

5± ACRES
HARDEMAN COUNTY, TN
\$50,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE HARDEMAN 5

PROPERTY PROFILE

LOCATION:

- Ebenezer Road
- Toone, TN 38381
- Hardeman County
- **6.5± Miles NE of Bolivar**
- **24.1± Miles SW of Jackson**

COORDINATES:

- 35.295571, -88.914181

PROPERTY USE:

- Residential
- Investment

PROPERTY INFORMATION:

- **5± Acres**
- Mature Hardwoods
- House Pad
- Electricity & Natural Gas Available
- Additional Acreage Available

TAX INFORMATION:

- Parcel #059-010.00: TBD



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& REAL ESTATE™

ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

annah@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HARDEMAN 5

WELCOME TO THE HARDEMAN 5, TUCKED AWAY ON THE QUIET STRETCH OF EBENEZER ROAD IN TOONE, TENNESSEE. This beautiful $5\pm$ acre homesite offers the perfect blend of privacy, convenience, and natural beauty in Hardeman County. With a house pad already in place, this piece of property makes it easy to start planning your dream home without the hassle of extensive site work.

Surrounded by mature hardwoods, the Hardeman 5 is situated in a peaceful and secluded setting while still maintaining easy access. Electricity is available at the road, and natural gas is also accessible, offering modern utilities rarely found with this level of privacy.

Enjoy the tranquility of country living while remaining close to town—the Hardeman 5 is just $6.5\pm$ miles from Bolivar and $24.1\pm$ miles from Jackson. Whether you're looking to build a primary residence, a weekend retreat, or invest in land in a desirable rural area, this tract offers an ideal location with a ready-to-build foundation.

Contact Annah Barnes today to schedule a private showing and experience #TheSmalltownWay!



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
STF	Smithdale and Toinette soils, 20 to 45 percent slopes	3.52	70.4	0	15	7e
SeD3	Smithdale and Lexington soils, 8 to 12 percent slopes, severely eroded	1.48	29.6	0	64	6e
TOTALS		5.0(*)	100%	-	29.5	6.7



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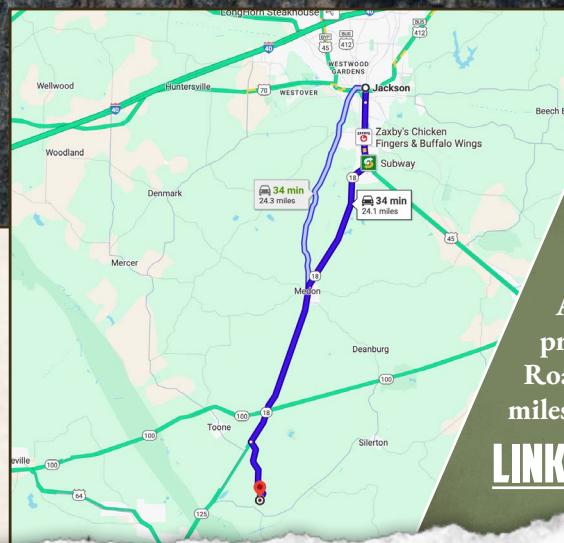
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HARDEMAN COUNTY, TENNESSEE



land **id.** **LINK**



Directions From Jackson, TN:
Travel 3.3 miles on US-45/S Highland Avenue. Turn right on TN-18 S and proceed 16.5 miles. Turn left on Brown Road/Ebenezer Road and continue 3.5 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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