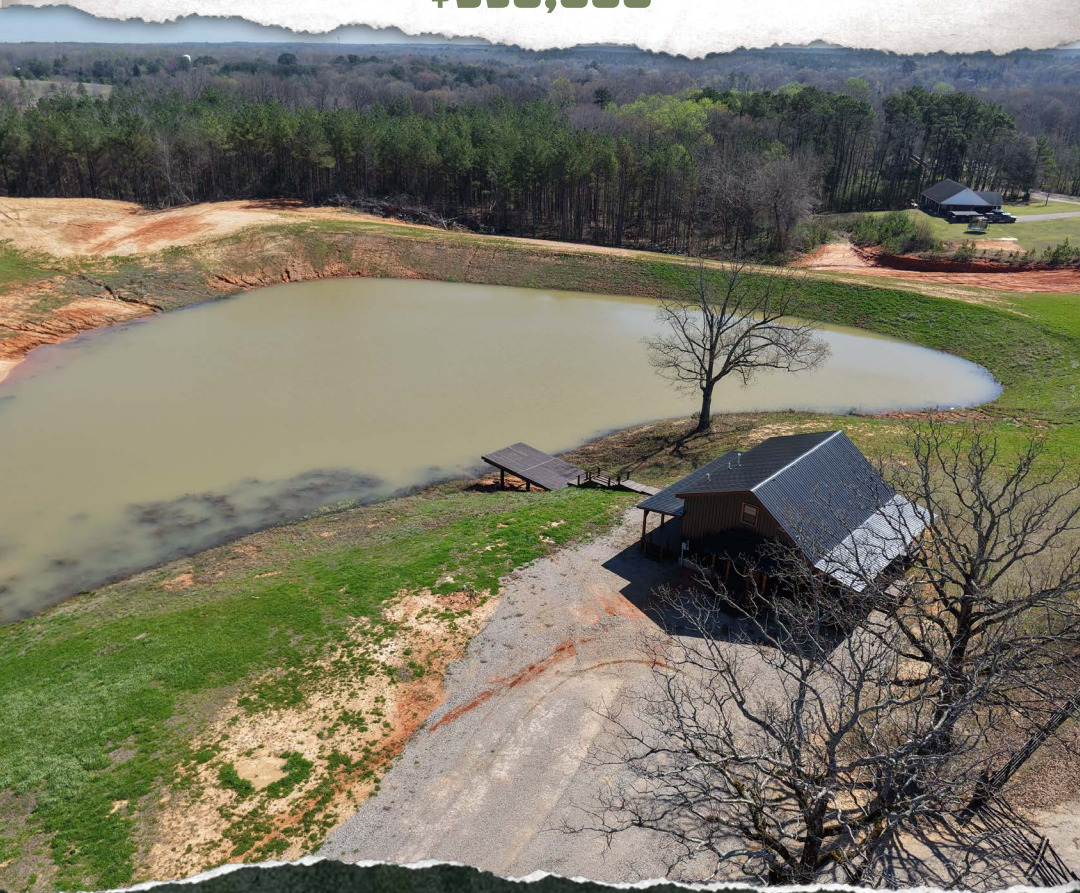




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

140± ACRES WITH A CABIN
HARDEMAN COUNTY, TN
\$950,000



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

THE HARDEMAN 140

PROPERTY PROFILE

LOCATION:

- Highway 100
Toone, TN 38381
- Hardeman County
- 11± Miles W of
Chickasaw State Park
- 22± Miles SW of Jackson
- 69± Miles NE of Memphis

TAX INFORMATION:

- Parcel 033-011.00:
124± Acres (TBD)
- Parcel 033-005.00:
16± Acres (TBD)

PROPERTY USE:

- Recreational
- Investment
- Hunting
- Residential
- Potential Livestock Operation

COORDINATES:

- 35.364588, -88.967839

PROPERTY INFORMATION:

- 140± Turnkey Acres
- 1,920± SqFt Cabin
- 3 Bedrooms/2 Baths
- Stainless Steel Appliances
- Granite Countertops
- Front & Back Porches
- Multiple Ponds
- Gravel Drive
- Established Trail System
- Merchantable Timber
- Established Food Plots
- Deer & Turkey
- Seller May Divide



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HARDEMAN 140

WELCOME TO THE HARDEMAN 140, A VERSATILE AND THOUGHTFULLY DEVELOPED 140± ACRE PROPERTY LOCATED IN TOONE, TENNESSEE. Designed to accommodate both recreation and comfortable living, this Hardeman County property offers a balanced mix of usable land, mature timber, and modern improvements—ideal as a full-time residence, weekend getaway, or long-term investment.

At the heart of the Hardeman 140 sits a newly constructed 1,920± square foot cabin, completed in 2024. This three-bedroom, two-bath home features beautiful cypress wood interior walls, delivering a clean, rustic aesthetic with modern finishes. The kitchen is fully equipped with stainless steel appliances, a gas range, a double oven, and granite countertops. A tankless water heater adds efficiency, while both front and rear porches provide functional outdoor living space. From the back of the home, a walk-out patio leads directly to a private dock overlooking a newly constructed lake—creating a seamless indoor-outdoor experience.

The land has been carefully improved for accessibility and usability. A well-maintained gravel drive system runs throughout the Hardeman 140, with dual access points from Highway 100 and Tyson Road. Established trail networks make navigation easy by ATV or truck, whether for recreation or land management.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE HARDEMAN 140

Wildlife habitat is already well-established, with open fields planted to attract deer and turkey, along with strategically placed, well-built shooting houses. A healthy mix of mature hardwoods and open ground enhances both hunting potential and timber value. Multiple ponds, along with the newly built lake, provide ample water sources for wildlife and offer excellent fishing opportunities.

The Hardeman 140 is also conveniently located less than 3± miles from the Hatchie River Boat Ramp and near over 7,000 acres of land recently purchased and managed by the Tennessee Wildlife Resources Agency, expanding recreational access even further. Beyond recreation, the layout supports a variety of uses, including livestock, trail riding, hiking, or simply maintaining a private rural retreat. The owner is open to considering division options for buyers who may not require the full acreage.

Despite its privacy, the property remains conveniently located—just 22± miles from Jackson, 60± miles from Memphis, and only 11± miles from Chickasaw State Park. The Hardeman 140 is a true turnkey property, combining new construction, established infrastructure, and natural beauty into one exceptional offering—ready for immediate use..

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



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

140± ACRES WITH A CABIN

HARDEMAN COUNTY, TENNESSEE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

140± ACRES WITH A CABIN

HARDEMAN COUNTY, TENNESSEE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

140± ACRES WITH A CABIN

HARDEMAN COUNTY, TENNESSEE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

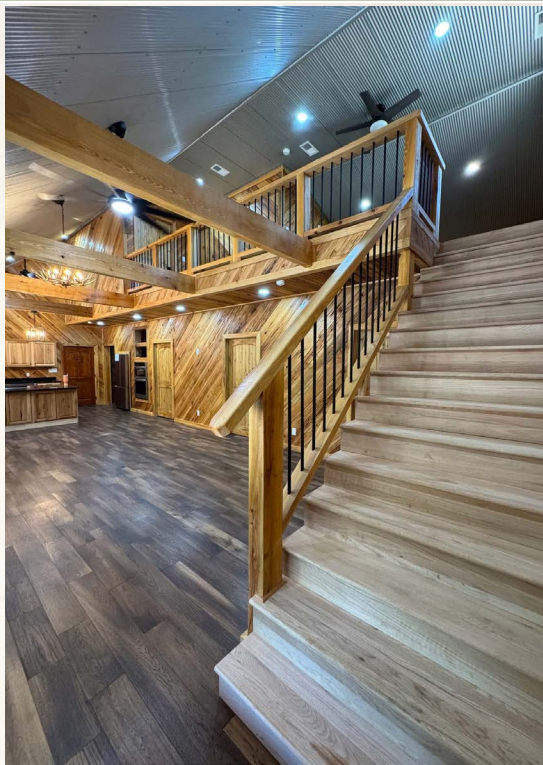
7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

140± ACRES WITH A CABIN

HARDEMAN COUNTY, TENNESSEE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

140± ACRES WITH A CABIN

HARDEMAN COUNTY, TENNESSEE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

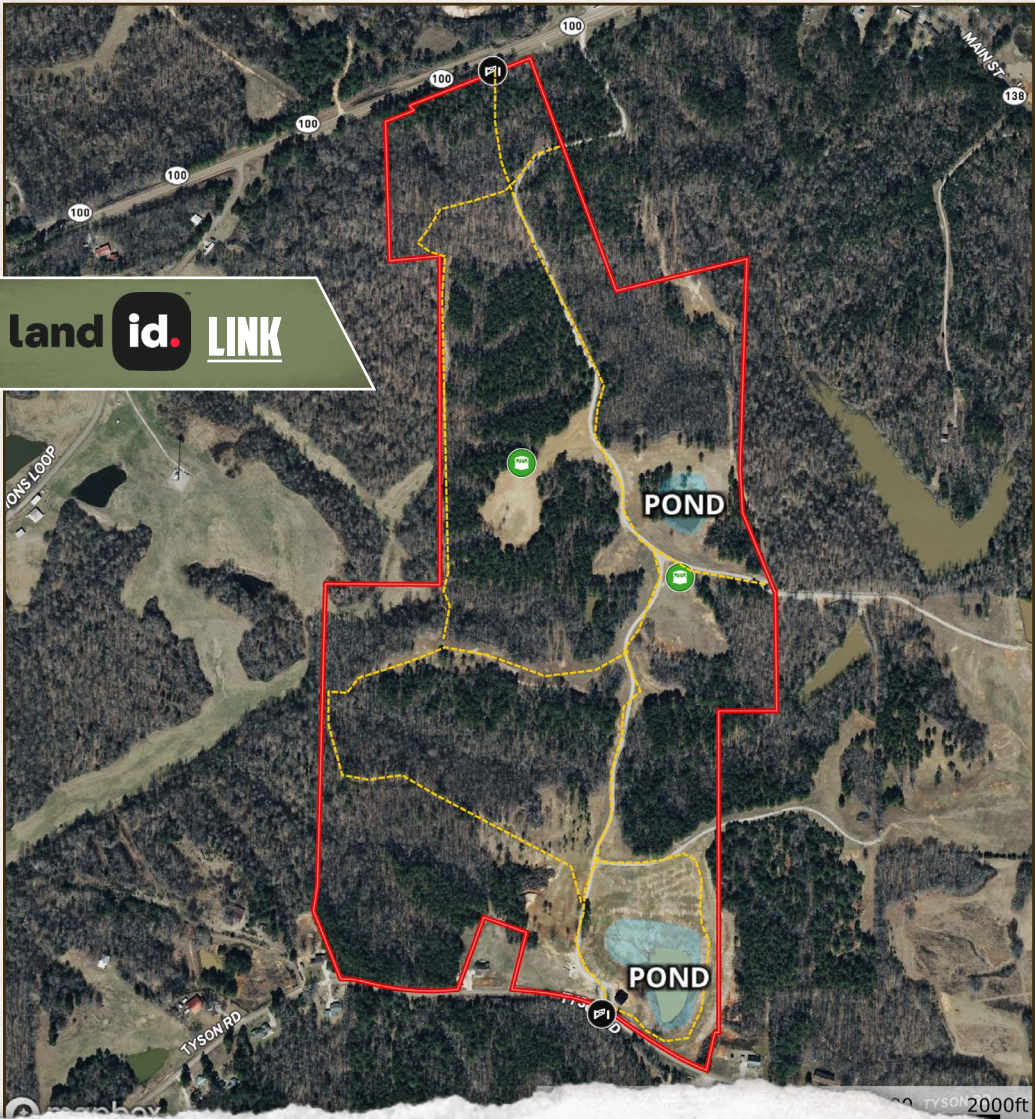
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

140± ACRES WITH A CABIN

HARDEMAN COUNTY, TENNESSEE

land id. LINK



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

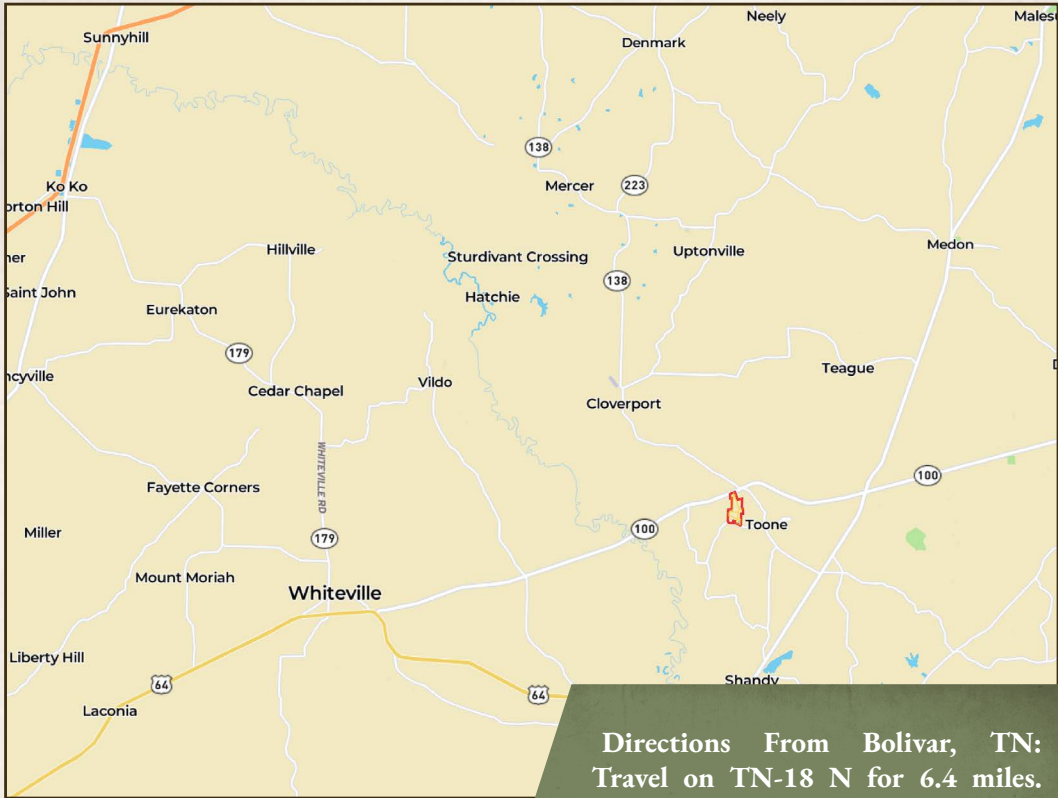
O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

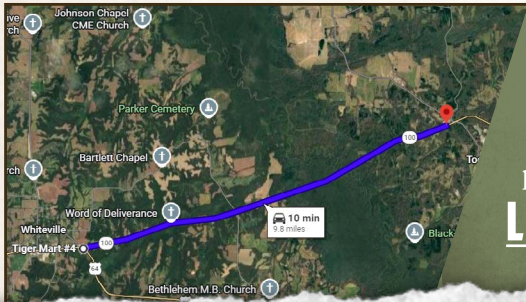
smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Directions From Bolivar, TN:
 Travel on TN-18 N for 6.4 miles.
 Take a slight left turn onto TN-138 W. Take a slight right turn onto Front Street, and immediately take a slight left to continue on Main Street for 1.3 miles. Turn left onto TN-100 W, and the property will be on the left in 0.3 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
 HUNTING PROPERTIES
 & REAL ESTATESM

SHANE MARTIN
 PRINCIPAL BROKER | WEST TENNESSEE
 C: 901-827-0224
 O: 901-910-1809
 shane@smalltownproperties.com
 7115 Hwy 64 - Oakland, TN 38060
 smalltownproperties.com