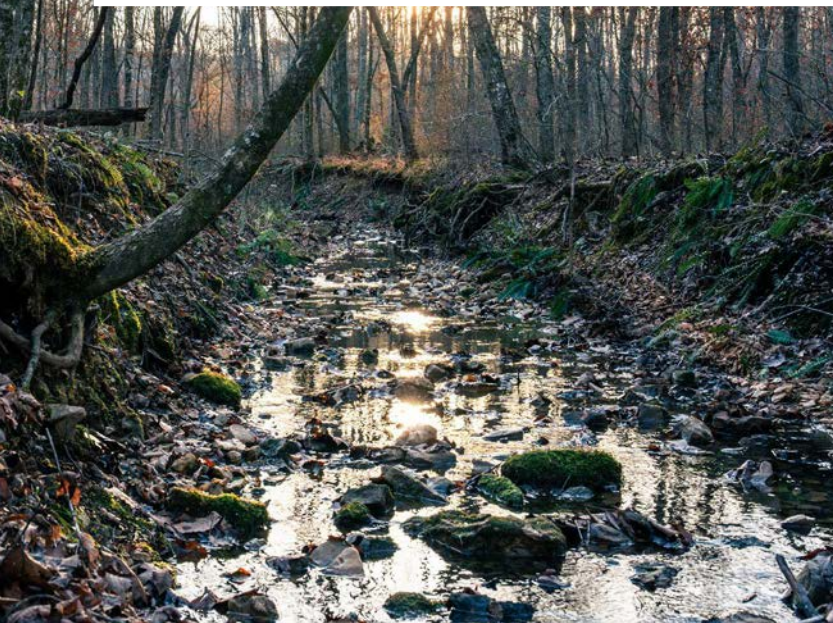


MIDWEST LAND GROUP PRESENTS



94 ACRES
HUMPHREYS COUNTY, TN

Bear Hollow Drive, Waverly, Tennessee, 37185

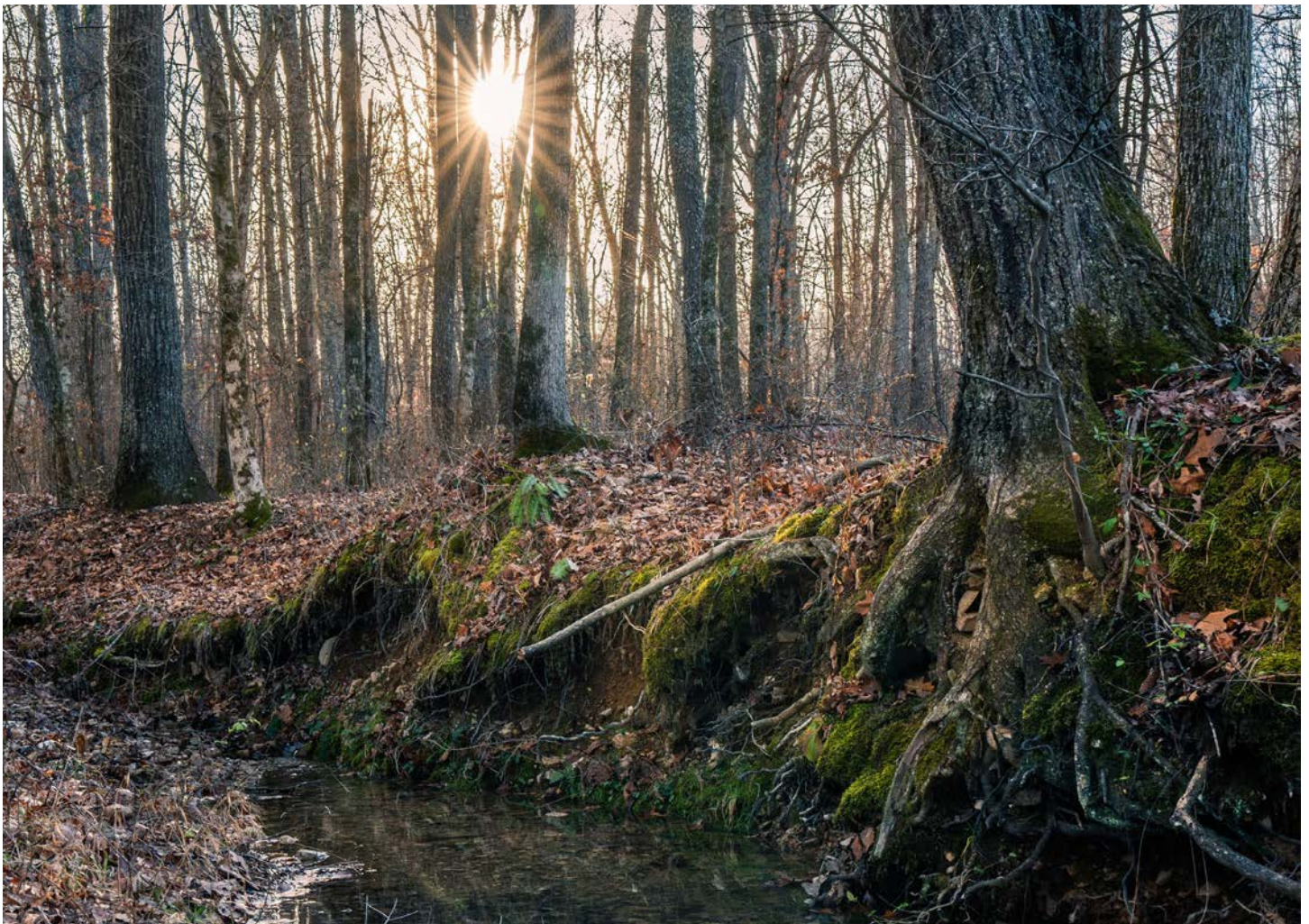


MIDWEST LAND GROUP IS HONORED TO PRESENT

EXPANSIVE 94-ACRE TRACT IN HUMPHREYS COUNTY, TENNESSEE

This stunning 94-acre property in Humphreys County, Tennessee, offers a perfect blend of privacy, natural beauty, and convenience. Boasting multiple build site locations, the land is ideal for creating your dream home or retreat. With over 2,000 feet of road frontage on both a private and public road, access is both easy and flexible. The property features a mix of flat terrain and rolling hills, covered in mature hardwoods, providing incredible hunting potential and a peaceful, scenic environment. Located entirely out of the flood zone,

it offers peace of mind and security for development. Just 1 hour and 15 minutes from Nashville, less than 50 minutes to Clarksville, and only 10 minutes from a boat ramp on Kentucky Lake, this land is perfectly situated for enjoying the best of Tennessee. Utilities, including electric and internet, are available at the road, making it ready for your plans. Whether you're looking to build, hunt, or invest, this versatile property is an exceptional opportunity in a prime location.



PROPERTY FEATURES

PRICE: **\$316,000** | COUNTY: **HUMPHREYS** | STATE: **TENNESSEE** | ACRES: **94**

- 1 hour and 15 minutes from Nashville, TN
- 45 minutes to Clarksville, TN
- 10 minutes to Kentucky Lake
- Public and private road frontage (2,165 ft.)
- Gated access
- Excellent deer and turkey hunting
- Utilities at the road on both sides
- Multiple build sites
- Hunting lease ends June 2025
- 2023 taxes \$1,166



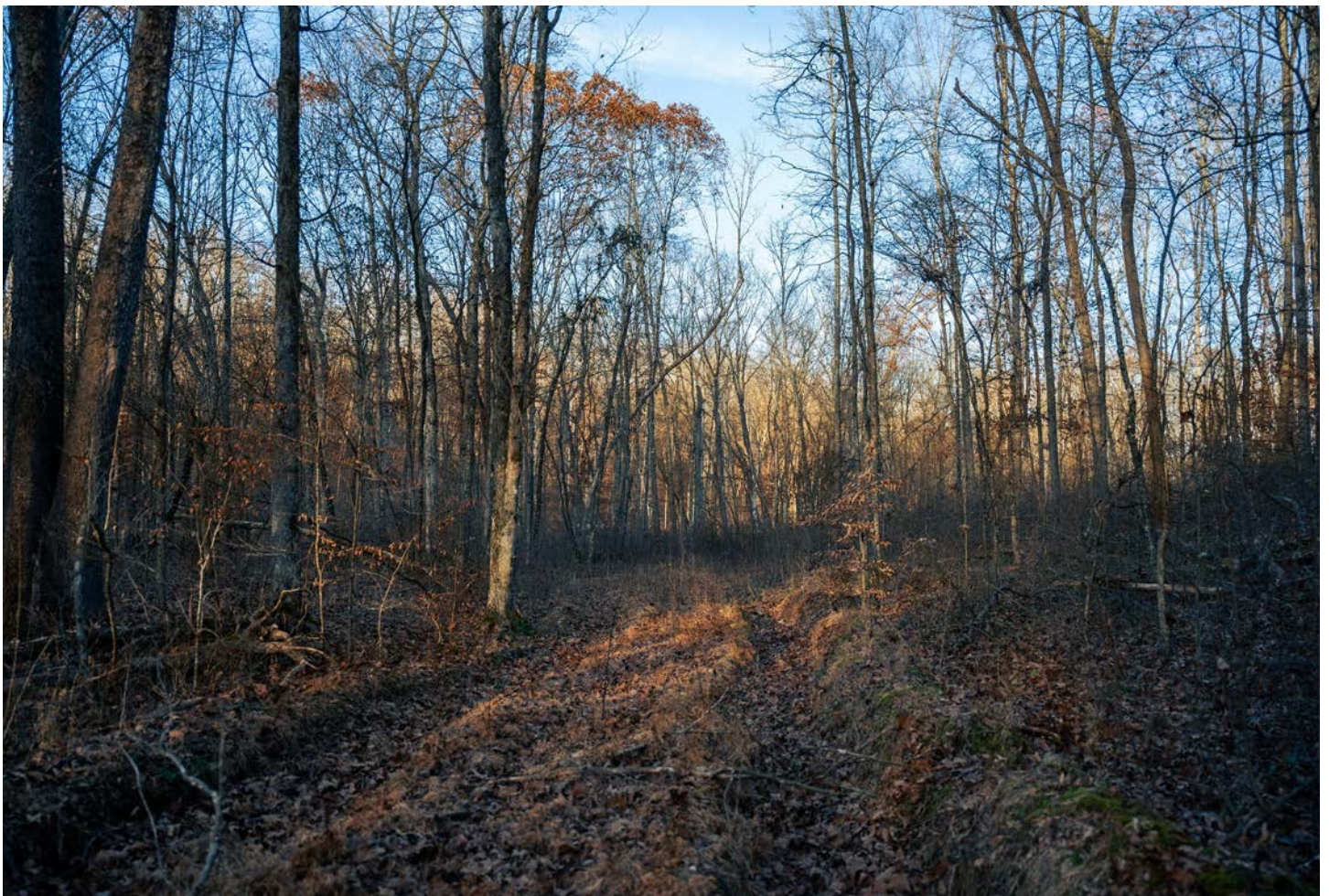
94 +/- ACRES



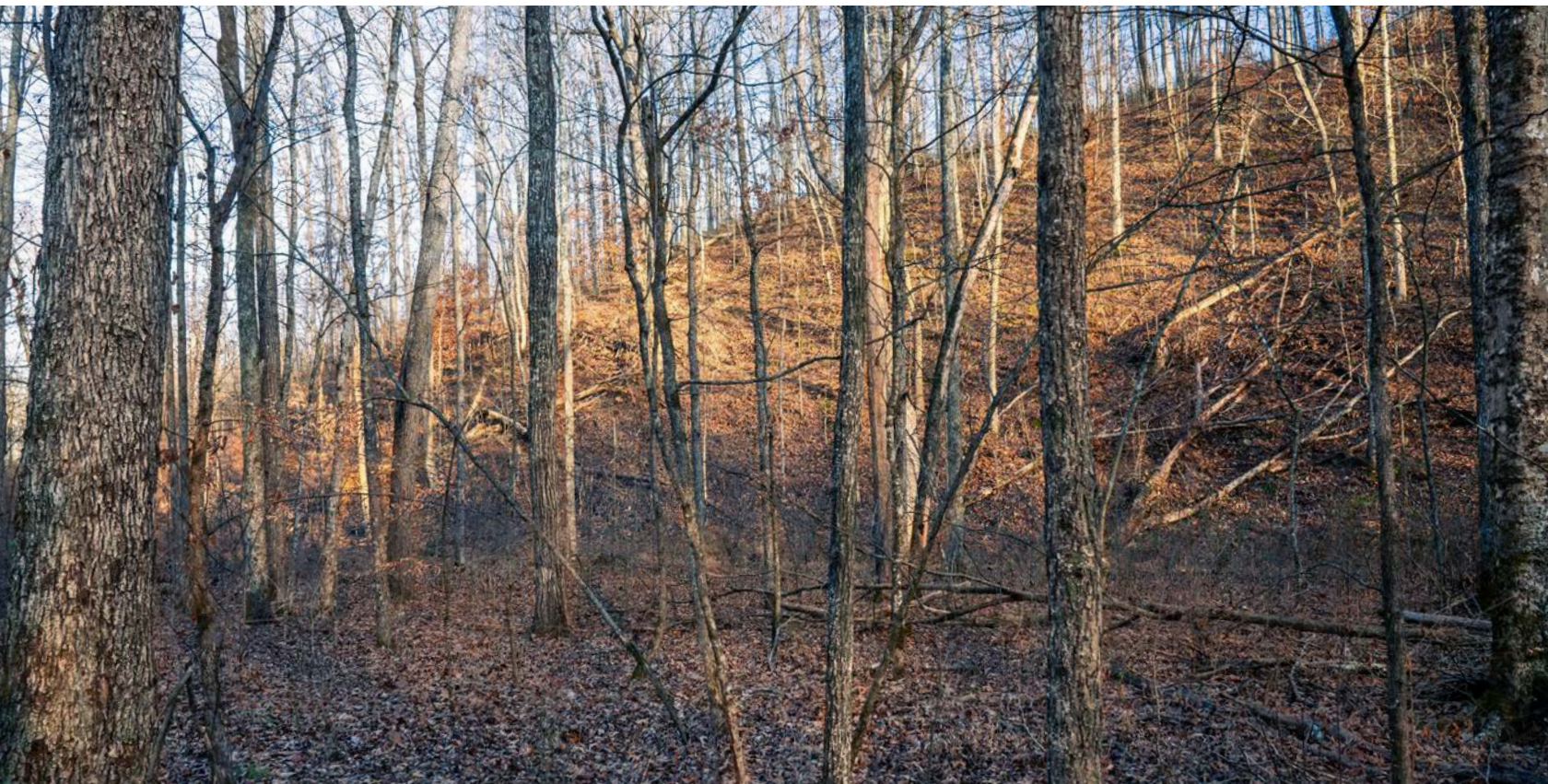
1 HOUR AND 15 MINUTES FROM NASHVILLE



MULTIPLE BUILD SITES



HUNTING LEASE ENDS JUNE 2025



EXCELLENT DEER AND TURKEY HUNTING



AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 7' 54.7, -87° 51' 40.57

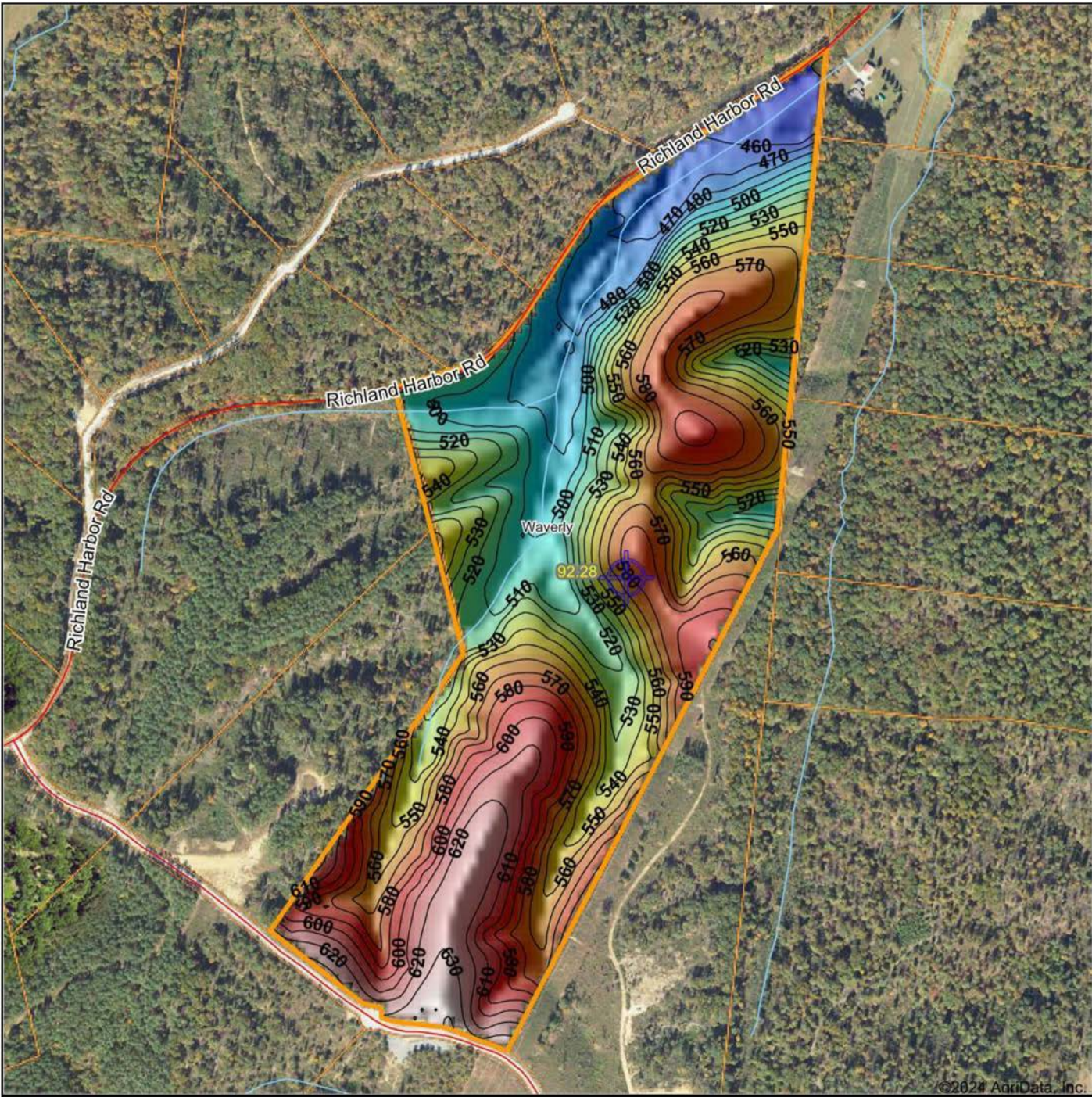
**Humphreys County
Tennessee**

0ft 689ft 1379ft



12/15/2024

HILLSHADE MAP



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Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 447.3
Max: 644.9
Range: 197.6
Average: 549.9
Standard Deviation: 45.96 ft

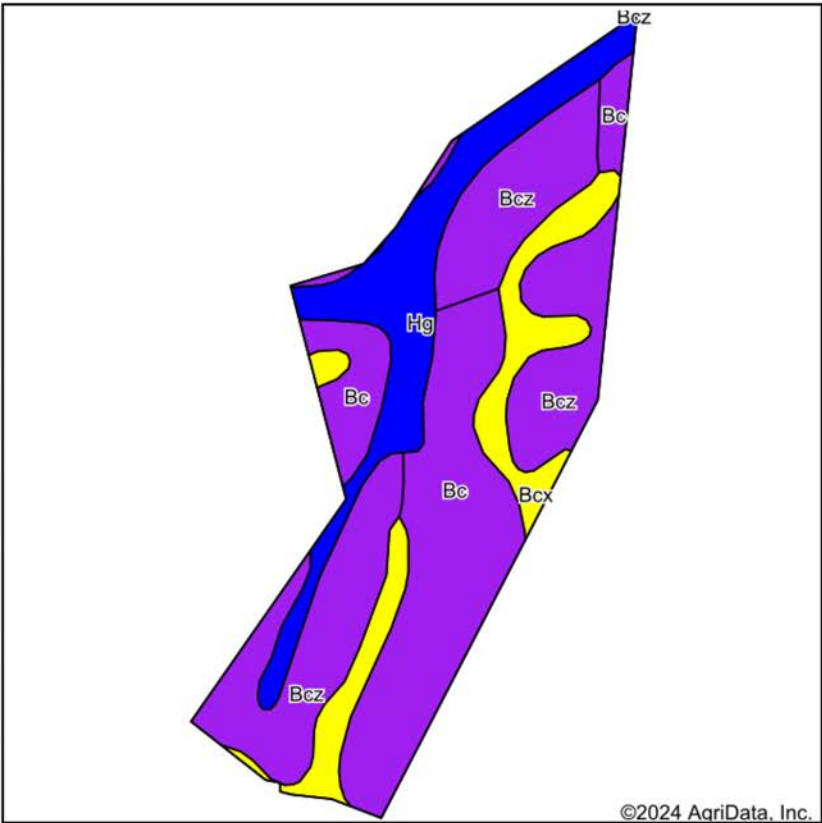


12/15/2024

Humphreys County
Tennessee

Boundary Center: 36° 7' 54.7, -87° 51' 40.57

SOILS MAP



State: **Tennessee**
County: **Humphreys**
Location: **36° 7' 54.7, -87° 51' 40.57**
Township: **Waverly**
Acres: **92.28**
Date: **12/15/2024**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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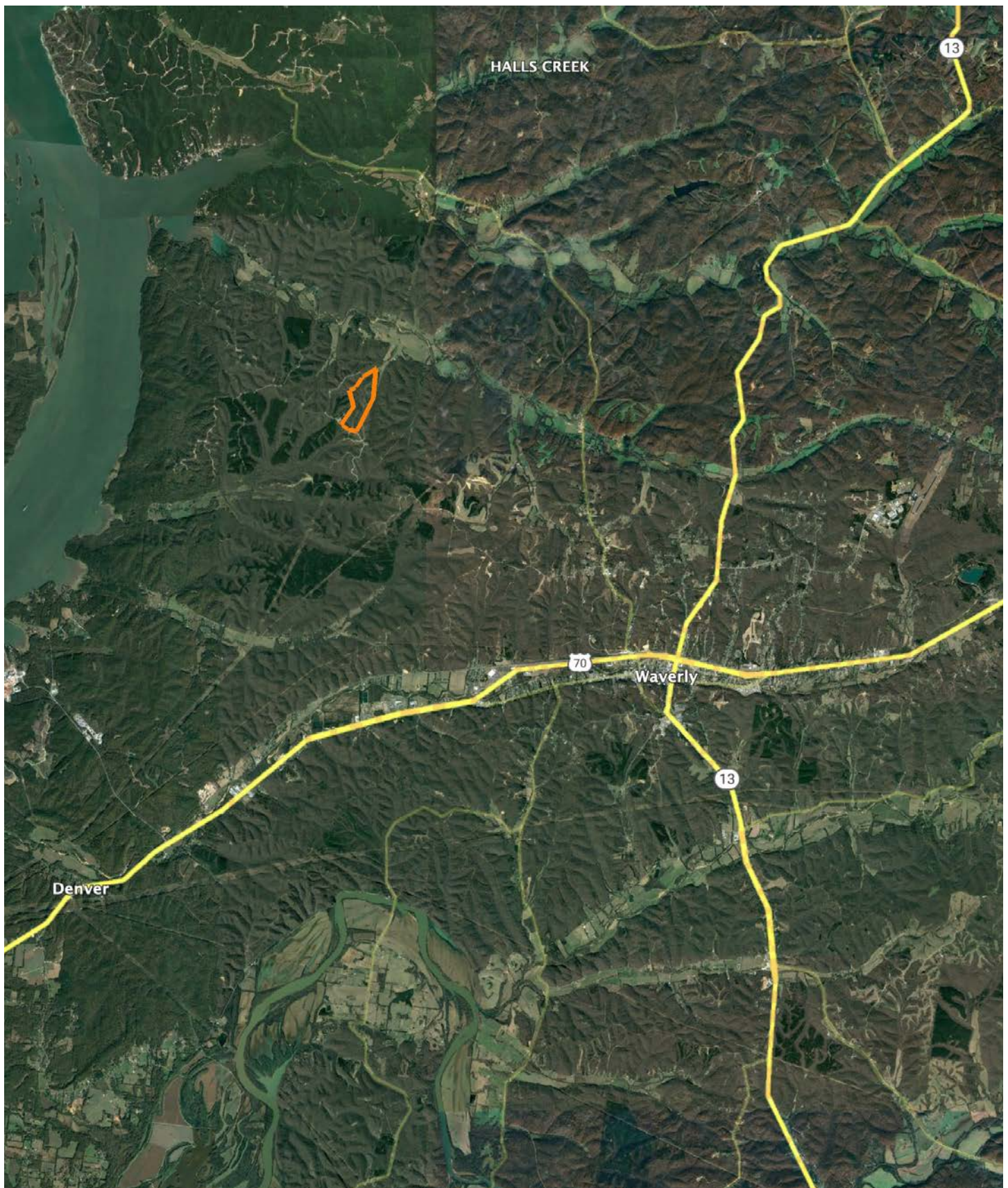


Soils data provided by USDA and NRCS.

Area Symbol: TN085, Soil Area Version: 18											
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
Bcz	Bodine gravelly silt loam, 20 to 40 percent slopes	32.90	35.6%		> 6.5ft.	Vlls	10	10	9	4	10
Bc	Bodine gravelly silt loam, 12 to 20 percent slopes	30.46	33.0%		> 6.5ft.	Vls	41	40	36	26	40
Hg	Humphreys gravelly silt loam, 2 to 5 percent slopes	16.48	17.9%		> 6.5ft.	Ile	57	56	48	37	56
Bcx	Bodine gravelly silt loam, 5 to 12 percent slopes	12.44	13.5%		> 6.5ft.	IVs	44	43	40	29	43
Weighted Average						5.37	*n 33.2	*n 32.6	*n 29.1	*n 20.5	*n 32.6

*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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MidwestLandGroup.com

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