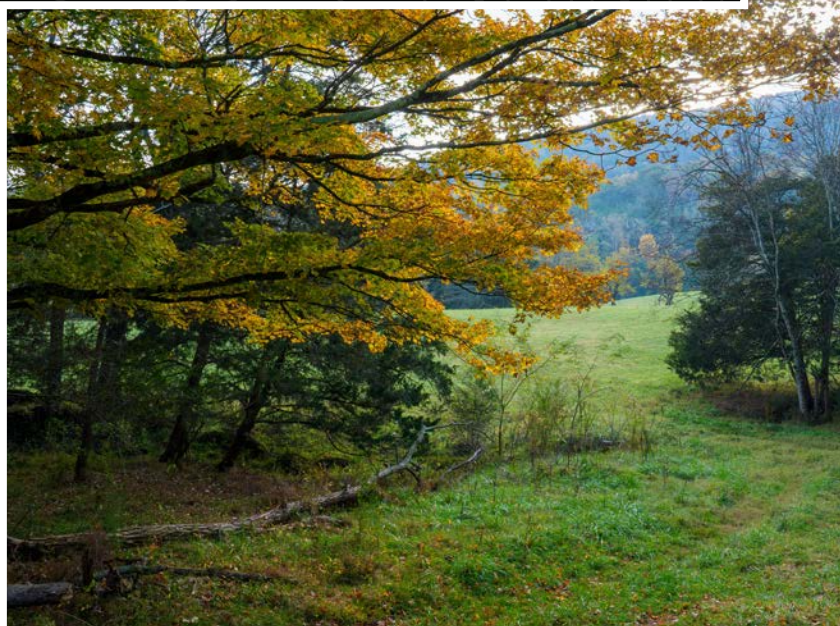


MIDWEST LAND GROUP PRESENTS



341.65 ACRES
BLED SOE COUNTY, TN

Old Dayton Road, Pikeville, Tennessee, 37367



MIDWEST LAND GROUP IS HONORED TO PRESENT

341.65 +/- ACRES IN BLEDSOE COUNTY WITH MOUNTAIN VIEWS

Welcome to a pristine 341.65 +/- acre property in scenic Bledsoe County, ideal for those seeking a blend of open pastures and natural woodlands. This land is in the Sequatchie Valley and offers a mix of lush pasture and mature hardwoods, with multiple ponds and a peaceful creek winding through, creating a perfect habitat for abundant wildlife, including deer and turkey.

This property is fully fenced and boasts blacktop road frontage for easy access. For farming or storage needs, there's a spacious 40'x26' barn and a larger 51'x60' pole barn. Whether you envision building your dream home, starting a homestead, or enjoying a hunter's retreat, this unique property provides endless possibilities in a serene rural setting.



PROPERTY FEATURES

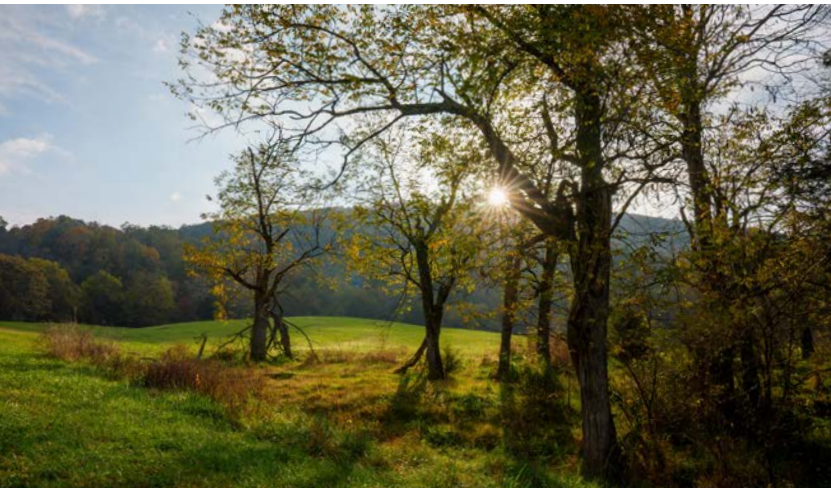
PRICE: **\$1,800,000** | COUNTY: **BLED SOE** | STATE: **TENNESSEE** | ACRES: **341.65**

- 341.65 +/- acres
- Over 1,000 feet of blacktop road frontage
- Thousands of dollars of mature hardwoods
- 100 +/- acres of pasture
- 2 ponds and a creek
- Fully fenced with gates
- 1 hour from Chattanooga, TN
- 1 hour 45 minutes to Knoxville, TN
- 15 minutes to the Tennessee River
- Enrolled in Greenbelt tax program
- Prime hunting farm
- 2 barns



MIX OF HARDWOODS AND PASTURE

Welcome to a pristine 341.65 +/- acre property in scenic Bledsoe County, ideal for those seeking a blend of open pastures and natural woodlands.



BREATHTAKING VIEWS

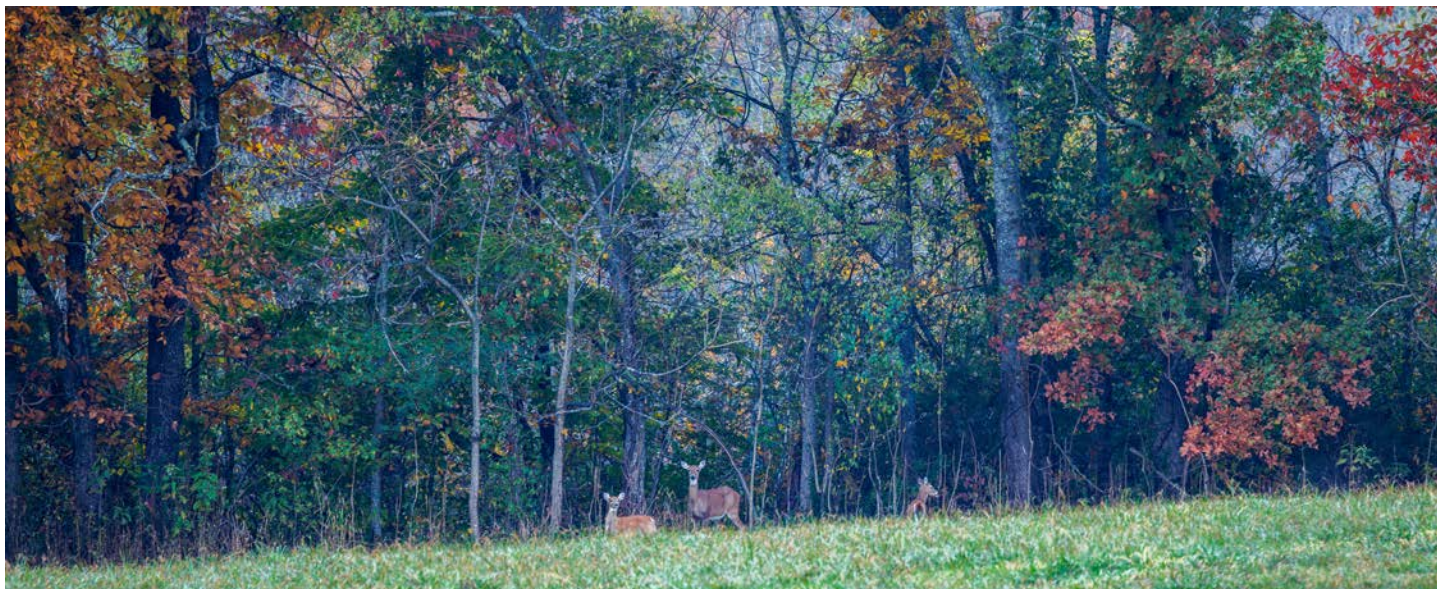


FARMING STORAGE



HUNTING OPPORTUNITIES

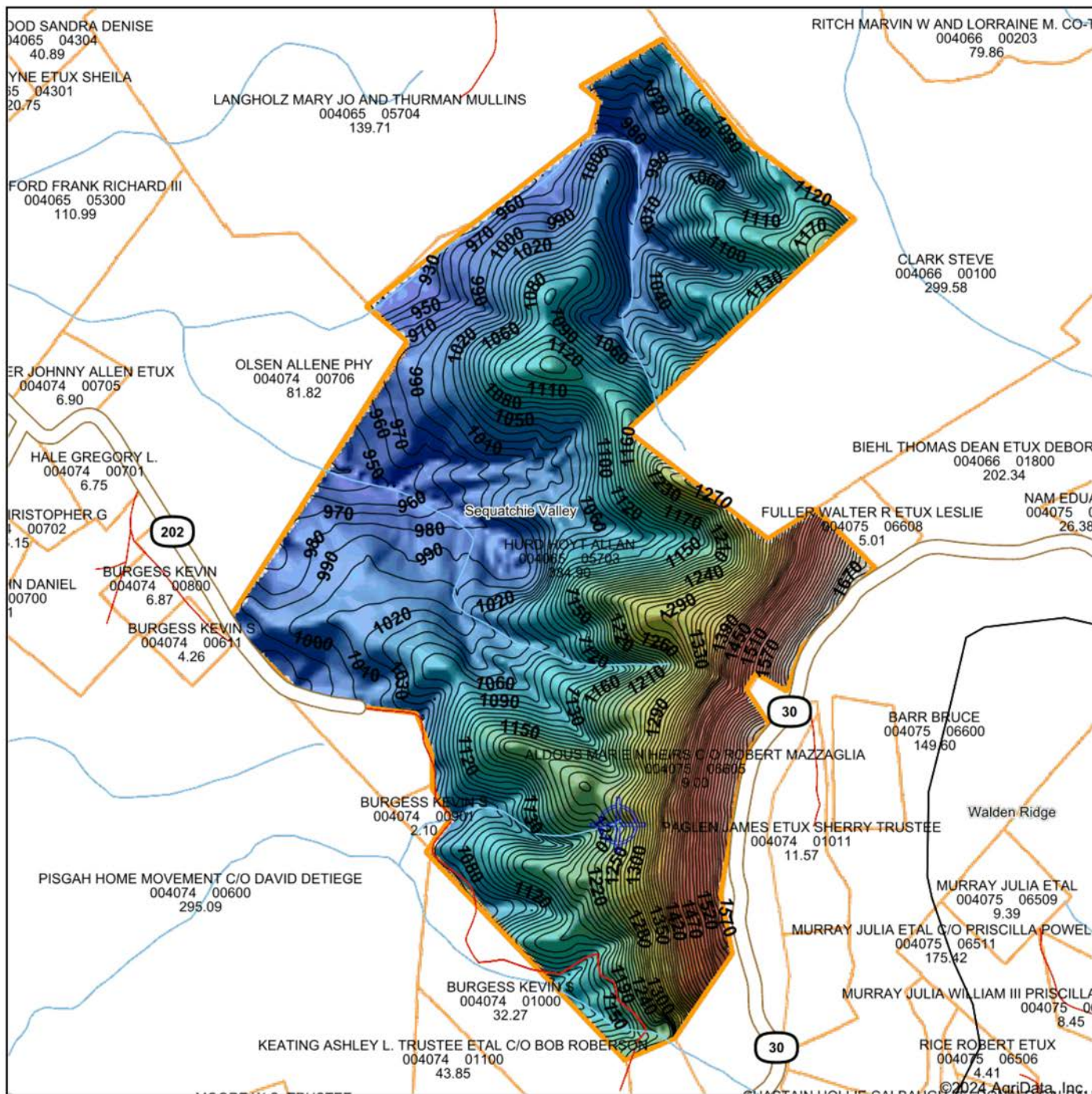
This land is in the Sequatchie Valley and offers a mix of lush pasture and mature hardwoods, creating a perfect habitat for abundant wildlife, including deer and turkey



ADDITIONAL PHOTOS

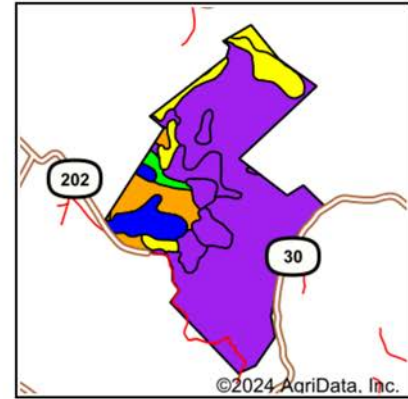
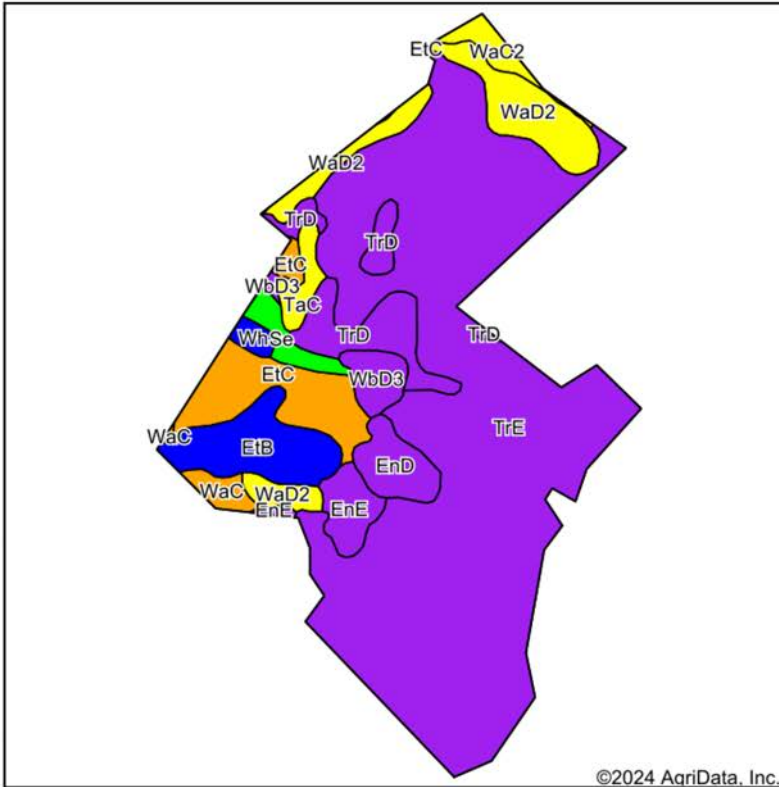


HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem</p> <p>Interval(ft): 10</p> <p>Min: 914.9</p> <p>Max: 1,719.5</p> <p>Range: 804.6</p> <p>Average: 1,131.9</p> <p>Standard Deviation: 165.06 ft</p>	<p>0ft 1054ft 2108ft</p>
<p>Maps Provided By:</p> <p>surety[®]</p> <p>CUSTOMIZED ONLINE MAPPING</p> <p>© AgriData, Inc. 2023 www.AgriDataInc.com</p>	<p>11/21/2024</p> <p>Bledsoe County</p> <p>Tennessee</p> <p>Boundary Center: 35° 35' 37.91, -85° 9' 31.48</p>	

SOILS MAP



State: **Tennessee**
 County: **Bledsoe**
 Location: **35° 35' 37.91, -85° 9' 31.48**
 Township: **Sequatchie Valley**
 Acres: **342.57**
 Date: **11/21/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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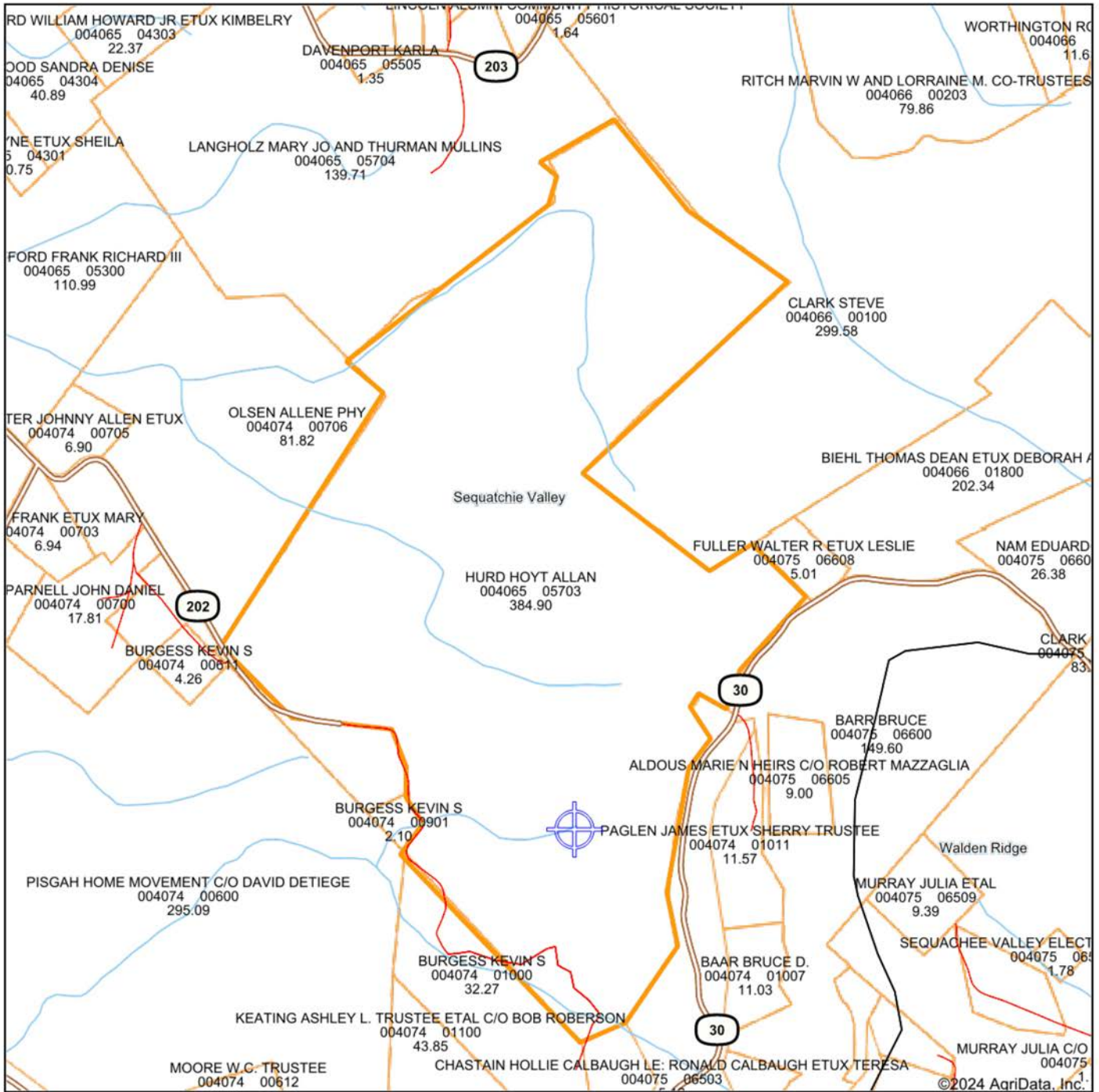


Area Symbol: TN007, Soil Area Version: 20

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
TrE	Talbott-Braxton-Rock outcrop complex, 20 to 35 percent slopes	216.12	63.0%		2.6ft. (Lithic bedrock)	Vle	14	14	8	5	7
WaD2	Waynesboro loam, 12 to 20 percent slopes, eroded	24.43	7.1%		> 6.5ft.	IVe	52	52	49	41	39
ETC	Etowah silt loam, 6 to 12 percent slopes	21.89	6.4%		> 6.5ft.	IIIe	63	63	61	55	45
TrD	Talbott-Braxton-Rock outcrop complex, 6 to 20 percent slopes	18.77	5.5%		2.6ft. (Lithic bedrock)	Vle	57	57	34	38	28
EtB	Etowah silt loam, 2 to 6 percent slopes	18.16	5.3%		> 6.5ft.	Ile	79	64	65	55	78
EnD	Enders silt loam, 12 to 20 percent slopes	8.89	2.6%		4ft. (Paralithic bedrock)	Vle	48	38	42	28	48
EnE	Enders silt loam, 20 to 50 percent slopes	7.95	2.3%		4ft. (Paralithic bedrock)	VIIe	12	10	11	4	12
WbD3	Waynesboro clay loam, 15 to 25 percent slopes, severely eroded	6.49	1.9%		> 6.5ft.	Vle	53	44	39	31	53
Se	Sequatchie loam, rarely flooded	4.99	1.5%		> 6.5ft.	I	62	62	58	53	54
TaC	Talbott-Braxton complex, 6 to 12 percent slopes	4.73	1.4%		2.6ft. (Lithic bedrock)	IVe	65	65	54	47	34
WaC2	Waynesboro loam, 6 to 15 percent slopes, eroded	4.32	1.3%		> 6.5ft.	IVe	66	55	53	42	66

Soils data provided by USDA and NRCS.

OVERVIEW MAP



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Boundary Center: 35° 35' 37.91, -85° 9' 31.48

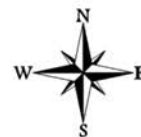


Maps Provided By:



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**Bledsoe County
Tennessee**



11/21/2024

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

615.588.7120

RHanish@MidwestLandGroup.com



MidwestLandGroup.com

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