

279 Ac.of Hunting & Fishing with a 1 1/2 Story 4 Bedroom, 4.5 Bath Home & a Bunk House

Childers Real Estate | 731-658-6232 | childersre@bellsouth.net



Property Address

3545 Cloverport Road
Toone, Tennessee 38381

Property Highlights

- Price: \$925,000.00
- Acres: 278.88
- County: Hardeman
- State: Tennessee
- Closest City: Toone
- Property Type: Hunting Land, Recreational Property, Residential Property, Riverfront Property

Property Description

278.88 Ac. of Hunting and Fishing on the Hatchie River in Hardeman County, TN. Excellent Deer, Turkey, & Duck Hunting plus Fishing!!! Superior Quality Amenities include a 1.5 Story Home (or Lodge, sleeps 8), a Bunk House (sleeps 12), and a Storage Building; all overlooking a small lake. This property has approximately 1.5 miles of river frontage, and a 7 acre cypress slough that provides a habitat for duck, plus the fishing is great! It's located on a County asphalt road with convenient access to TN Hwy 100, approximately 20 miles south of Interstate Hwy 40. Nearby airports are at Jackson, TN and Memphis, TN.



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4 Bedroom/ 4.5 Bath, 1 1/2 Story Home

- Can easily be used as a Lodge.
- Overlooks Small Fishing Lake w/Dock
- Lake & Deck Views from Bedrooms
- Wood Siding Exterior / Metal Roof
- Conventional Concrete Block Walk-in Foundation
- Private Well / Private Septic Tank
- Public Electricity / Individual Manufactured Gas
- 2150 Sq. Ft. of Living Area /Built in 2011 (Source: Public Record)
- 518 Sq. Ft. Carport / 2 Tier Back Deck
- 6' x 32' Roofed Front Porch / Wrap Porch around
- Central Heat & Air
- Rooms
 - Main Level (1814 Sq. Ft.) Source: Public Record
 - Hickory Floors, Tile Floors in Baths & Utility
 - Pine Walls / Oak Cabinets
 - 22'1" x 22'8" Great Room
 - Wood Burning Stone Fireplace
 - Entry to 2-Tier Back Deck
 - Vaulted Ceiling
 - Large Windows w/Views of Deck & Lake
 - Opens into Kitchen/Dining Area
 - Laundry Room – Carport Entry & Kitchen Entry
 - Half Bath off Laundry Room
 - 15'8" x 13'3" Master Bedroom
 - Master Bath
 - Jacuzzi Tub & Separate Shower
 - Double Sinks / His & Her Walk-In Closets
 - Laundry Cabinets
 - 13'4" x 11' Bedroom 2
 - Full Hall Bath
 - 2nd Level (336 Sq. Ft.) Source: Public Record
 - Carpet Floors / Tile in Baths
 - 13'4" x 10'8" Bedroom 3 w/ Full Bath
 - Hallway Overlooking 1st Story Great Rm
 - 13'4" x 10'8" Bedroom 4 w/ Full Bath
 - Small Finished Storage Room

Bunk House

- Sleeps 12
- Wood Siding Exterior
- Conventional Concrete Block Foundation
- Metal Roof / Wrap Porch & Deck
- Central Heat & Air
- 1183 Sq. Ft. of Living Area / Built in 2005 (Source: Public Record)
- Interior Hardwood & Tile Floors / Pine Walls
- Rooms
 - 15'9" x 8'10" Locker or Mud Room
 - 2 Bedrooms
 - 2 Full Baths w/ 2 Double Sinks & a Shower
- 14' x 20' Wood Storage Bldg. w/Metal Roof
- Campfire Site