



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

71± ACRES WITH A HOME
HARDEMAN COUNTY, TN
\$665,000



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

THE HARDEMAN 71

PROPERTY PROFILE

LOCATION:

- 3360 Ebenezer Road
Toone, TN 38381
- Hardeman County
- 6.6± Miles NE of Bolivar
- 10± Miles SW of
Chickasaw State Park
- 23.9± Miles S of Jackson

COORDINATES:

- 35.297683, -88.914754

PROPERTY USE:

- Hunting
- Recreation
- Investment
- Timberland
- Residential

PROPERTY INFORMATION:

- 71± Acres
- 3,872± SqFt Home
 - 5 Bedrooms/4 Baths
 - Finished Basement
 - 2-Car Garage
- Barn
- Workshop
- 3 Pole Barns
- Established Food Plot
- Shooting House
- Additional Acreage Available

TAX INFORMATION:

- Parcel# 059-010.00
- TBD



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SHANE MARTIN | PRINCIPAL BROKER - WEST TN
C: 901-827-0224 | shane@smalltownproperties.com

smalltownproperties.com

ANNAH BARNES | LAND & RESIDENTIAL SPECIALIST
C: 662-316-3971 | annah@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809

Information is believed to
be accurate but not guaranteed.

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077

WELCOME TO THE HARDEMAN 71

SET IN THE ROLLING COUNTRYSIDE OF HARDEMAN COUNTY, TENNESSEE, THE HARDEMAN 71 OFFERS A RARE COMBINATION OF COMFORTABLE COUNTRY LIVING, FUNCTIONAL FARM IMPROVEMENTS, AND TURNKEY RECREATIONAL OPPORTUNITIES. Located at 3360 Ebenezer Road in Toone, this 71± acre property is designed for those who appreciate space, privacy, and the freedom that comes with owning land.

A custom-built home, constructed in 1994, spans 3,872± square feet and features five bedrooms and four full bathrooms. Designed with everyday living and entertaining in mind, the home offers multiple living areas, spacious bedrooms, and a practical layout ideal for large families or hosting guests. The main level includes formal living and dining spaces along with an oversized den, serving as the heart of the home.

Downstairs, a finished walkout basement creates a second living quarters feel with two additional bedrooms, a full bath, a large open gathering area, a fireplace, and a kitchen setup—perfect for extended family, visitors, or a private entertaining space.



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MORE ABOUT THE HARDEMAN 71

The property continues to impress outside with infrastructure already in place for farming, equipment storage, or livestock operations. Improvements include a large 60'x72' barn with a lean-to, a 36'x42' shop building with additional covered storage, and multiple pole barns that provide abundant room for tractors, implements, hay, boats, or recreational equipment.

The land itself offers an excellent mix of open ground and mature timber, creating beauty and functionality. Established food plots, strong wildlife habitat, and an existing shooting house make this property highly appealing for deer and turkey hunting. With quality road frontage and a scenic setting throughout, the farm also offers the feel of a private rural retreat while remaining practical for everyday use.

Whether your vision includes a working farm, hunting property, multi-generational homestead, or simply a quieter pace of life in West Tennessee, the Hardeman 71 is a solid choice. With improvements, acreage, and versatility, it is truly a standout property. Additional acreage is available.

Contact Shane Martin or Annah Barnes today to schedule a private showing and experience #TheSmallTownWay!



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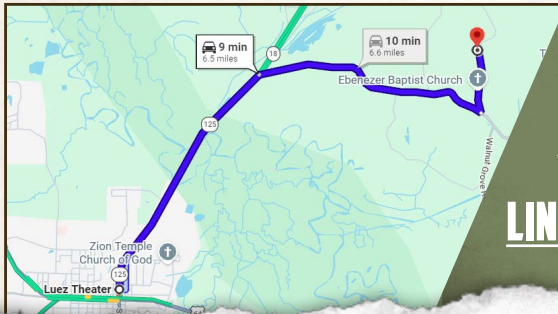
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land id. LINK



Directions From Bolivar, TN: Travel 2.8 miles on TN-125 S. Turn left onto Ebenezer Road and in 0.7 miles the driveway will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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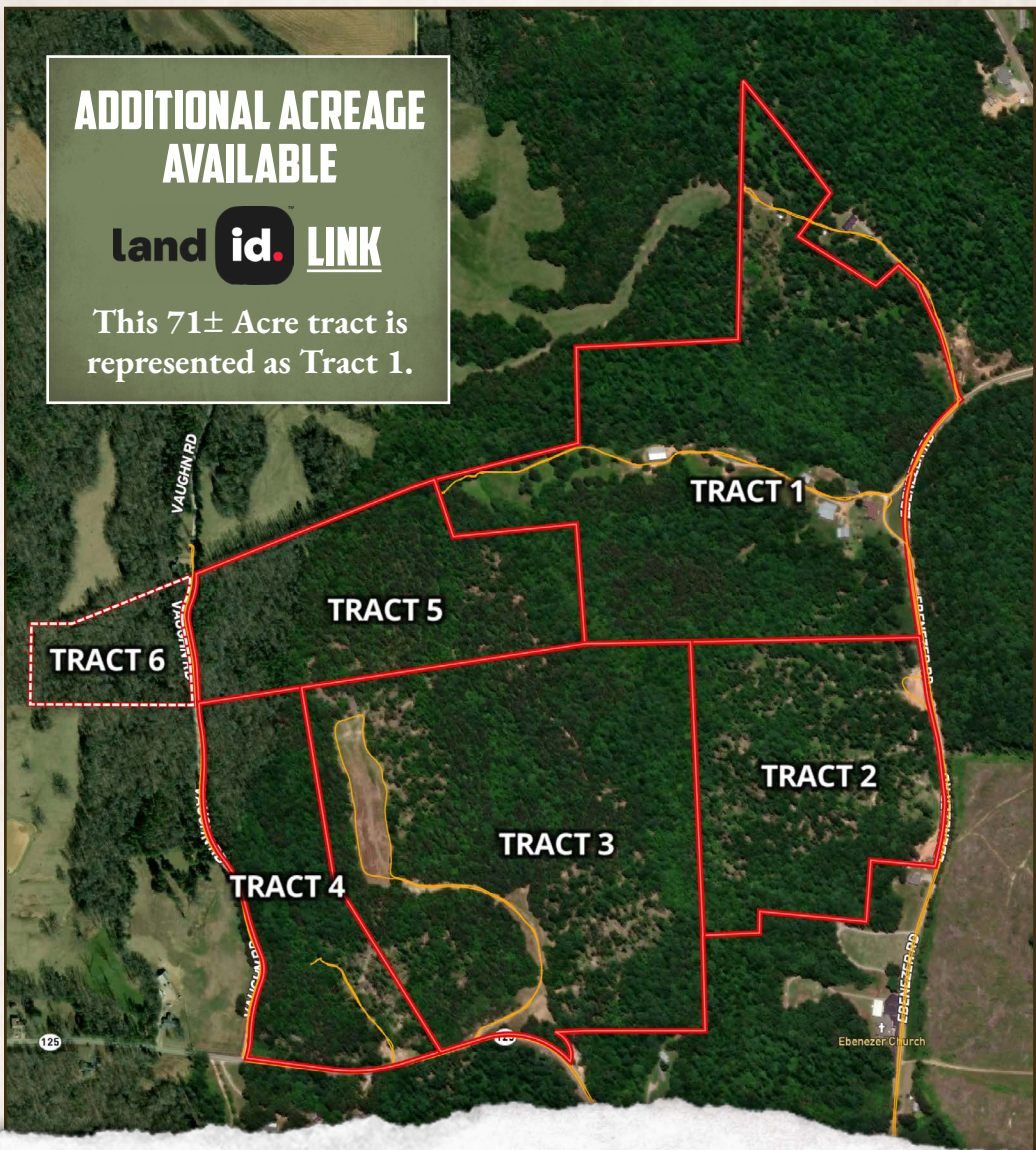
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ADDITIONAL ACREAGE AVAILABLE



This 71± Acre tract is represented as Tract 1.



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