soils, 8 to 12 percent slopes, severely eroded	16.55	3.82	0	64	6e
Gu	Gullied land-Hapudults complex, very steep	15.45	3.56	0	-	-
DeB3	Deanberg clay loam, 2 to 5 percent slopes, severely eroded	14.65	3.38	0	67	3e
DeC3	Deanberg clay loam, 5 to 8 percent slopes, severely eroded	12.73	2.94	0	66	4e
LeB2	Lexington silt loam, 2 to 5 percent slopes, moderately eroded	7.53	1.74	0	77	2e
PrB3	Providence silty clay loam, 2 to 5 percent slopes, severely eroded	5.03	1.16	0	37	3e
W	Water	4.04	0.93	0	-	-
TOTALS		433.3 9(±)	100%	-	55.36	4.58



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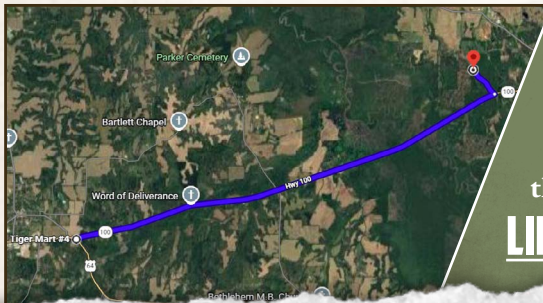
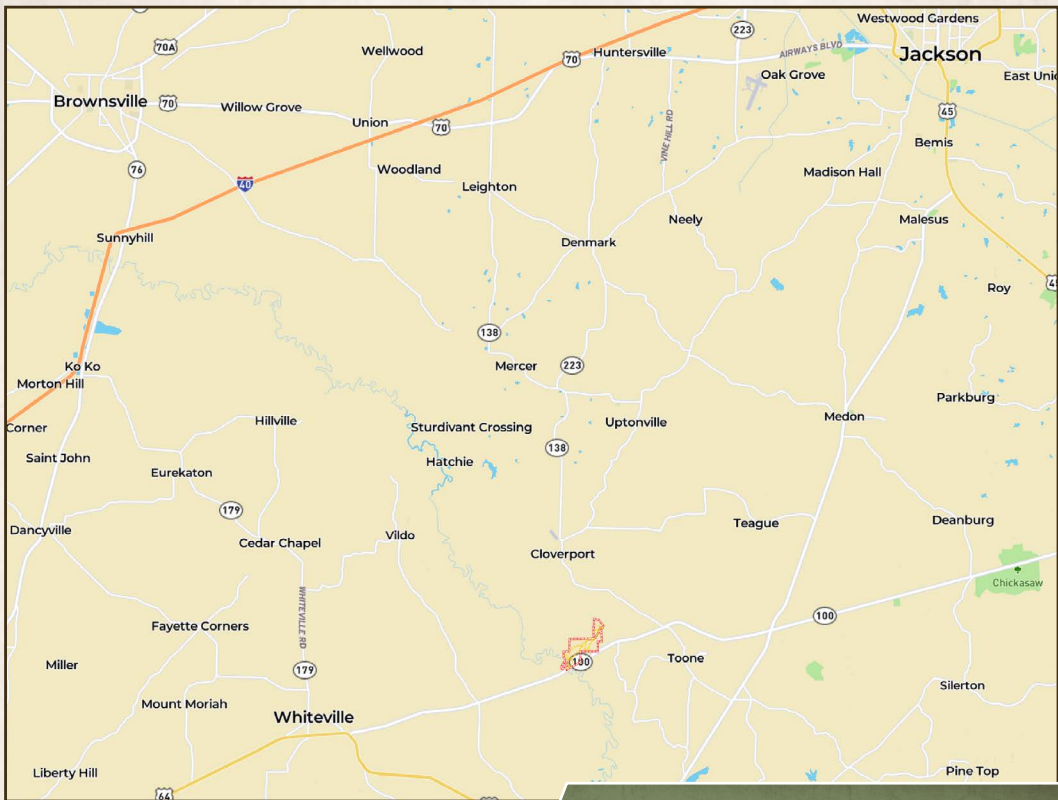
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Directions From the Intersection of
Hwy 64 & 100 in Whiteville, TN:
Travel east on Hwy 100 for 8.6 miles.
Turn left onto Cloverport Road and
continue for 0.6 miles to the property on
the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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