

Southern Land Company TN, LLC

8590/1 Farmington Blvd. Germantown, TN 38139

Office: 901-755-8877 ~ Web: southernlandco.com

Email: land@southernlandco.com

Principal Broker: Bill Gates (901)488-0368

Overton Loop Homestead

128 Acres - Pasture Land with Deer & Turkey Hunting

Located in Hardeman County, Tennessee, this expansive 128 surveyed acre farm offers a unique combination of agricultural potential and rural charm. The land features beautiful rolling terrain, with approximately 85 acres of FSA-designated cropland, suitable for wheat, corn and grain sorghum.

Currently, the property is being used as a homestead and is partially fenced, offering beautiful rolling pastures perfect opportunity for livestock with two stocked ponds. The area has fantastic Deer and Turkey hunting influenced surrounding forest and farmland. A historic 100-year-old wooden barn and a 1-bedroom, 1-bathroom home that requires renovation.

The property boasts excellent road frontage, conveniently located at the corner of Overton Loop Road and Young Road in Toone. It's situated just 13 miles from the scenic Chickasaw State Park, 60 miles from Collierville, TN, and 23 miles from Jackson, TN, making it a peaceful rural retreat with easy access to nearby amenities.

Farm Summary

Acreage - 128 Surveyed Acres

Improvements - 1 Bedroom , 1 bath (needs complete renovation)

built in 1988,

approximately 912 sq ft per tax assessor website

Old wooden Loft Barn , partially fenced, and shed

Parcel - 035023 01400

Property taxes - \$757 (2023)

Resources - Electric on Property , Well in working condition near house, septic

Terrain - Rolling Hills primarily open with blocks of timber

Mineral Rights- All Seller owned convey

Location - located just off Hwy 100 in Toone, TN

Address - 880 Overton Loop, Toone TN 38381

Jackson, TN - 23 miles.

Bolivar - 10 miles

Collierville- 60 miles

Chickasaw State Park - 13 miles

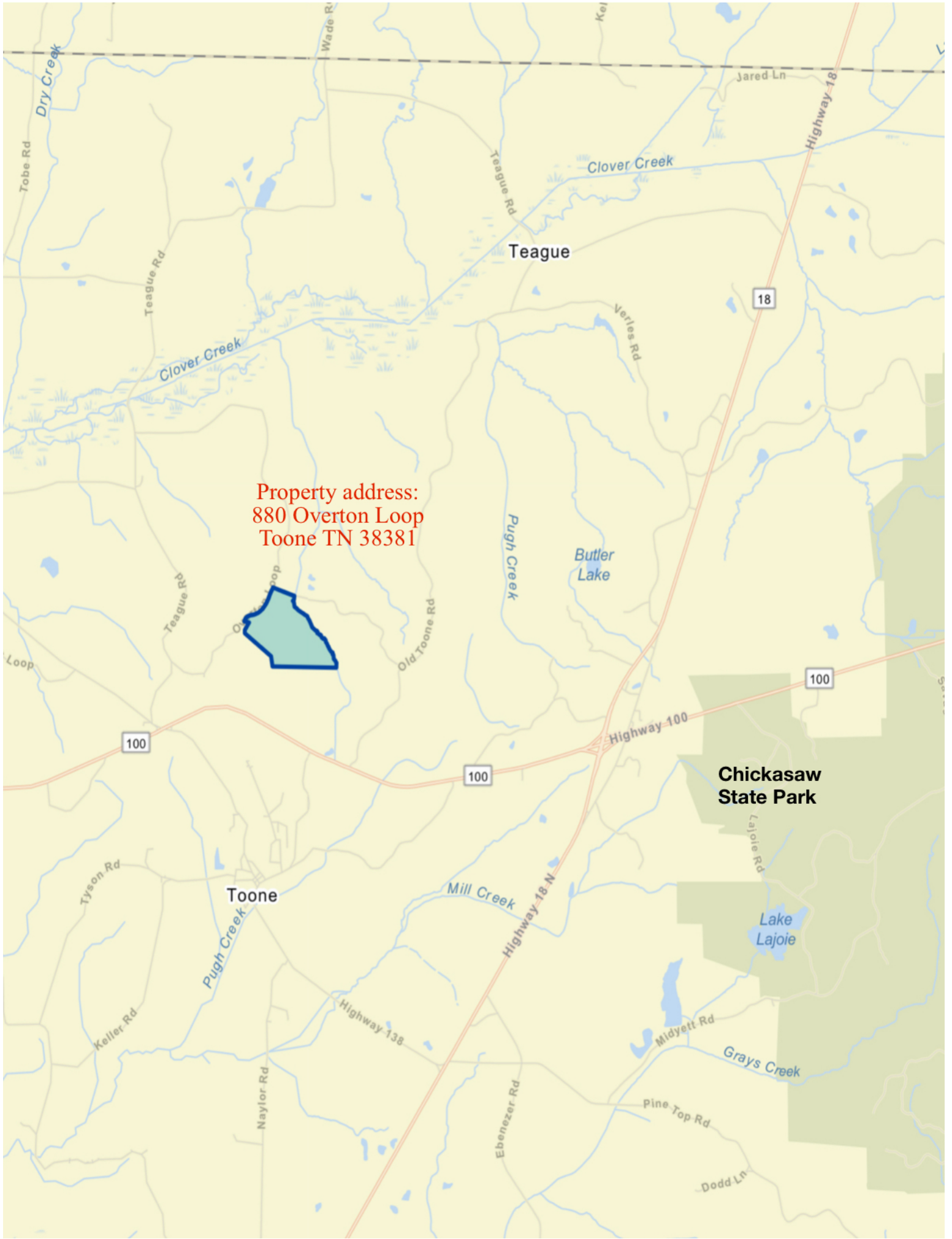
* *Coordinate - 35.378416°N, 88.950230°W*

Offering Price - \$525,000

Contact Agent - Shane Martin 901-827-0224

* Shown by Appointment





Property address:
880 Overton Loop
Toone TN 38381

**Chickasaw
State Park**

Toone

Teague

18

100

100

100

Lake
Lajoie

Mill Creek

Highway 100

Highway 18 N

Highway 138

Grays Creek









Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

- street_dm_l_tn069
- Tract Boundary

Tract Cropland Total: 85.53 acres

2024 Program Year

Map Created June 10, 2024

Farm 5806 Tract 9717

2023 NAIP Imagery

UNLESS OTHERWISE NOTED:

- | | | | |
|-------------------|-----------------------|----------------|-------------------|
| YC=Yellow/Corn/GR | WC=White/Corn/GR | UPCN=Cotton | SB=Soybean/COM/GR |
| WHT=Wheat/SRW/GR | Canola=Fall Seeded/GR | SORGH=GR/GR | DC=Double Crop |
| P=MIXFG/IGS/GZ | GLS=MIXFG/IGS/LS | H=MIXFG/IGS/FG | |

All Non-Irrigated (NI) unless specified Irrigated (IR)

TENNESSEE
 HARDEMAN
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 5806
 Prepared : 8/28/24 2:23 PM CST
 Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : NADINE MASSARELLI
 CRP Contract Number(s) : None
 Recon ID : 47-069-2023-110
 Transferred From : None
 ARCPLC G/W Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
125.15	85.53	85.53	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	85.53	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, CORN, SORGH

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	33.79	0.00	62	
Corn	0.85	0.00	120	
Grain Sorghum	1.40	0.00	51	
TOTAL	36.04	0.00		

NOTES

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Tract Number : 9717

Description :
 FSA Physical Location : TENNESSEE/HARDEMAN
 ANSI Physical Location : TENNESSEE/HARDEMAN
 BIA Unit Range Number :
 HEL Status : HEL determinations not completed for all fields on the tract
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : NADINE MASSARELLI
 Other Producers : None
 Recon ID : 47-069-2023-109

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
125.15	85.53	85.53	0.00	0.00	0.00	0.00	0.0

TENNESSEE
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Abbreviated 156 Farm Record

Tract 9717 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
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NOTES

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