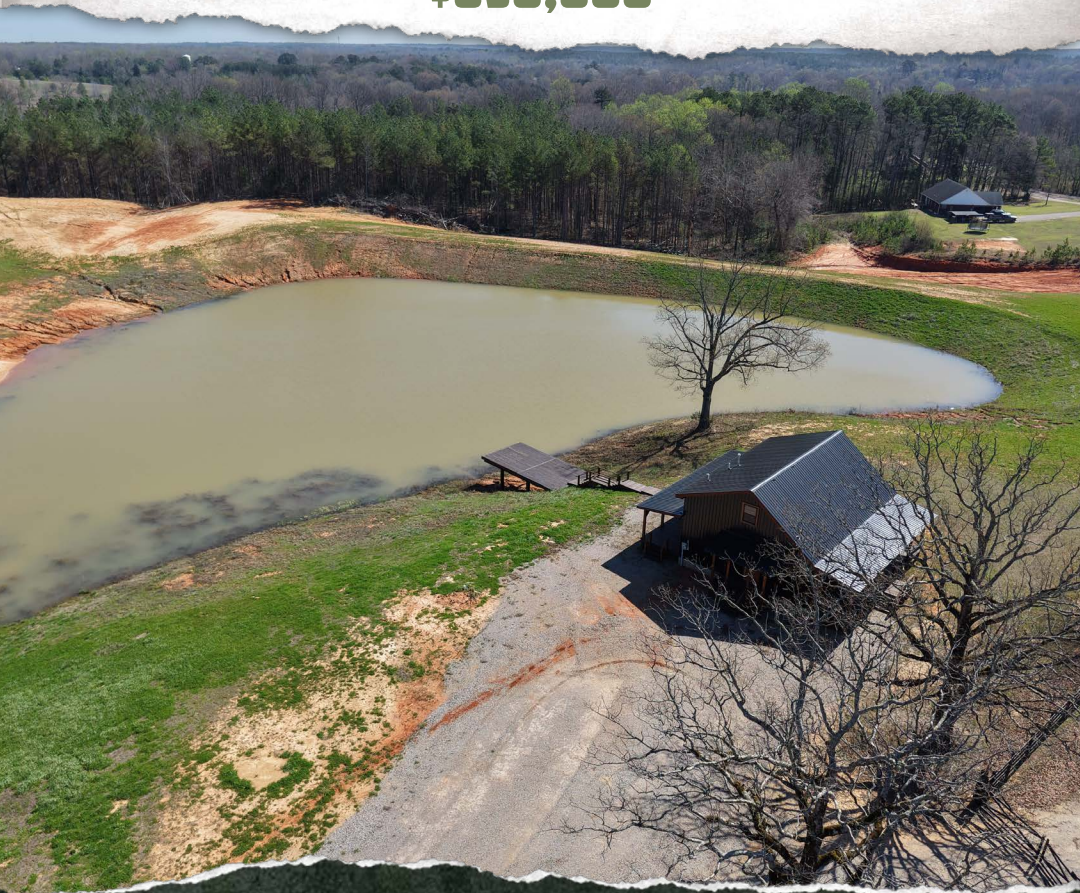




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**80.4± ACRES WITH A CABIN**  
**HARDEMAN COUNTY, TN**  
**\$650,000**



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# THE HARDEMAN 80.4

## PROPERTY PROFILE

### LOCATION:

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

### TAX INFORMATION:

- TBD

### PROPERTY USE:

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

### COORDINATES:

- 35.364588, -88.967839

### PROPERTY INFORMATION:

- 80.4± 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



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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE HARDEMAN 80.4

WELCOME TO THE HARDEMAN 80.4, A VERSATILE AND THOUGHTFULLY DEVELOPED 80.4± 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 80.4 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 80.4, with dual access from Tyson Road. Established trail networks make navigation easy by ATV or truck, whether for recreation or land management.



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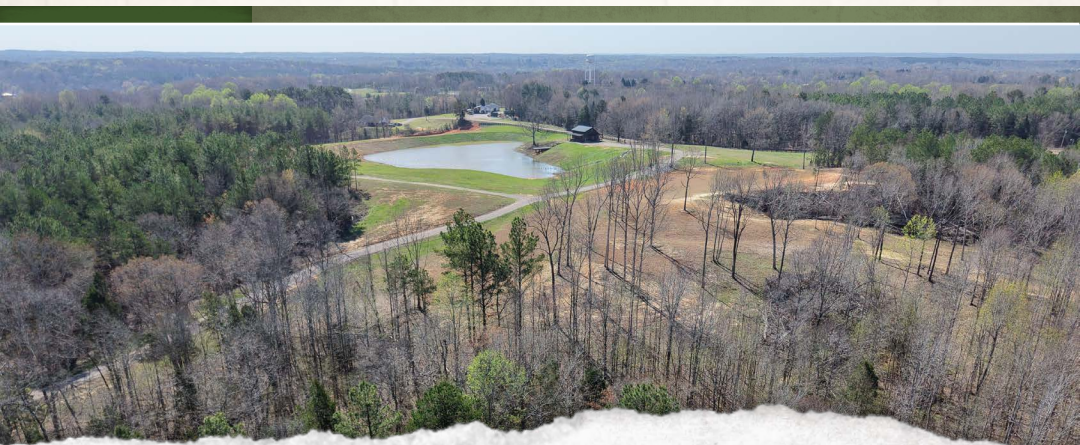
# MORE ABOUT THE HARDEMAN 80.4

Wildlife habitat is already well-established, with open fields planted to attract deer and turkey. 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 80.4 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 80.4 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.**



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**80.4± ACRES WITH A CABIN HARDEMAN COUNTY, TENNESSEE**



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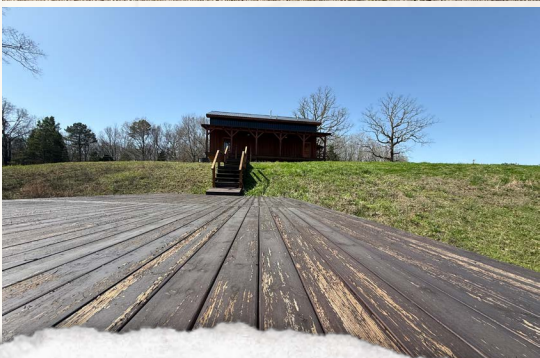
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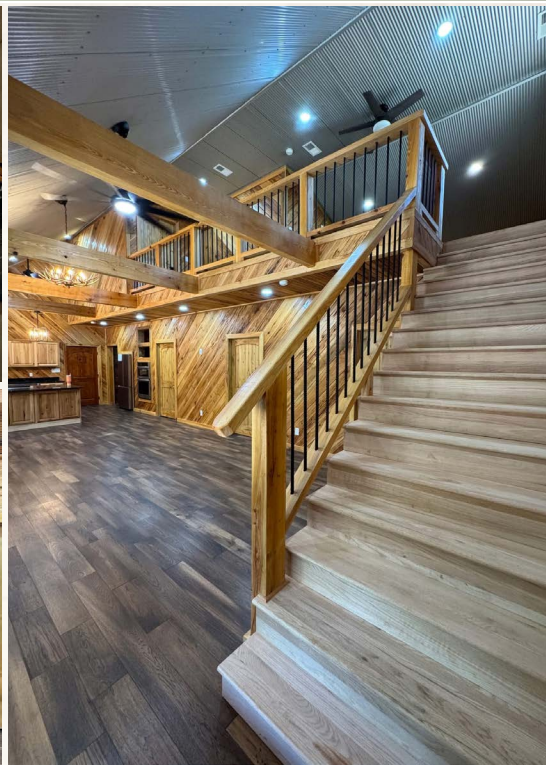


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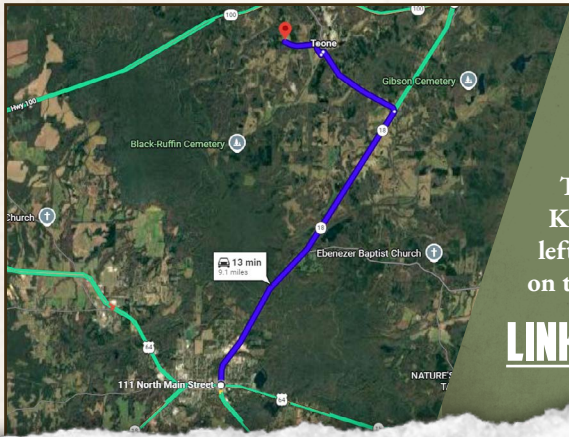
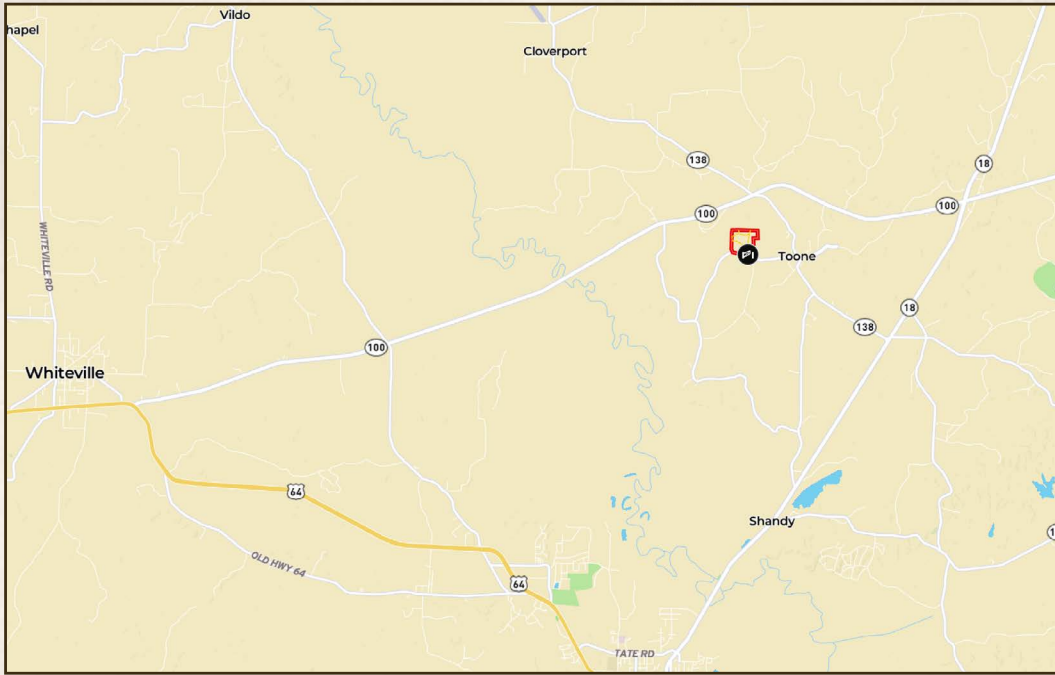
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Directions From Bolivar, TN: take TN-18 North/E Jackson Street approximately 6.3 miles, then bear left onto TN-138 West and continue 1.8 miles. Turn left onto Front Street, then right onto Keller Street. Continue 0.2 miles and turn left onto Tyson Road. The property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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