

80± ACRES
HARDEMAN COUNTY, TN
\$600,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE HARDEMAN 80

PROPERTY PROFILE

LOCATION:

- Lake Hardeman Road
Hickory Valley, TN 38042
- Hardeman County
- 13± Miles SW of Bolivar
- 15± Miles N of the
Mississippi State Line
- 43± Miles NW of Collierville

COORDINATES:

- 35.141382, -89.100584

TAX INFORMATION:

- Parcel: 127-005.01
2025 Taxes: \$55
- Parcel: 122-027.00
2025 Taxes: \$341

PROPERTY USE:

- Hunting
- Recreational
- Timber Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 80± Acres
- Mature Hardwood Timber
- High Concentration of White Oak
- Established Food Plots
- Established Interior Trail System
- Road Frontage
- Electricity On-Site
- Deer & Turkey
- Potential Divisions



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SHANE MARTIN

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE HARDEMAN 80

WELCOME TO THE HARDEMAN 80—A DIVERSE WEST TENNESSEE PROPERTY OFFERING AN EXCELLENT COMBINATION OF RECREATION, HUNTING, TIMBER VALUE, AND LONG-TERM INVESTMENT POTENTIAL. Located on Lake Hardeman Road in Hickory Valley, this 80± acre tract provides the kind of versatility that is becoming increasingly difficult to find, whether you are searching for a private hunting retreat, a future homesite in Hardeman County, or a land investment with recreational upside.

The property features a strong stand of mature hardwood timber with a high concentration of white oak, creating both excellent wildlife habitat and timber value. Established food plots, interior trail systems, and natural travel corridors make the Hardeman 80 well suited for deer and turkey hunting, while the existing trail network allows easy access throughout the farm.



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MORE ABOUT THE HARDEMAN 80

With road frontage and electricity already on site, the property offers multiple potential cabin or homesite locations tucked throughout the tract. The layout and accessibility also create potential for future divisions, adding additional flexibility for investors or buyers looking for a property with multiple use options.

Whether you are looking for a hunting property to enjoy, a recreational getaway, or a long-term land investment in West Tennessee, the Hardeman 80 offers a well-rounded opportunity with both immediate usability and future potential.

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



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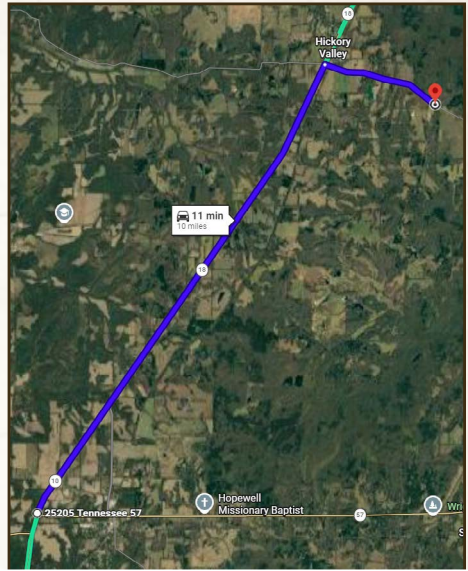
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HARDEMAN COUNTY, TENNESSEE

land **id.** LINK



Directions from the Intersection of Highway 18 and Highway 57 in Grand Junction, TN: Travel north on Highway 18 for 10 miles. Turn right onto Lake Hardeman Road, and the property will be on the left in 1.8 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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