



**1± ACRE LOT**  
**HARDEMAN COUNTY, TN**  
**\$29,500**



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

**OFFICE (662) 238-4077**



# THE HARDEMAN 1

## PROPERTY PROFILE

### LOCATION:

- Ebenezer Road  
Toone, TN 38381
- Hardeman County
- 6.3± Miles NE of Bolivar
- 24.3± Miles SW of Jackson

### COORDINATES:

- 35.292389, -88.914236

### PROPERTY USE:

- Potential Home Site
- Investment

### PROPERTY INFORMATION:

- 1± Total Acres
- 0.3± Acre Home Site
- 0.7± Acre Mature Timber
- Road Frontage
- Electricity at the Road
- Natural Gas is Available

### TAX INFORMATION:

- Parcel# 059-010.00
- 2024 - TBD



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**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

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50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE HARDEMAN 1

**DISCOVER THE PERFECT PLACE TO BUILD YOUR DREAM HOME!** Nestled in the peaceful countryside of Hardeman County, TN, is a beautiful 1± acre lot. Located just over six miles from Bolivar and roughly 24 miles from Jackson, this property offers the ideal balance of quiet rural living with convenient access to town. The lot features 0.3± acres of cleared space ready for your future homesite, while the remaining acreage is covered in mature hardwoods, providing natural privacy and a scenic backdrop. With paved road frontage on Ebenezer Road, access is quick and reliable. Electricity is available at the road, and natural gas is also accessible, making the building process even smoother.

**Whether you're looking to build now or invest for the future,  
this versatile property is a rare find in a superb location.  
Contact Annah Barnes today to learn more!**



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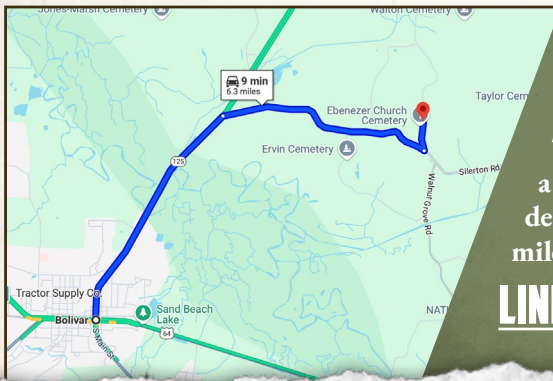
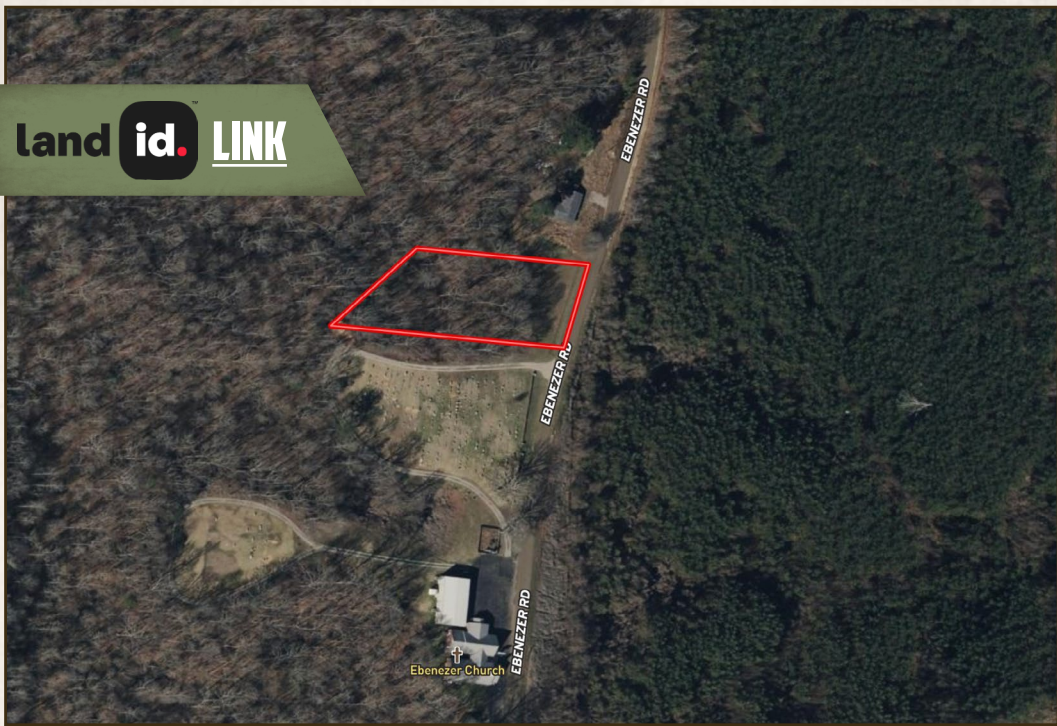
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land id. **LINK**



Directions From Bolivar, TN: Travel 3.1 miles north on TN-125 N/TN-18 N/N Main Street. Turn right onto TN-125 N and proceed 2.8 miles. Make a sharp left on Ebenezer Road and the destination will be on your left in 0.4 miles.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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