

MIDWEST LAND GROUP PRESENTS

45 ACRES IN

CHEATHAM COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME 45 +/- ACRE PROPERTY WITH CREEK, TIMBER, AND WILDLIFE

Nestled just 2 miles north of Ashland City, Tennessee, this incredible 45+/- acre tract offers an ideal mix of natural beauty, investment potential, and convenience. It has 42 +/- acres of mature hardwoods and Marks Creek flows right through the heart of the property. The 3 +/- acre section of pasture is perfect for putting in a food plot or building your dream home. Located right off Frey Street with 100 feet of frontage on Highway 49, this

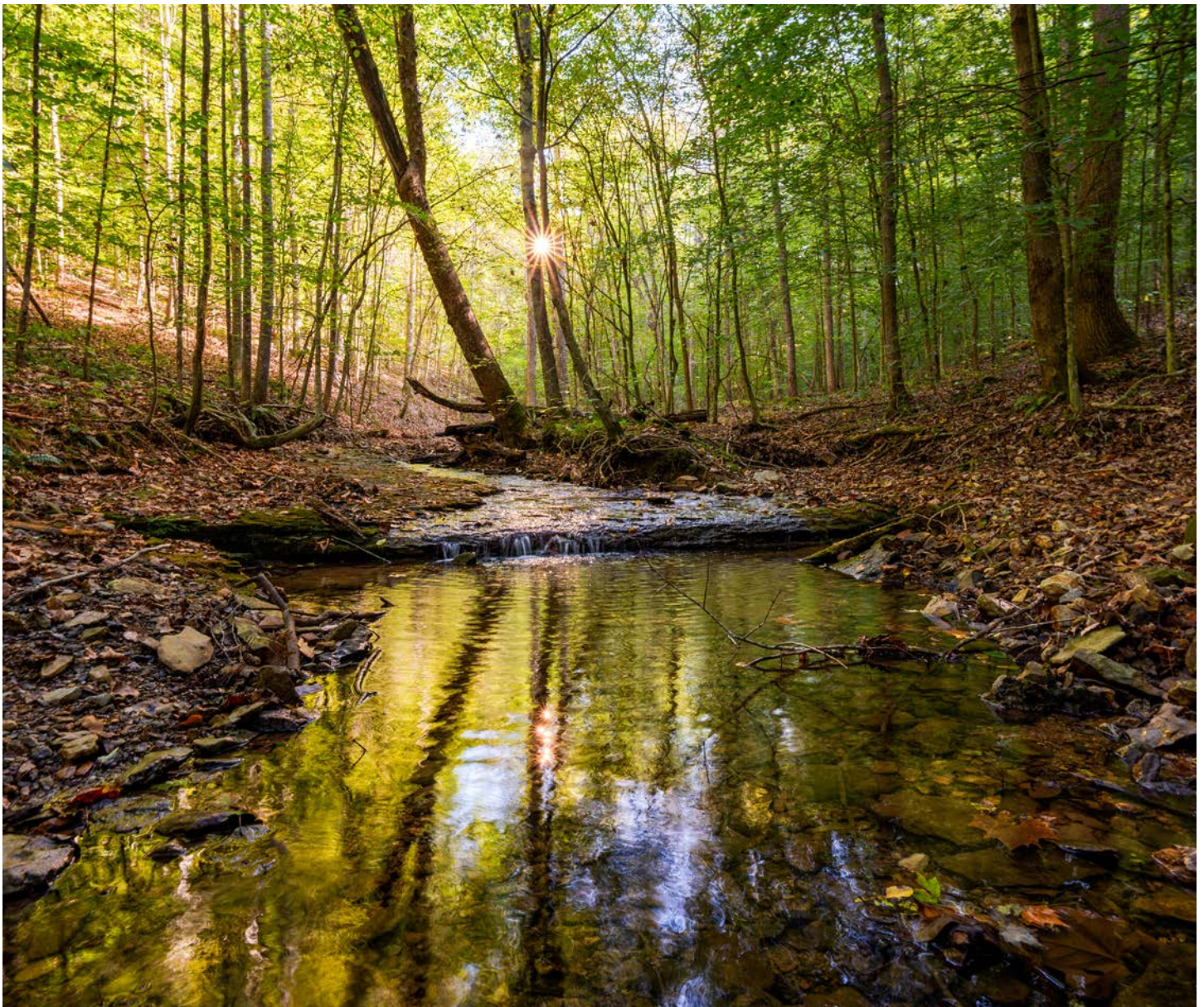
property is just a 30-minute drive to downtown Nashville. It combines rural tranquility with easy access to city amenities, making it perfect for building on, a hunting paradise for an outdoorsman, or a great investment. This property offers a peaceful, rural lifestyle with easy access to city amenities. Don't miss this rare opportunity in beautiful Cheatham County, Tennessee! Give Reagan Hanish a call at (615) 588-7120 for more information.



PROPERTY FEATURES

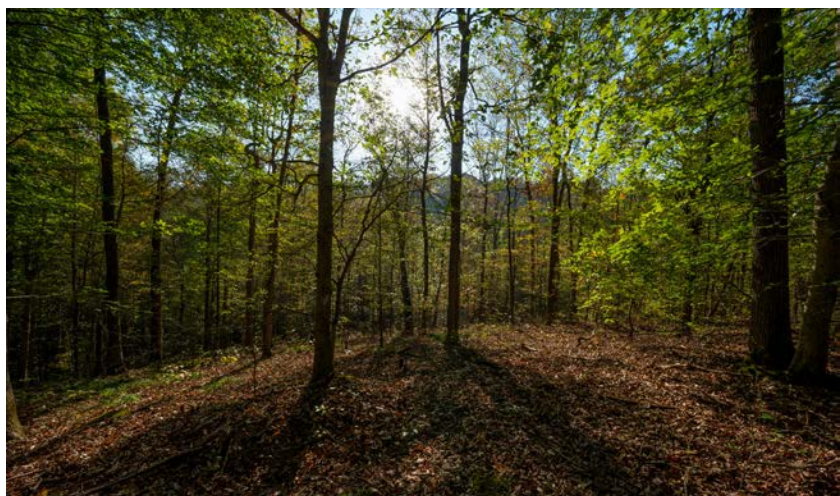
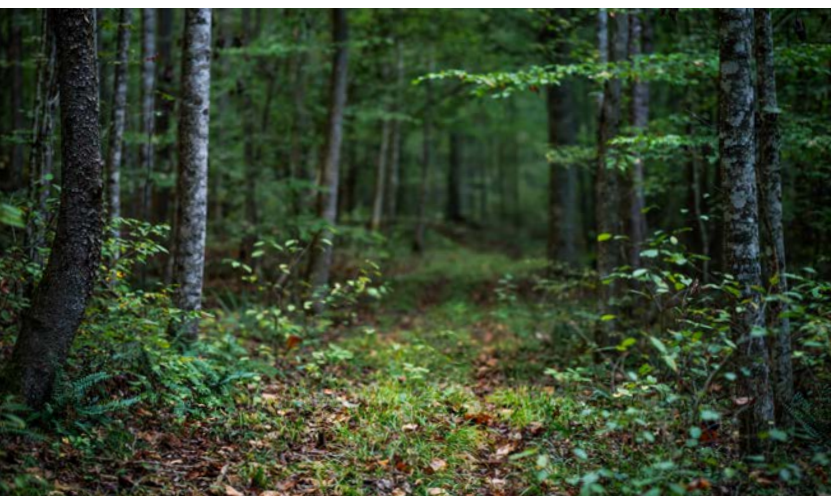
PRICE: **\$535,000** | COUNTY: **CHEATHAM** | STATE: **TENNESSEE** | ACRES: **45**

- 45 +/- acres of beautiful, versatile land
- Year-round water source from picturesque Marks Creek
- Thousands of dollars in harvestable timber, adding investment value
- Thriving deer and turkey population, perfect for wildlife enthusiasts and hunters
- Multiple build site locations, ideal for your dream home or a private retreat
- Small chestnut tree orchard
- Greenbelt tax program eligibility, offering significant tax savings
- Convenient road access with blacktop frontage
- 30 minutes from Downtown Nashville, TN
- 45 minutes to Clarksville, TN

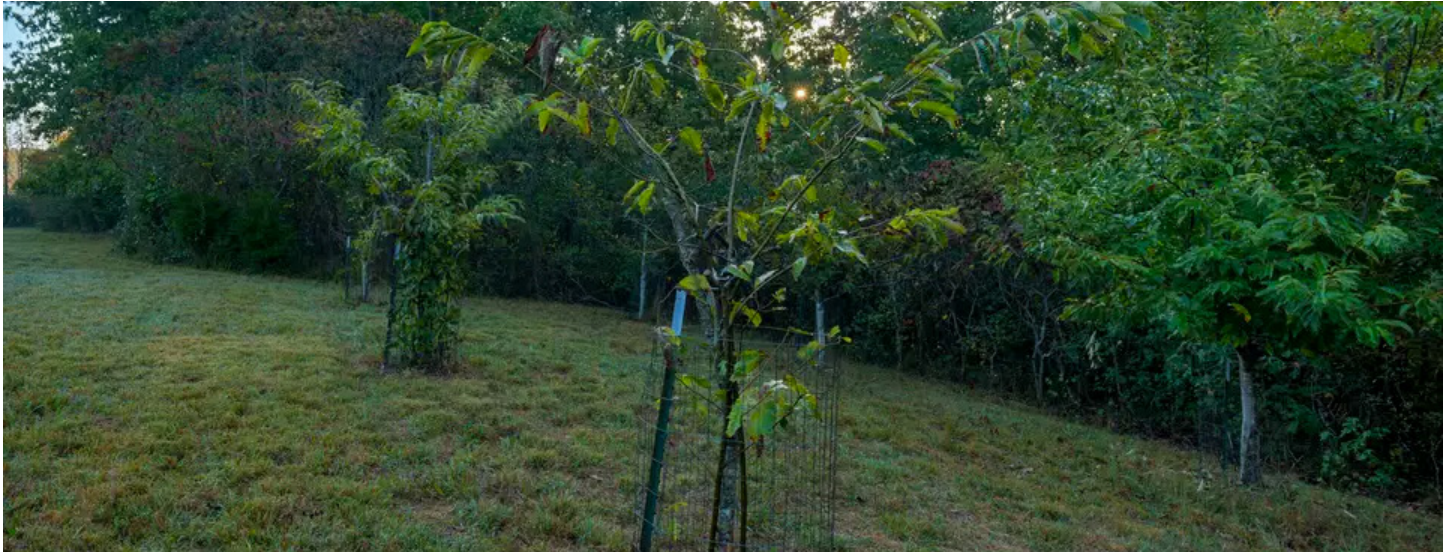


42 +/- ACRES OF MATURE TIMBER

It has 42 +/- acres of mature hardwoods offering an ideal mix of natural beauty, investment potential, and convenience.



SMALL CHESTNUT TREE ORCHARD



MARKS CREEK

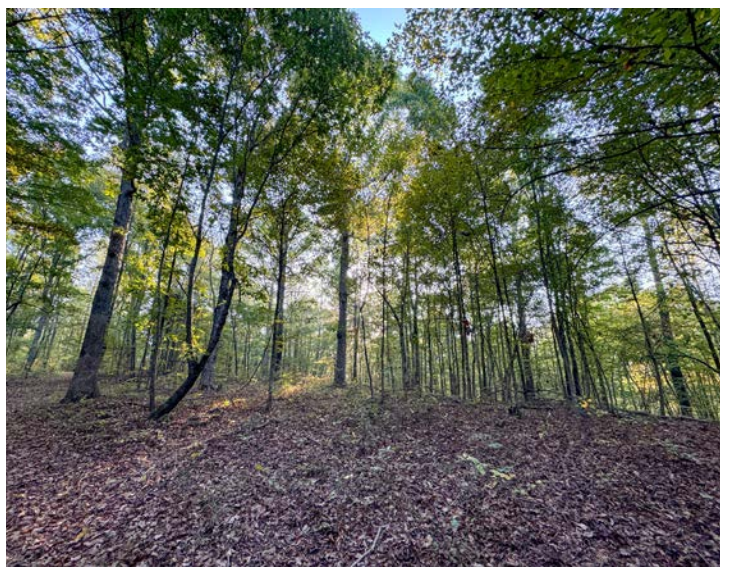
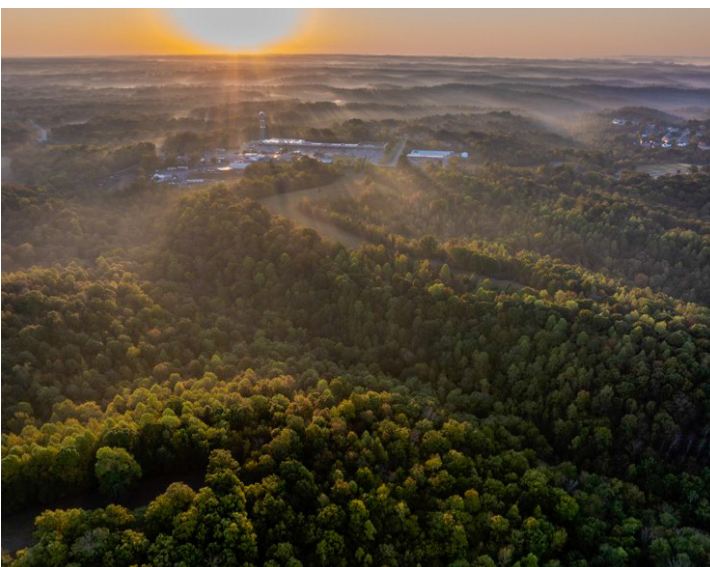
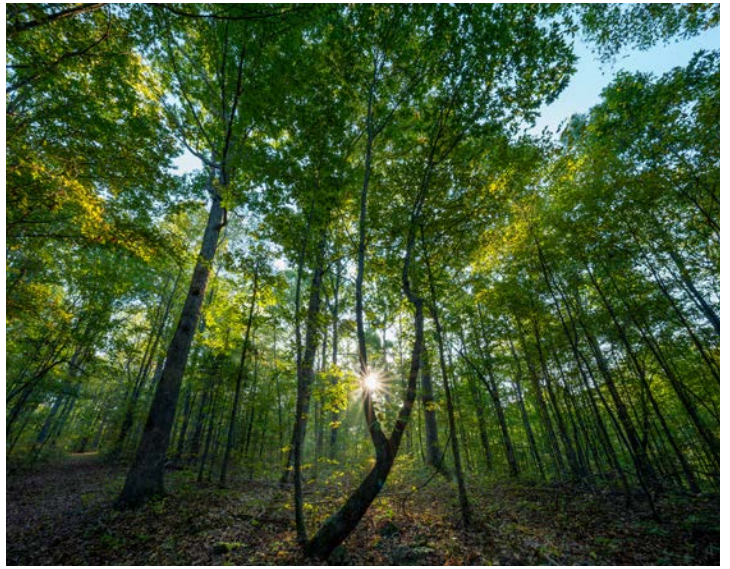


HUNTING OPPORTUNITIES

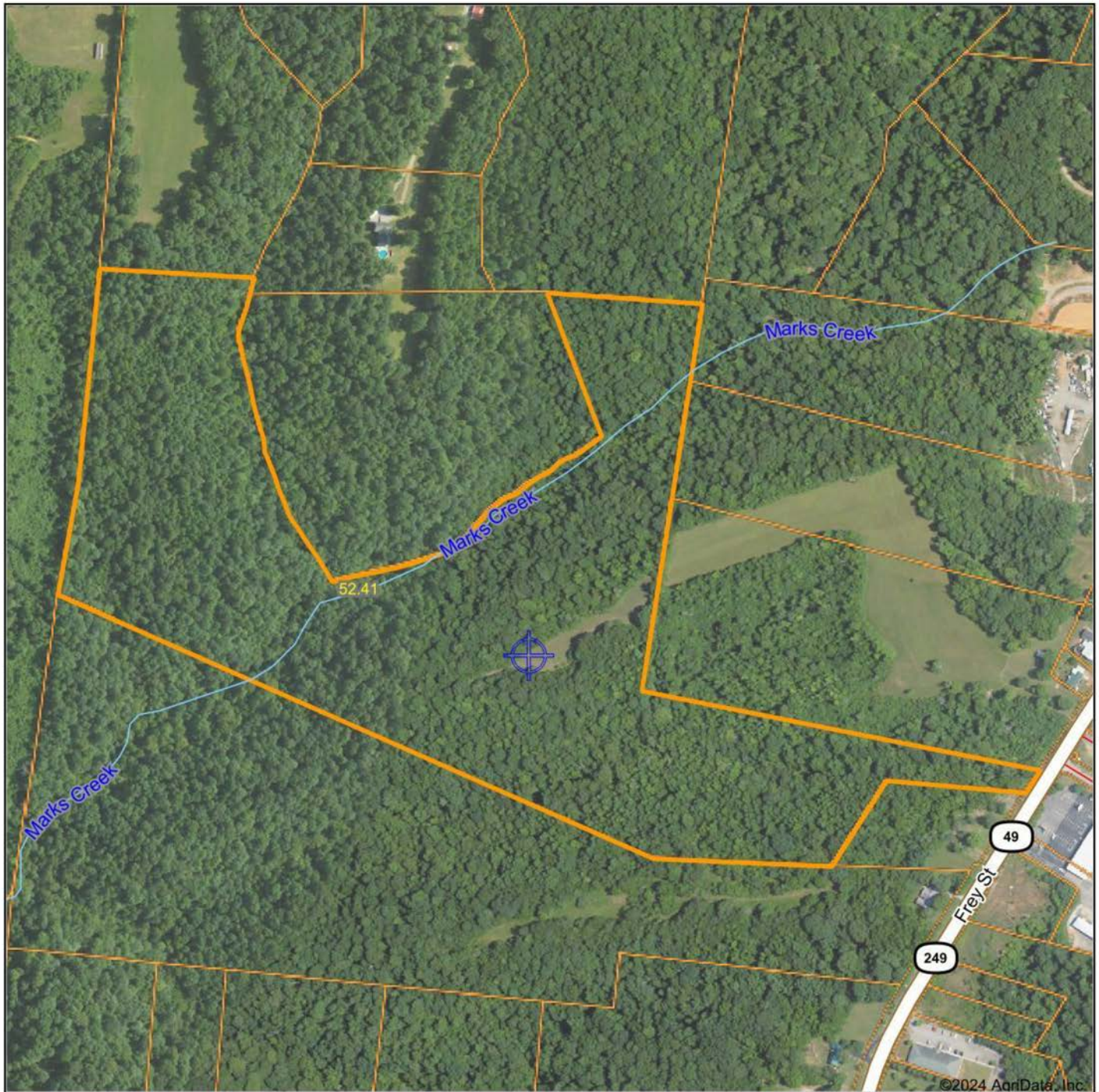
This property combines rural tranquility with easy access to city amenities, making it perfect for building on, a hunting paradise for an outdoorsman, or a great investment.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 17' 52.32, -87° 3' 19.67

0ft 499ft 997ft



Maps Provided By:



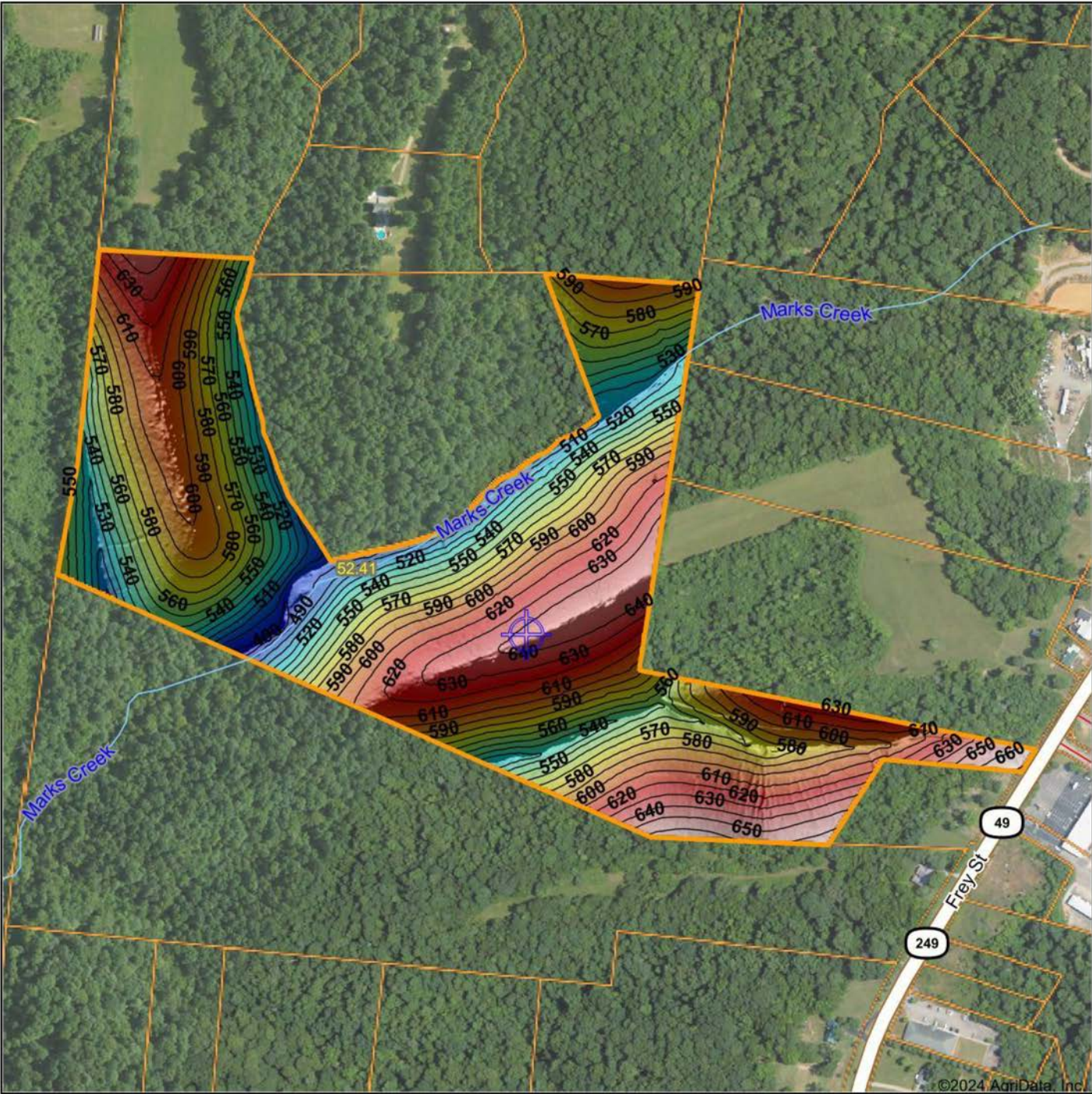
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Cheatham County
Tennessee




9/25/2024

HILLSHADE MAP



Low Elevation High



Source: USGS 1 meter dem

Interval(ft): 10

Min: 475.8


Max: 671.7


Range: 195.9

Average: 582.2

Standard Deviation: 41.14 ft

0ft 502ft 1003ft







9/25/2024

Cheatham County
Tennessee

Boundary Center: 36° 17' 52.32, -87° 3' 19.67

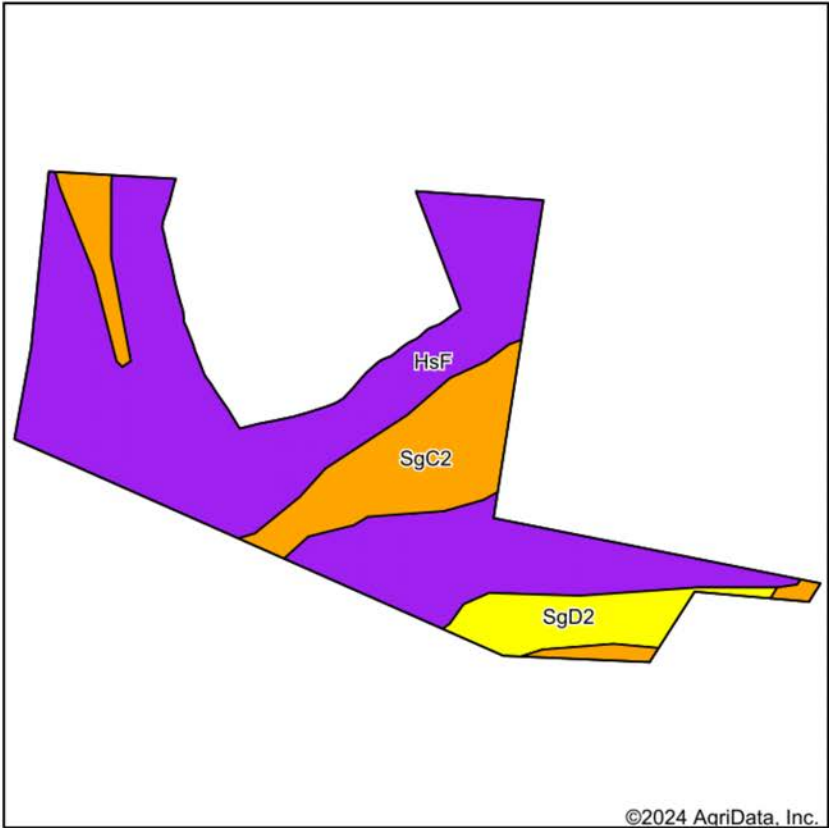


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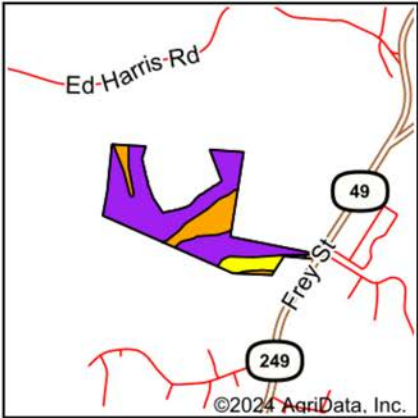


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CUSTOMIZED ONLINE MAPPING
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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Tennessee**
County: **Cheatham**
Location: **36° 17' 52.95, -87° 3' 19.67**
Township: **Ashland City**
Acres: **52.46**
Date: **9/25/2024**



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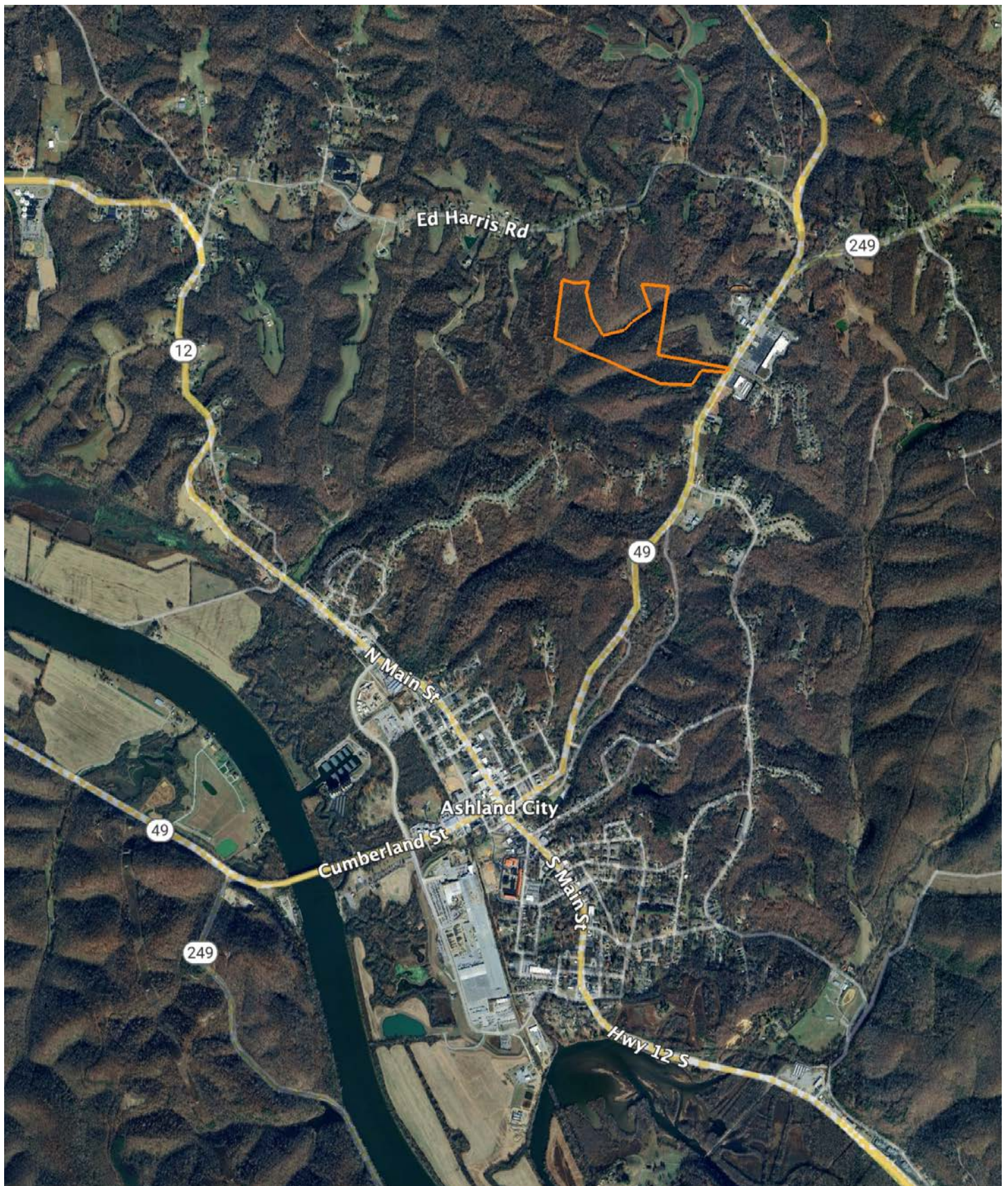
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Area Symbol: TN021, Soil Area Version: 17											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
HsF	Hawthorne-Sulphura association, 20 to 60 percent slopes	37.49	71.4%		2.7ft. (Paralithic bedrock)	Vlls	10	9	9	3	8
SgC2	Sengtown gravelly silt loam, 5 to 12 percent slopes	10.58	20.2%		> 6.5ft.	Ille	70	61	52	50	70
SgD2	Sengtown gravelly silt loam, 12 to 20 percent slopes	4.39	8.4%		> 6.5ft.	IVe	64	56	47	44	64
Weighted Average						5.94	*n 26.6	*n 23.4	*n 20.9	*n 15.9	*n 25.2

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Originally from Orlando, Florida, Reagan's journey into land sales was influenced by his upbringing and education. He attended Faith Academy High School in Marble Falls, Texas, and went on to study Business Management at the Rawls College of Business, Texas Tech University. Currently residing in Hermitage, Tennessee, Reagan brings a unique blend of professional expertise and personal passion to his role. This strong educational background laid the foundation for his successful career in management at Amazon, where he honed his communication and organizational skills.

Reagan's deep-rooted connection to land and rural property stems from his early experiences in bow hunting and rifle hunting on his father's lease in Texas, as well as farms in Southern Iowa, Northern Missouri, and Western Kentucky. His lifelong involvement in farming and ranching, coupled with his active participation in the Future Farmers of America (FFA) during high school, has instilled in him a profound appreciation for the outdoors. His expertise in developing farms for whitetail and turkey hunting, gained from years of hands-on experience turning farms into wildlife paradises, sets him apart in the field.

Reagan's transition from a corporate career to land sales was driven by his unwavering passion for America's heartland. His "burn the ships" mentality ensures that he approaches every client interaction with 100% dedication. With Reagan Hanish, clients can trust they are working with someone who not only understands land values but is deeply passionate about helping them achieve their property goals.



REAGAN HANISH

LAND AGENT

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