

# Southern Land Company TN, LLC

8590/1 Farmington Blvd. Germantown, TN 38139

Office: 901-755-8877 ~ Web: [southernlandco.com](http://southernlandco.com)

Email: [land@southernlandco.com](mailto:land@southernlandco.com)

Principal Broker: Bill Gates (901)488-0368

## **The Forest Hill 70** **70+/- Acres Wildlife & Hunting Retreat**

### **Farm Summary**

**Acres** - 70+/- Acres with approximately 3 acre spring fed pond

**Improvements** - Enclosed Metal Barn Style Shop with covered Storage, Electricity, well, Spring fed Stocked pond (bass, bream & catfish), gated entrance with gravel drive, Multiple Hunting Blinds, established food plots,

**Mineral Rights** - All Seller owned convey

**Terrain** - gently rolling, Hardwood Timber

**County** - Hardeman

**Location** - 435 Forest Hill rd, Bolivar, TN.

Blue Oval - 40 miles.

Memphis - 75 miles

Jackson, TN - 30 miles

Nashville - 160 miles

**Coordinate** - 35.242599°N, 88.877298°W

**Offering Price** - **\$349,985.00**

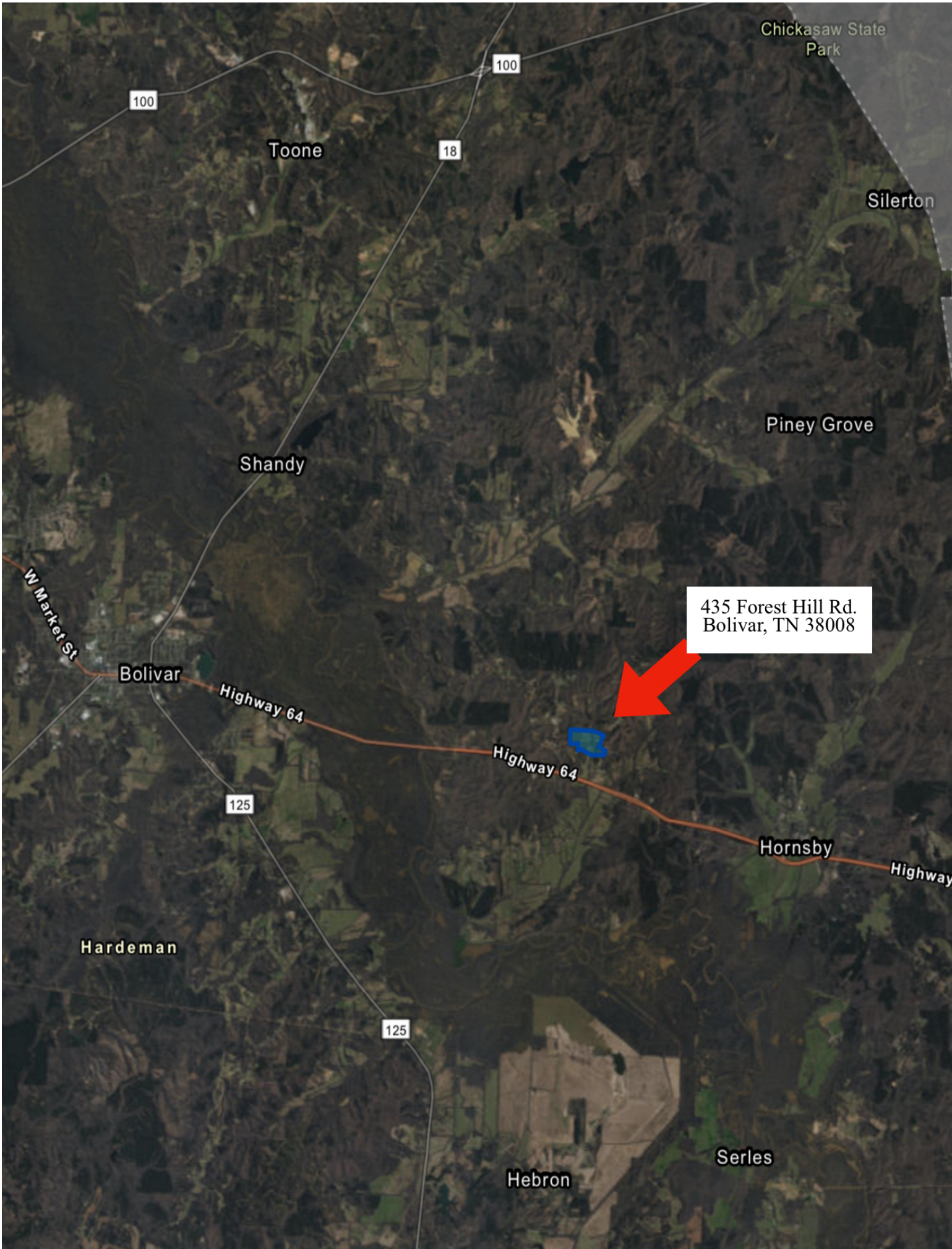
**Contact Agent - Shane Martin 901-827-0224**

*\* Shown by Appointment*

### **Remarks:**

Designed for wildlife habitat management, this 70+/- acre property is a hunters dream. Enjoy exceptional deer and turkey hunting over established food plots or within the timber. A 3-acre spring fed stocked pond enhances the landscape, providing both recreational and wildlife benefits. The property features a newly built barn equipped with electric and water, offering a perfect gathering space with covered outdoor storage. Whether you choose to convert it into living quarters or build your dream home, the property boasts a prime homesite overlooking the pond.

An incredible opportunity for outdoor enthusiasts, hunters, or those seeking a private retreat in a beautifully managed setting.



Chickasaw State Park

100

100

Toone

18

Silerton

Piney Grove

Shandy

435 Forest Hill Rd.  
Bolivar, TN 38008

W Market St

Bolivar

Highway 64

125

Highway 64

Hornsby

Highway

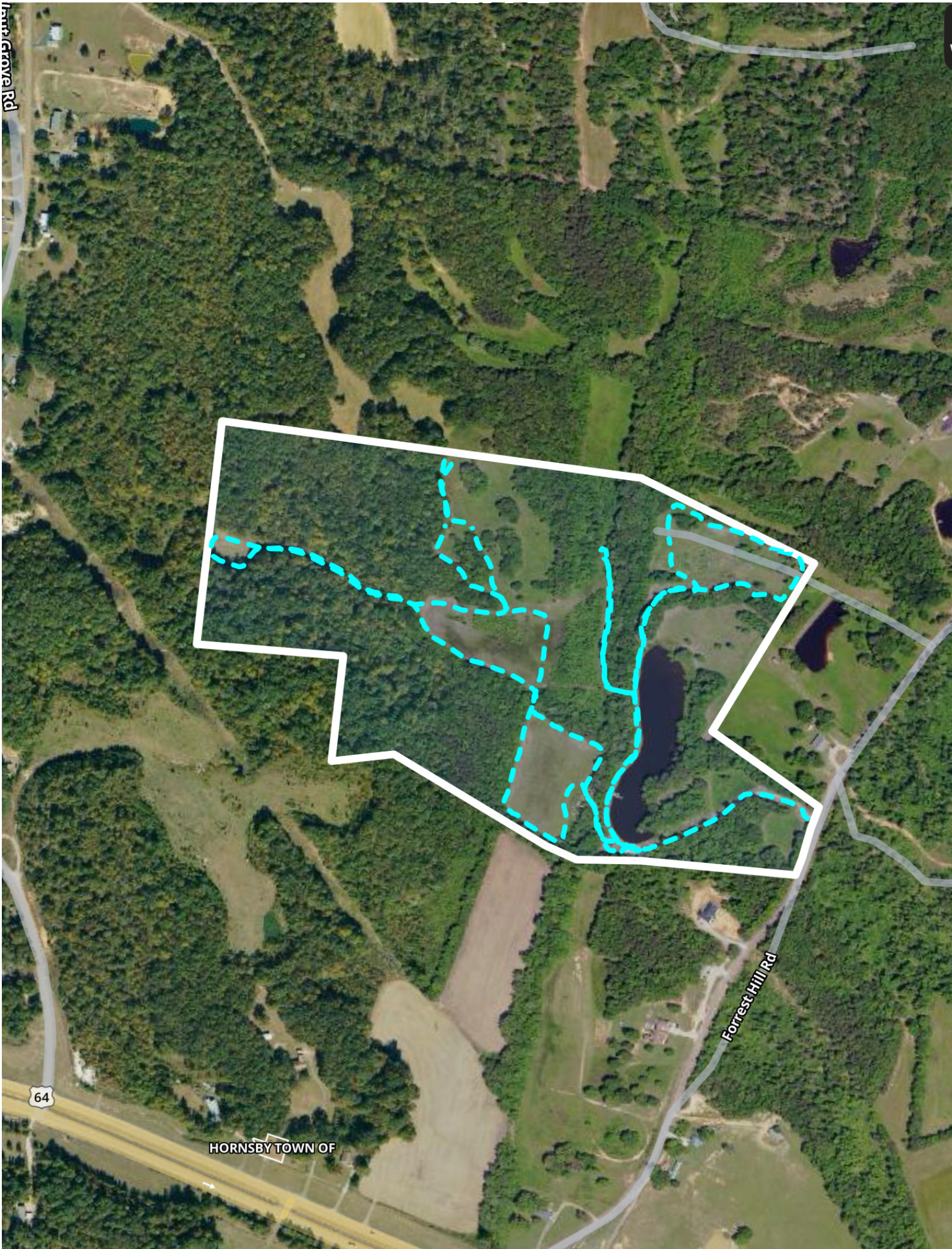
Hardeman

125

Hebron

Serles

Laura's Grove Rd



64

HORNSBY TOWN OF

Forrest Hill Rd





8:17

← + ADD TO GALLERY

TEMP N/A	WIND N/A	PRESSURE N/A	SUN N/A	MOON N/A
-------------	-------------	-----------------	------------	-------------

CLICK HERE TO ADD CAMERA POSTAL CODE



REVEAL

06/18/2024 9:04 AM  
CAMERA LOCATION: BOLIVAR  
CAMERA NAME: BARN PINE FIELD

TAG NONE

HD



7:08

←

TEMP 36° F	WIND N 5.6MPH	PRESSURE 30.34 inHg	SUN DAYTIME	MOON FULL
---------------	------------------	------------------------	----------------	--------------



REVEAL

01/13/2025 12:09 PM  
CAMERA NAME: CONDO TOWER  
CAMERA LOCATION: BOLIVAR

TAGS:  
+ ADD A TAG

