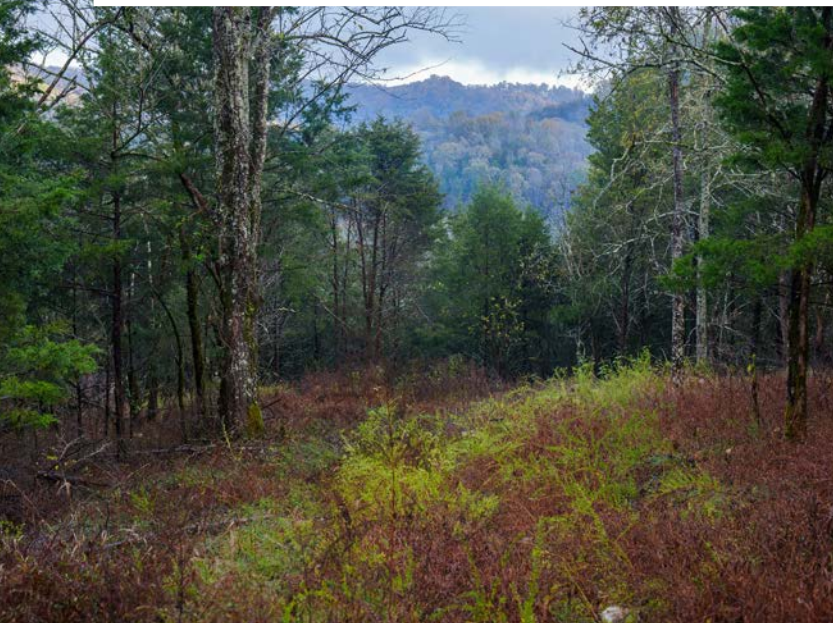


MIDWEST LAND GROUP PRESENTS



40 ACRES
TROUSDALE COUNTY, TN

3300 Dixon Creek Road, Dixon Springs, Tennessee, 37057



MIDWEST LAND GROUP IS HONORED TO PRESENT

40 +/- ACRES NEAR NASHVILLE: SCENIC LAND WITH WILDLIFE, VIEWS, AND BUILD SITES

This stunning 40 +/- acre property, located just an hour from vibrant Nashville, Tennessee, offers endless possibilities for your ideal lifestyle. With multiple build sites to choose from, this land is ready to accommodate your vision, whether it's a peaceful retreat, a family estate, or a hunting paradise.

Enjoy convenient access with blacktop road frontage, making trips to town easy and hassle-free. Nature

enthusiasts will love the abundant deer and turkey that frequent the area, while the breathtaking views provide the perfect backdrop for relaxation or entertaining.

Ideally situated just 30 minutes from Lebanon, Tennessee, this property offers the perfect blend of seclusion and accessibility, giving you the best of both worlds. Don't miss this rare opportunity to own a slice of Tennessee heaven!



PROPERTY FEATURES

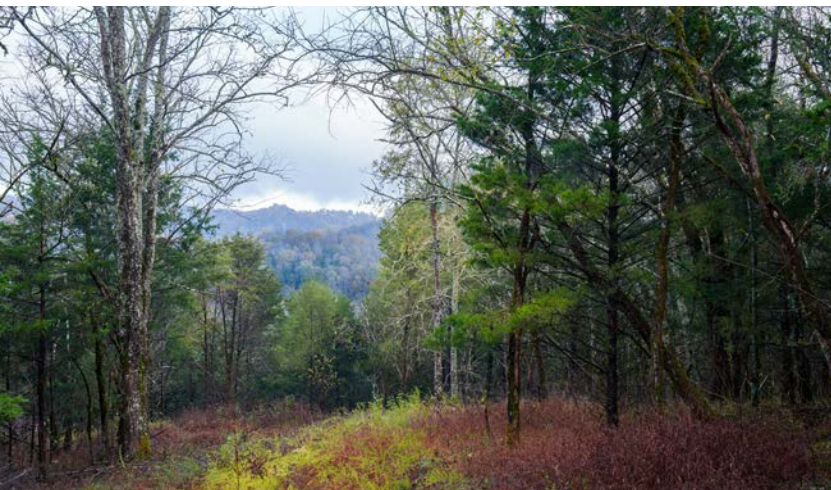
PRICE: **\$225,000** | COUNTY: **TROUSDALE** | STATE: **TENNESSEE** | ACRES: **40**

- Fiber internet access
- 2023 taxes \$1,032.61
- 1 hour from Nashville, TN
- 30 minutes to Lebanon, TN
- Blacktop road frontage
- Great deer/turkey hunting
- Beautiful views
- Multiple build site locations
- Flat and rolling terrain



40 +/- ACRES

With multiple build sites to choose from, this land is ready to accommodate your vision, whether it's a peaceful retreat, a family estate, or a hunting paradise.



BLACKTOP ROAD FRONTAGE



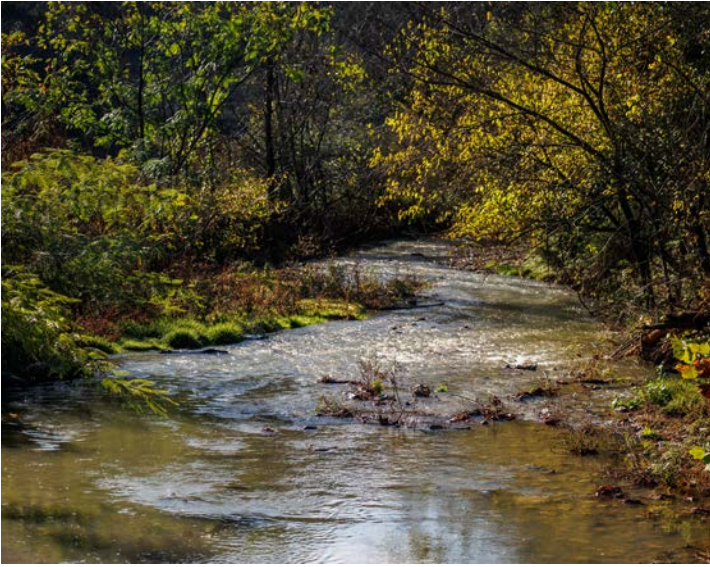
GREAT DEER/TURKEY HUNTING



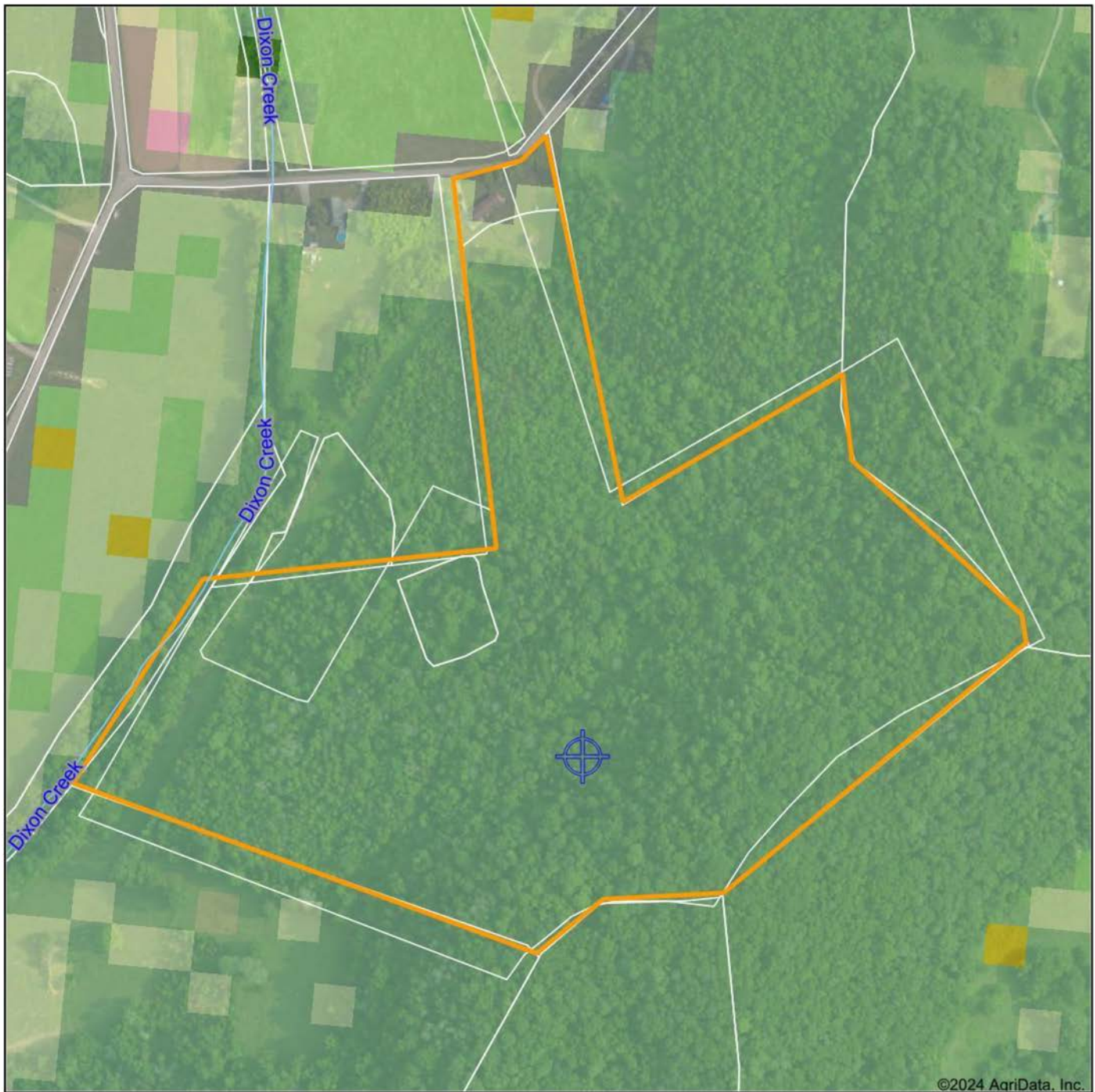
BEAUTIFUL VIEWS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 24' 22.66, -86° 1' 8.97



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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**Trousdale County
Tennessee**



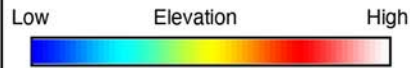
11/18/2024

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

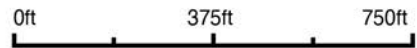
HILLSHADE MAP



©2024 AgriData, Inc.



Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 523.8
 Max: 1,010.1
 Range: 486.3
 Average: 776.6
 Standard Deviation: 138.35 ft



11/18/2024

**Trousdale County
 Tennessee**

Boundary Center: 36° 24' 22.66, -86° 1' 8.97



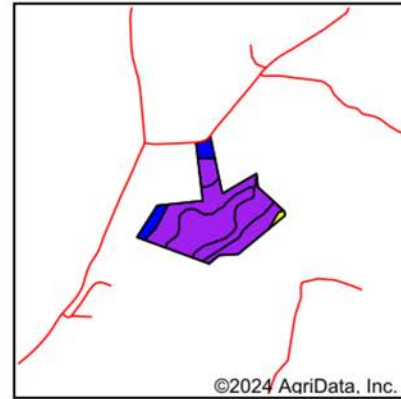
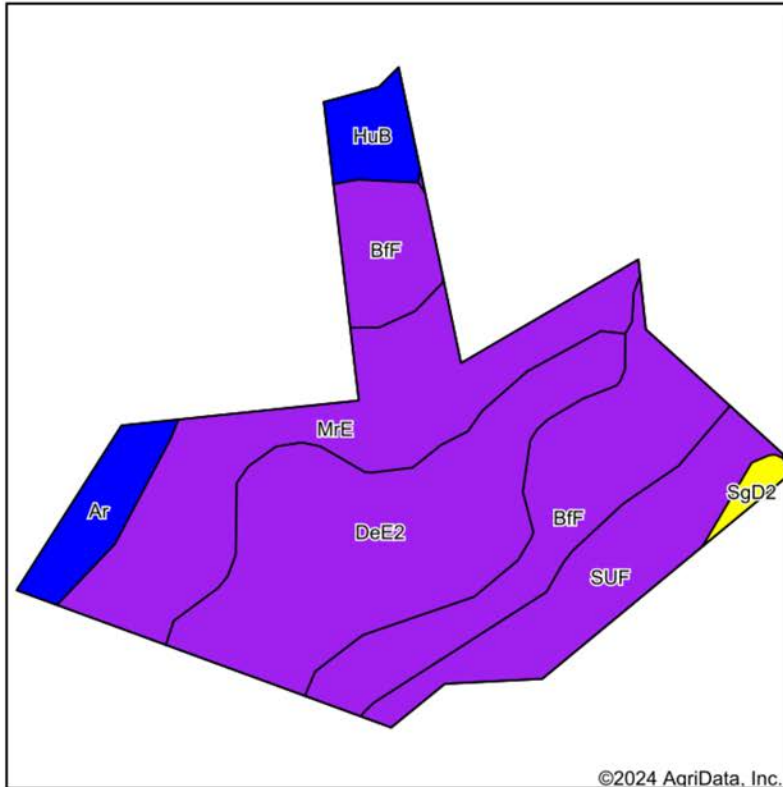
Maps Provided By:

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Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

SOILS MAP



State: **Tennessee**
 County: **Trousdale**
 Location: **36° 24' 22.66, -86° 1' 8.97**
 Township: **Hartsville**
 Acres: **43.75**
 Date: **11/18/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: TN169, Soil Area Version: 20

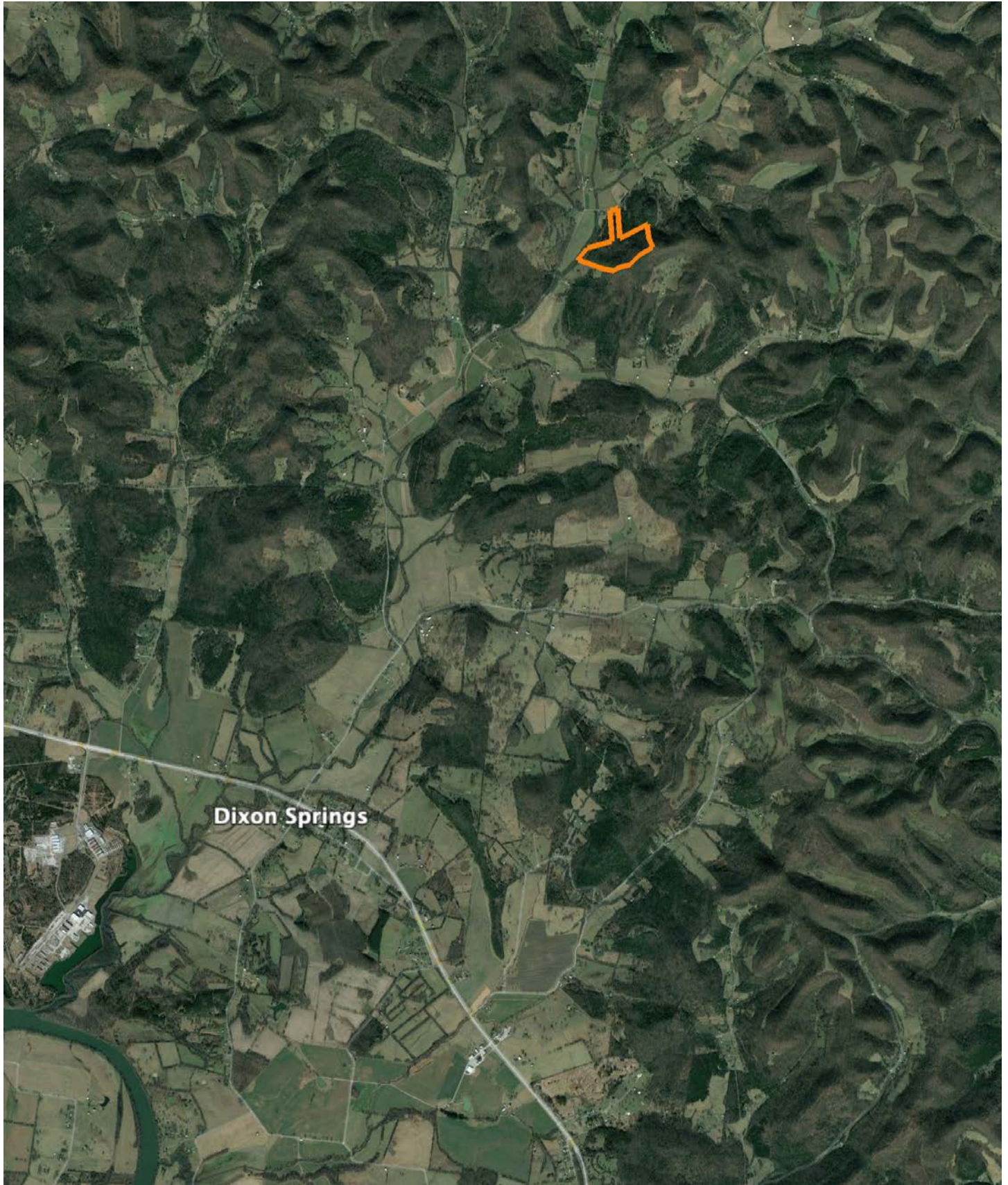
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
DeE2	Dellrose gravelly silt loam, 20 to 30 percent slopes, eroded	13.00	29.8%		> 6.5ft.	Vle	14	12	11	5	14	
MrE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes	10.64	24.3%		4.6ft. (Lithic bedrock)	Vlle	12	12	8	5	12	
BfF	Barfield-Ashwood-Rock outcrop complex, 20 to 50 percent slopes	10.05	23.0%		1.5ft. (Lithic bedrock)	Vlls	8	8	6	3	8	
SUF	Sulphura channery silt loam, 25 to 55 percent slopes	5.84	13.3%		2.2ft. (Lithic bedrock)	Vlle	9	9	9	3	7	
Ar	Arrington silt loam, 0 to 2 percent slopes, occasionally flooded	2.19	5.0%		> 6.5ft.	llw	89	88	75	75	84	
HuB	Humphreys gravelly silt loam, 2 to 8 percent slopes, rarely flooded	1.58	3.6%		> 6.5ft.	lle	74	61	48	43	74	
SgD2	Sugargrove gravelly silt loam, 12 to 20 percent slopes, eroded	0.45	1.0%		3.4ft. (Paralithic bedrock)	lVe	56	44	41	32	56	
Weighted Average							6.24	*n 17.8	*n 16.6	*n 13.7	*n 9.4	*n 17.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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MidwestLandGroup.com

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