



# SMALLTOWN

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

**44.54± ACRES**  
**HARDEMAN COUNTY, TN**  
**\$283,450**

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# THE HARDEMAN 44.54

## PROPERTY PROFILE

### LOCATION:

- 25 New Union Loop  
Toone, TN 38381
- Hardeman County
- 9± Miles SW of  
Chickasaw State Park
- 10± Miles NE of Bolivar
- 18± Miles SW of Jackson
- 74± Miles NE of Memphis

### COORDINATES:

- 35.376004, -88.900677

### TAX INFORMATION:

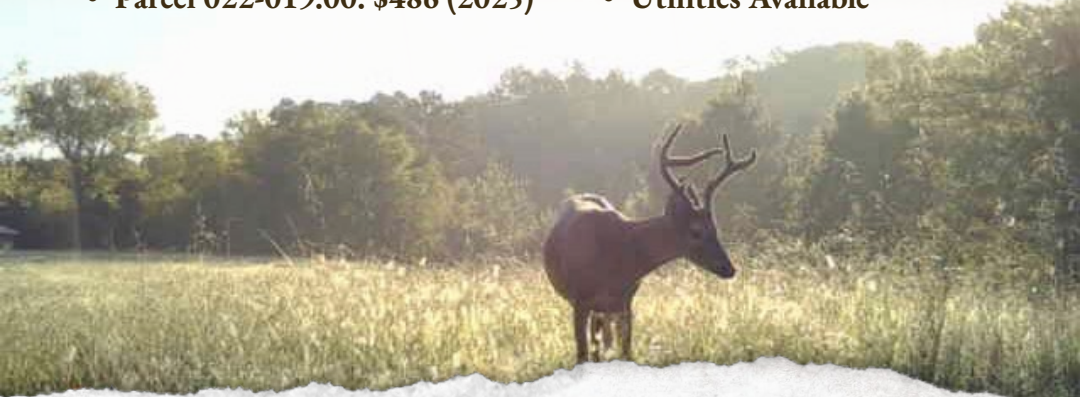
- Parcel 022-019.00: \$486 (2025)

### PROPERTY USE:

- Potential Home/Cabin Site
- Hunting & Fishing
- Recreational
- Investment

### PROPERTY INFORMATION:

- 44.54± Surveyed Acres
- Corner Lot
- Metal Shop
- Established Food Plots
- Stocked Pond
- Deer & Turkey
- Utilities Available



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**SHANE MARTIN**

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7115 Hwy 64 - Oakland, TN 38060

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE HARDEMAN 44.54

LOCATED IN HARDEMAN COUNTY AT 25 NEW UNION LOOP IN TOONE, TENNESSEE, THIS 44.54± SURVEYED-ACRE TRACT OFFERS AN EXCELLENT BLEND OF RECREATIONAL USE, PRIVACY, AND FUTURE POTENTIAL. This Hardeman County property sits on a corner lot and is conveniently located near Chickasaw State Park and within easy driving distance of Jackson, TN, providing a quiet rural setting without sacrificing access to town amenities.

The land has been selectively harvested over the past five years, leaving behind prime wildlife habitat with a healthy mix of cover and open areas. Established food plots support strong deer and turkey populations, making the property ideal for hunting or wildlife observation. A stocked small pond adds both fishing opportunities and a peaceful natural feature to enjoy year-round.



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# MORE ABOUT THE HARDEMAN 44.54

Several key improvements are already in place, including a 40x60-foot metal shop with double electric roll-up doors, 200 amp service, a well, and a septic system, allowing for immediate use and making it well-suited for a future home site or weekend getaway. Timber, rolling terrain, and thoughtful land management combine to create a property that is both functional and attractive.

Whether you're looking for land to build on, enjoy outdoor recreation, or hold as a long-term investment, this West Tennessee property offers versatility, convenience, and natural beauty all in one package.

**Contact Shane Martin today to schedule a private showing and experience #TheSmallTownWay,**



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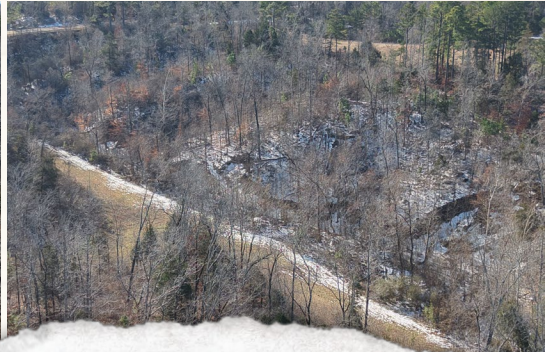
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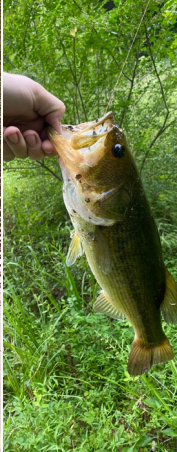


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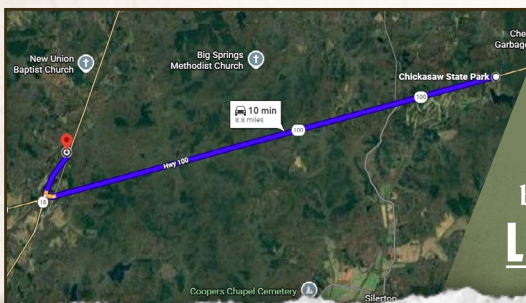
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land id. LINK



Directions From Chickasaw State Park in Henderson, TN: Travel on TN-100 W for 8.8 miles. Take the ramp and turn right onto TN-18 N. Continue for 0.8 miles. Turn left onto New Union Loop and the destination will be on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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