

MIDWEST LAND GROUP PRESENTS

19 ACRES IN

GILES COUNTY TENNESSEE



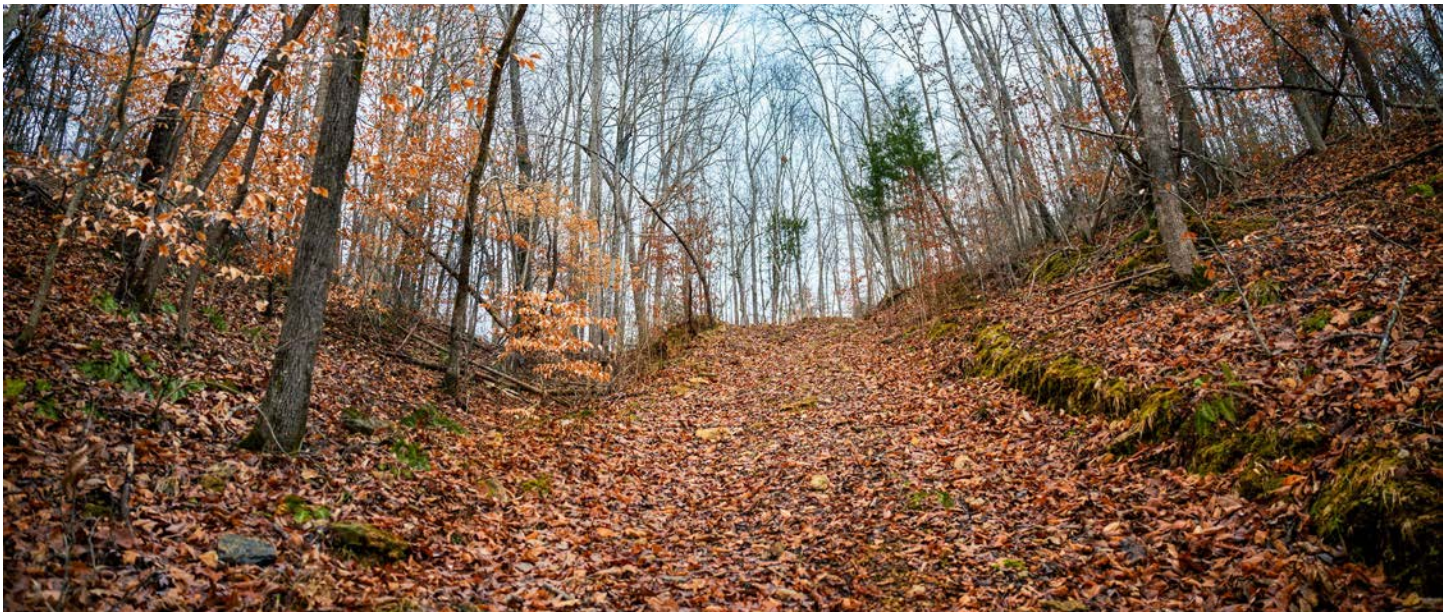
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

19 +/- ACRE PARADISE IN GILES COUNTY, TENNESSEE

Located just an hour from Nashville and 10 minutes from Lawrenceburg, this 19 +/- acre property in Giles County offers the perfect blend of convenience and natural beauty. It has 2,200 feet of blacktop road frontage, easy access is paired with privacy, making it ideal for building a home, a hunting retreat, or an investment opportunity.

The land is rich with wildlife with trophy deer and turkey hunting. It features thousands of dollars worth of harvestable oak and walnut timber. Modern amenities include fiber internet and electricity available at the road. This is a rare chance to own a slice of Tennessee's countryside!



PROPERTY FEATURES

PRICE: **\$129,700** | COUNTY: **GILES** | STATE: **TENNESSEE** | ACRES: **19**

- 19 +/- acres
- Cleared access trails
- 1 hour from Nashville, TN
- 10 minutes to Lawrenceburg, TN
- 2,200 feet of blacktop road frontage
- Thousands of dollars in harvestable timber
- Trophy-class deer and turkey hunting
- Fiber internet
- Easy access to electric
- Dry creek



TROPHY CLASS DEER

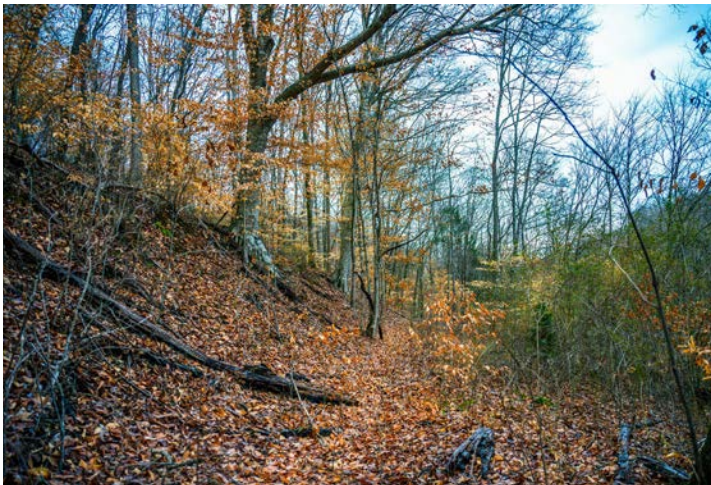
This 19 +/- acre property in Giles County offers the perfect blend of convenience and natural beauty. The land is rich with wildlife with trophy deer and turkey hunting.



2,200 FEET OF BLACKTOP ROAD FRONTAGE

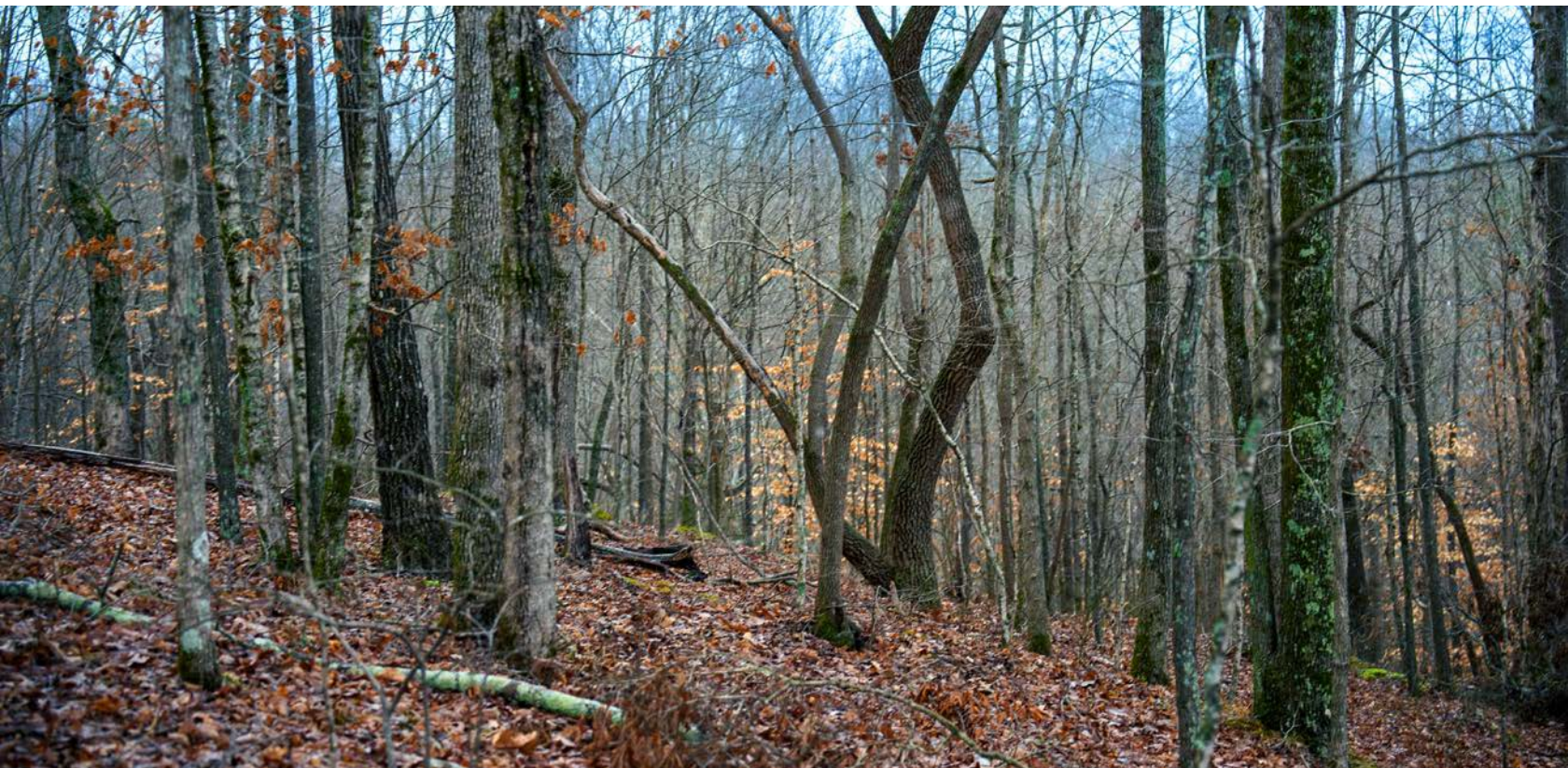


CLEARED ACCESS TRAILS

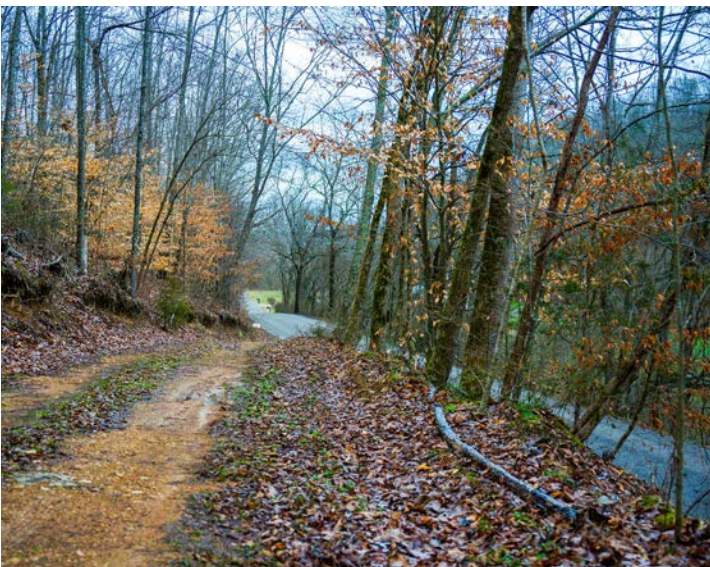
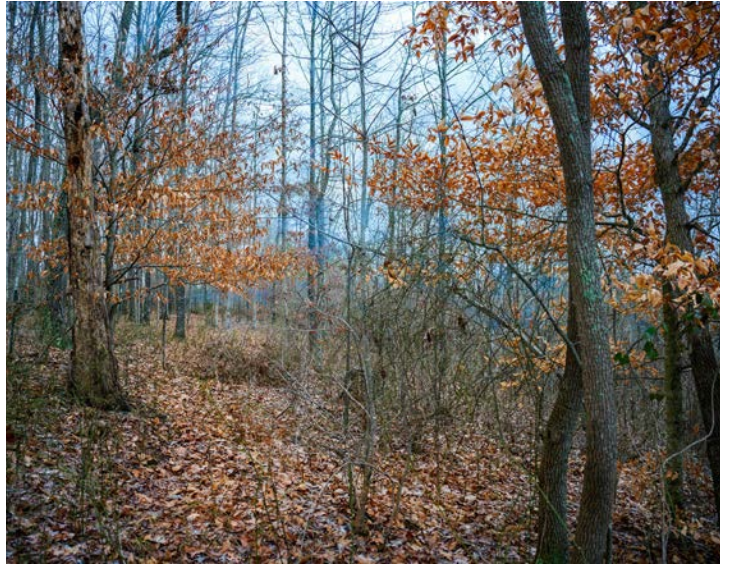


HARVESTABLE TIMBER

It features thousands of dollars worth of harvestable oak and walnut timber. It is ideal for building a home, a hunting retreat, or an investment opportunity.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 35° 15' 5.55, -87° 12' 29

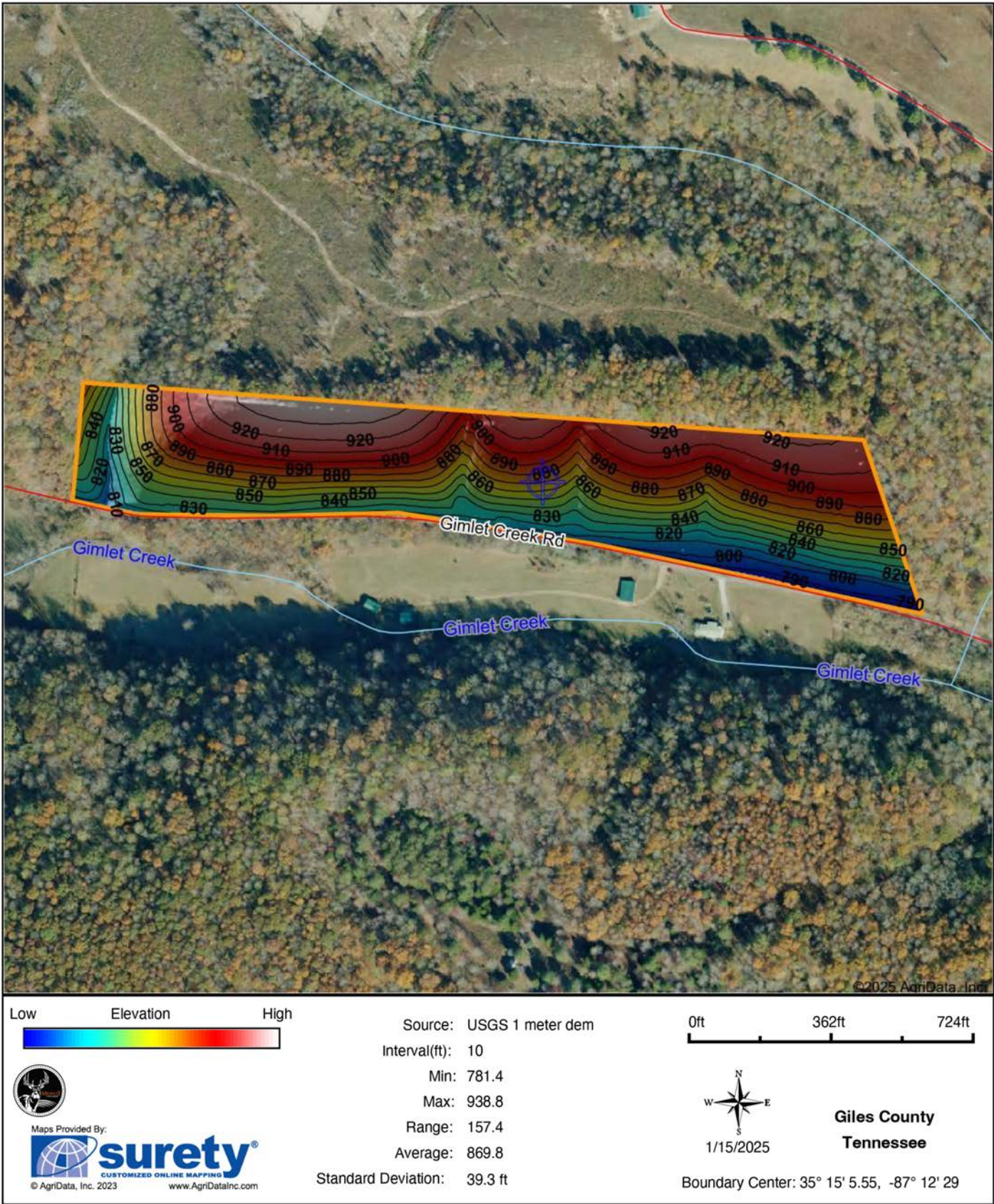
**Giles County
Tennessee**

0ft 409ft 818ft

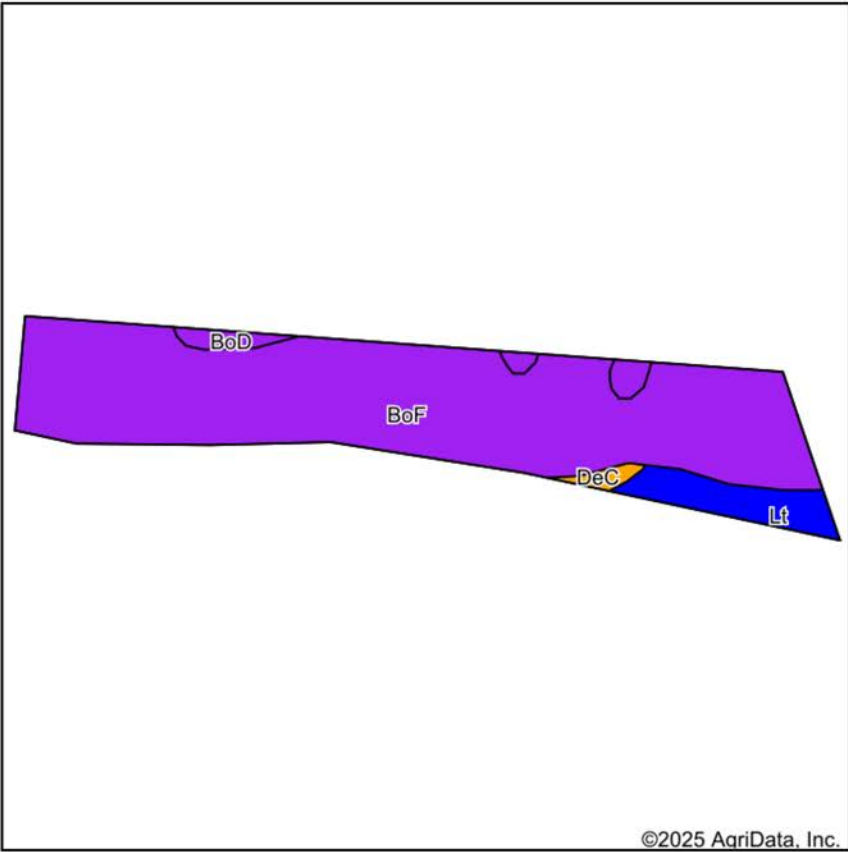


1/15/2025

HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Tennessee**
County: **Giles**
Location: **35° 15' 5.55, -87° 12' 29**
Township: **Pulaski**
Acres: **15.62**
Date: **1/15/2025**



Maps Provided By:



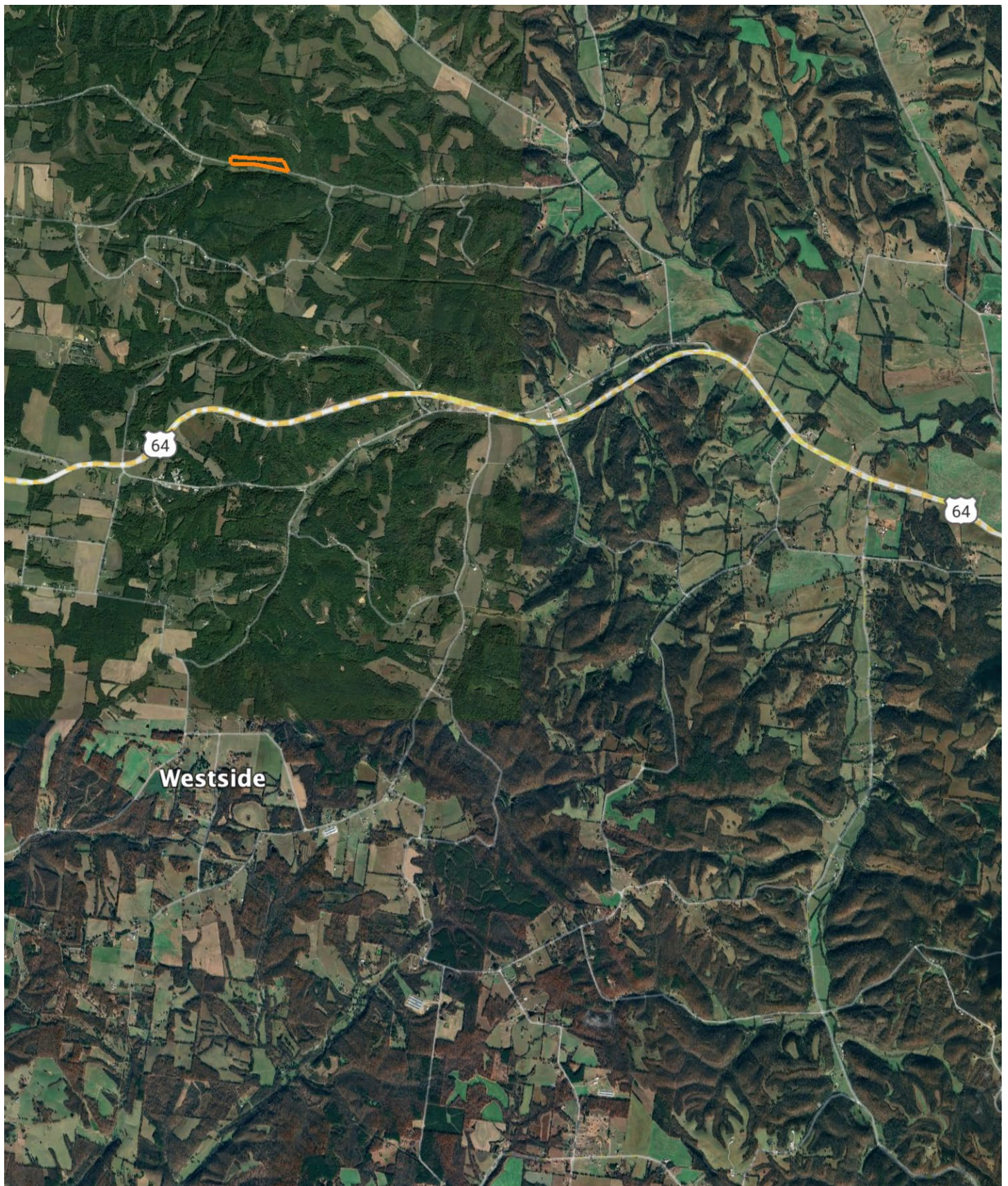
Area Symbol: TN055, Soil Area Version: 22

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
BoF	Bodine cherty silt loam, 20 to 45 percent slopes	13.67	87.6%		> 6.5ft.	Vlls	11	10	9	4	11
Lt	Lynnville cherty silt loam	1.19	7.6%		> 6.5ft.	Ilw	70	70	47	54	65
BoD	Bodine cherty silt loam, 5 to 20 percent slopes	0.57	3.6%		> 6.5ft.	Vls	44	40	35	27	44
DeC	Dellrose gravelly silt loam, 5 to 12 percent slopes, eroded	0.19	1.2%		> 6.5ft.	Ille	62	55	49	40	62
Weighted Average						6.53	*n 17.3	*n 16.2	*n 13.3	*n 9.1	*n 16.9

*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.



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