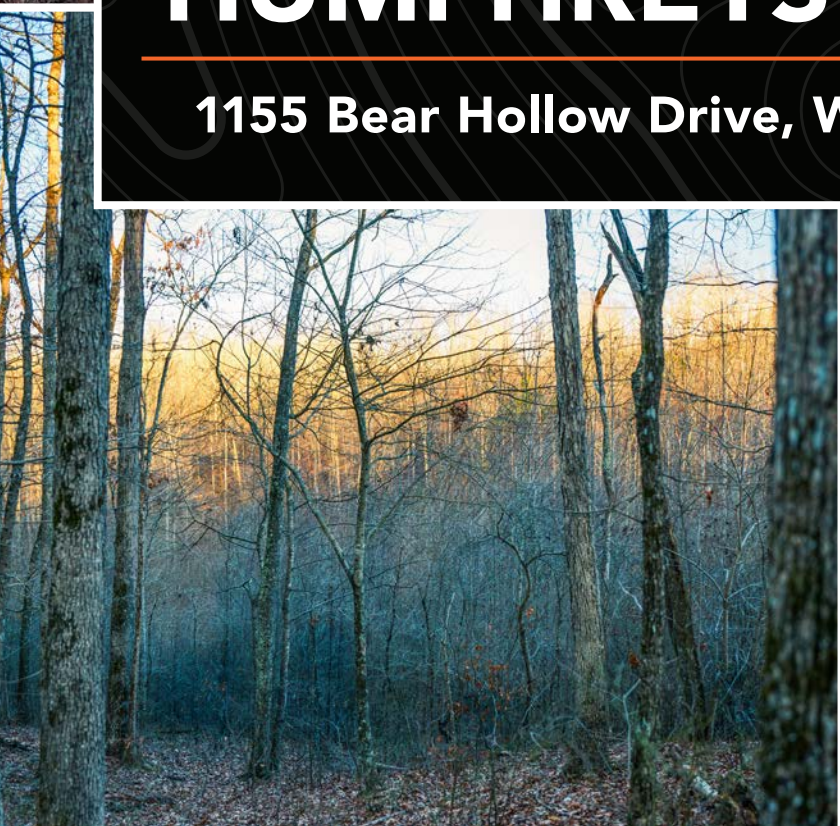


MIDWEST LAND GROUP PRESENTS



28 ACRES
HUMPHREYS COUNTY, TN

1155 Bear Hollow Drive, Waverly, Tennessee, 37185



MIDWEST LAND GROUP IS HONORED TO PRESENT

28 +/- ACRE RECREATIONAL PROPERTY CLOSE TO KENTUCKY LAKE

Discover your own slice of Tennessee with this stunning 28 +/- acre property near Waverly in Humphreys County, Tennessee. Just 10 minutes from the Kentucky Lake boat ramp, this gated retreat is ideal for outdoor enthusiasts, hunters, or anyone seeking a peaceful escape. The property features a solar-powered well, septic system, two RV hookups, and electric is already on-site, along with high-speed fiber internet. A gravel road and trails have been cut throughout the property, making it easy

to explore the land or enjoy outdoor activities. Perfectly situated, it is only 1 hour and 15 minutes from Nashville and 45 minutes from Clarksville. The gated entrance and private road offer seclusion, while the property's abundant wildlife, including deer and turkey, make it a paradise for outdoorsmen. Whether looking for a weekend getaway, a recreational retreat, or a future homesite, this exceptional acreage offers endless possibilities.



PROPERTY FEATURES

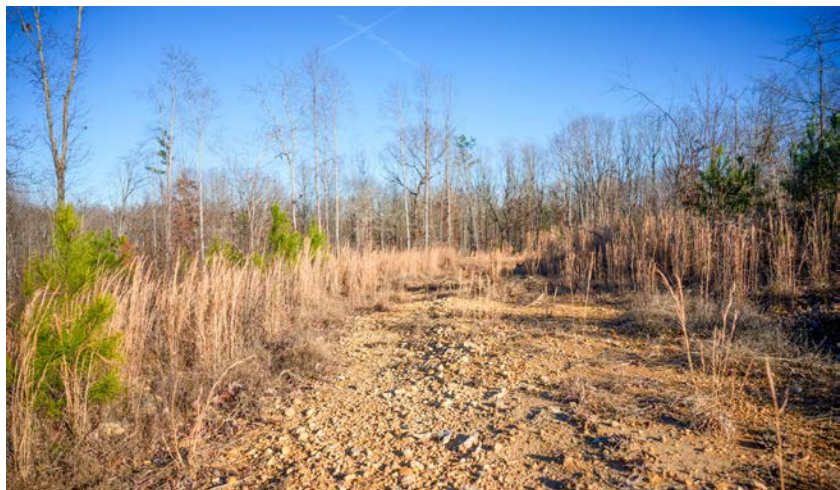
PRICE: **\$229,999** | COUNTY: **HUMPHREYS** | STATE: **TENNESSEE** | ACRES: **28**

- 10 minutes to Waverly, TN
- 10 minutes to Kentucky Lake
- 1 hour and 15 minutes to Nashville, TN
- 45 minutes to Clarksville, TN
- Private gated access
- Fiber internet
- Electric connection on property
- 2 RV hookups
- Solar-powered well dug in 2023
- Gravel road on property
- Great hunting with an abundant amount of deer and turkey

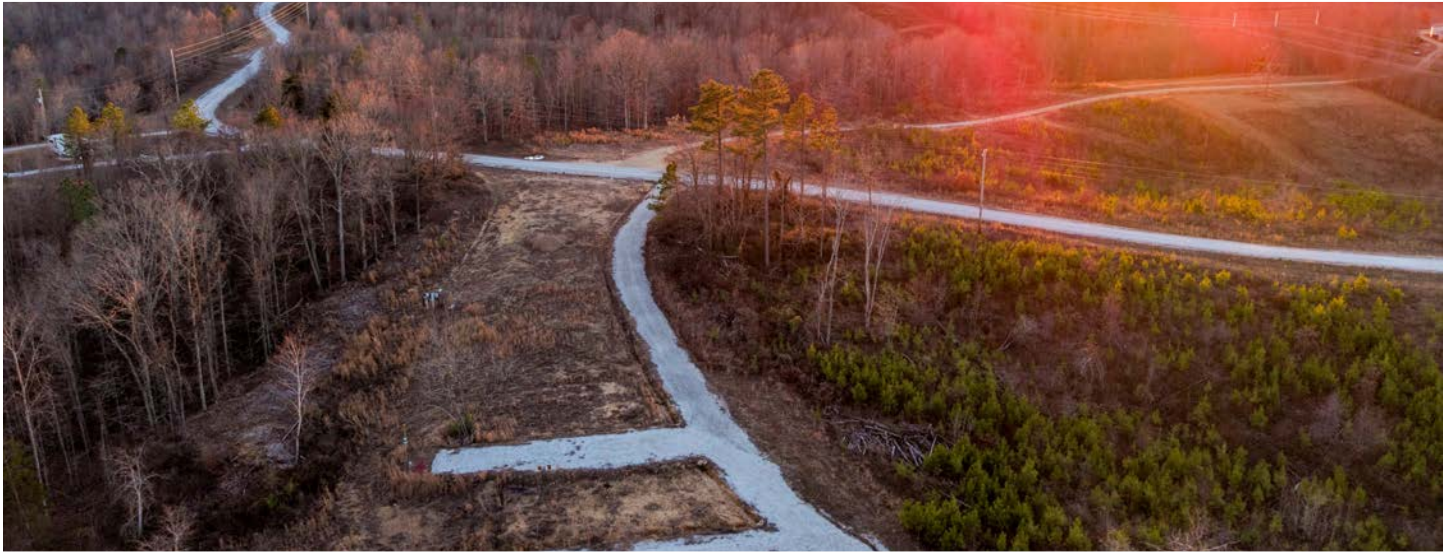


MULTIPLE BUILD SITES

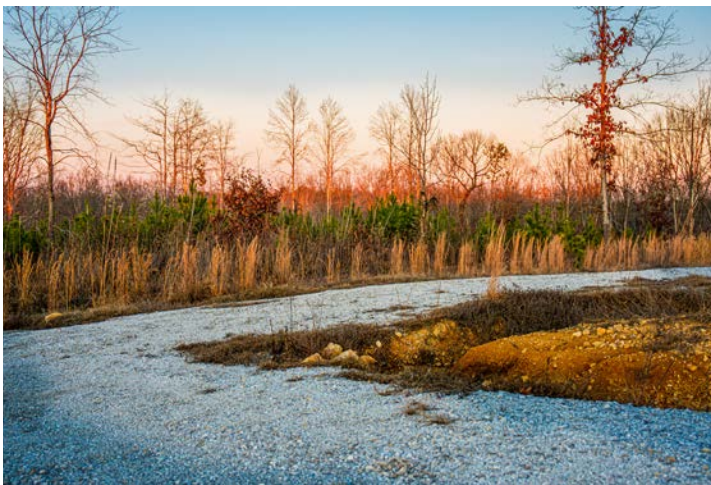
The property features a solar-powered well, septic system, and electric is already on-site, along with high-speed fiber internet.



ROAD FRONTAGE

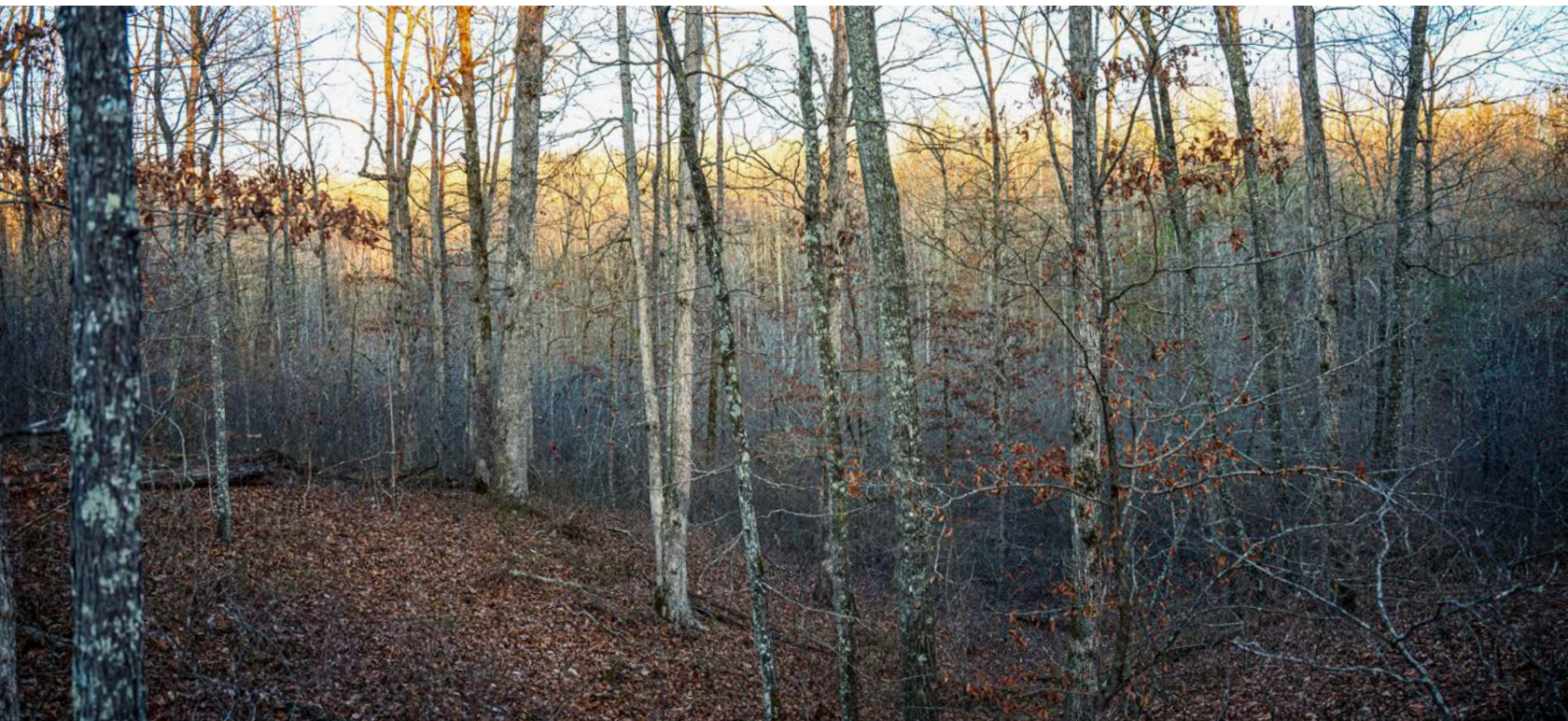


TWO RV HOOKUPS

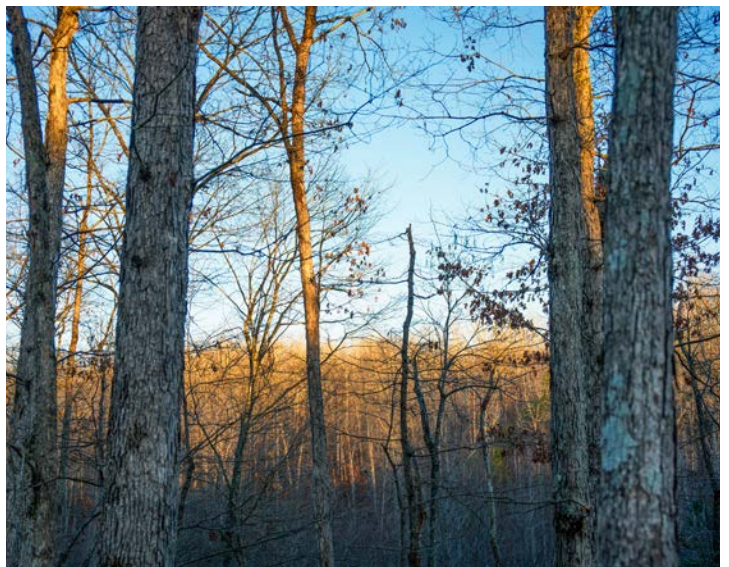
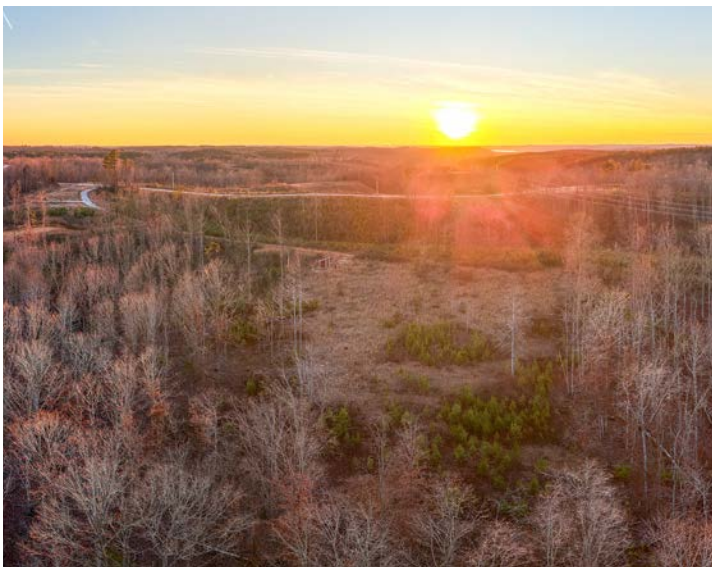


MATURE TIMBER

The property's abundant wildlife, including deer and turkey, make it a paradise for outdoorsmen. Whether looking for a weekend getaway, a recreational retreat, or a future homesite, this exceptional acreage offers endless possibilities.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgrIDataInc.com

Boundary Center: 36° 7' 42.17, -87° 51' 35.7

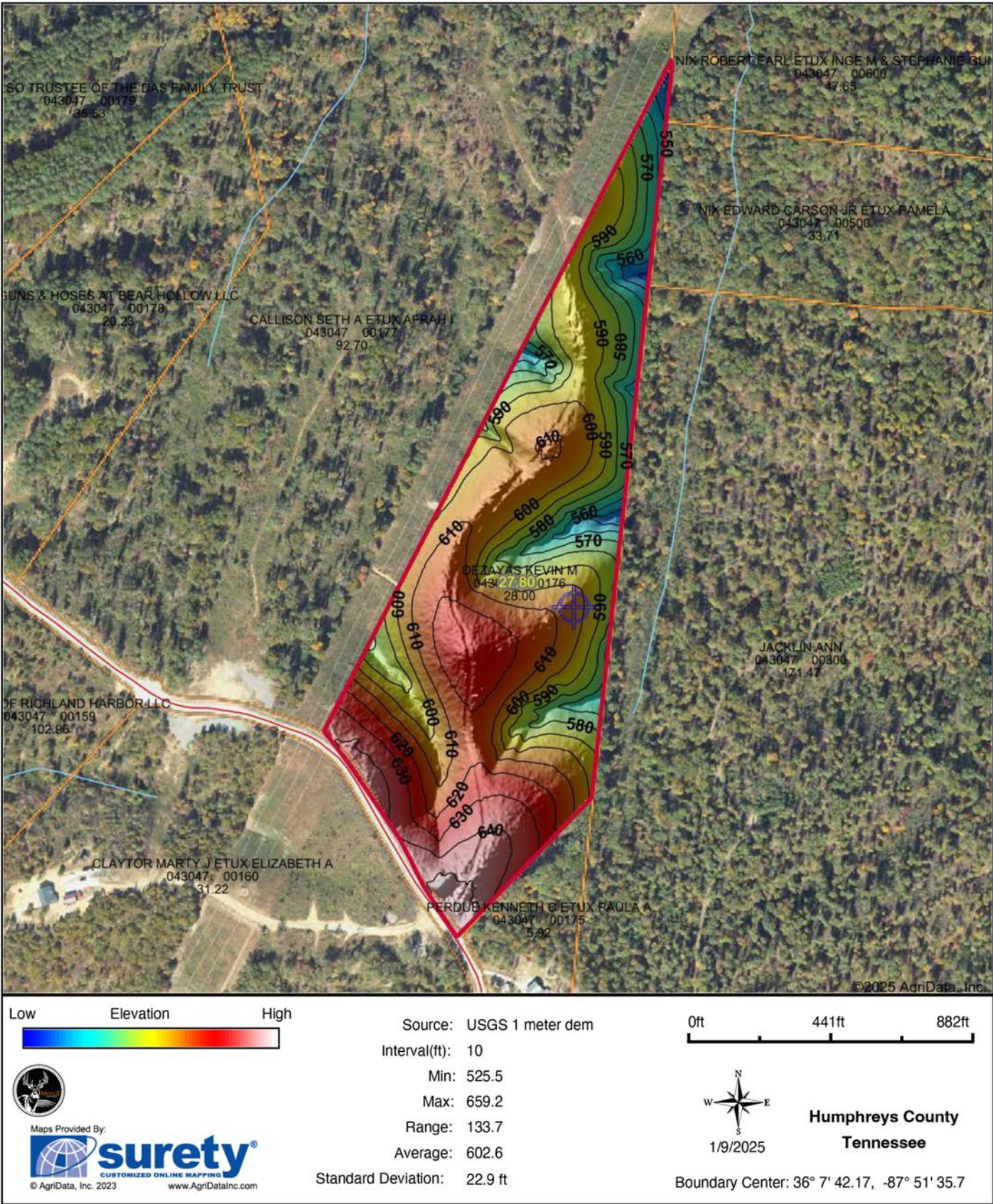
Humphreys County
Tennessee

0ft 460ft 920ft

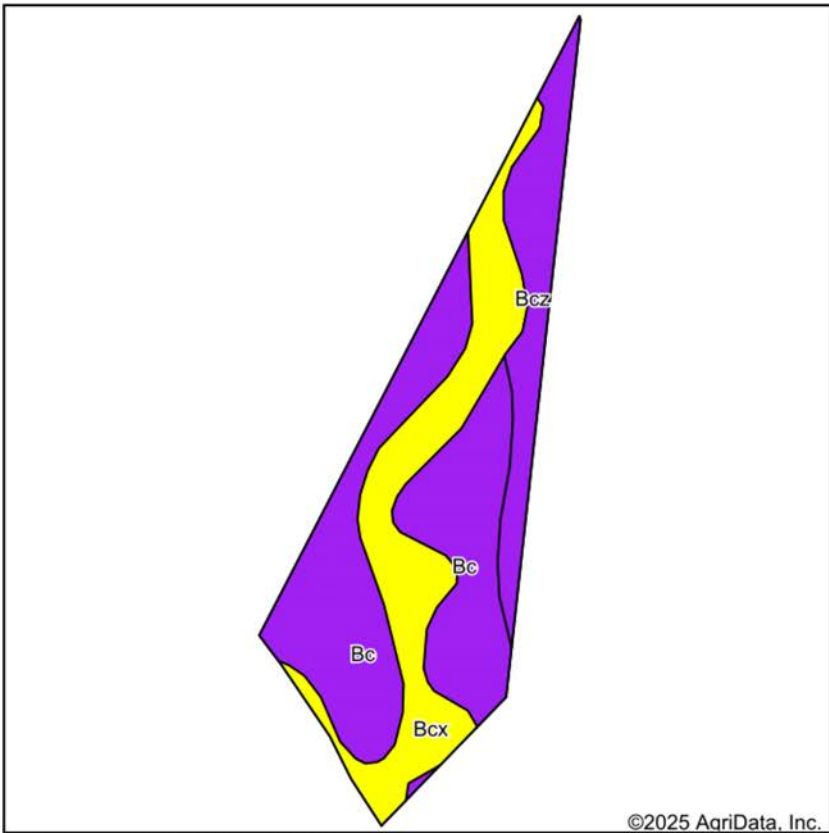


1/9/2025

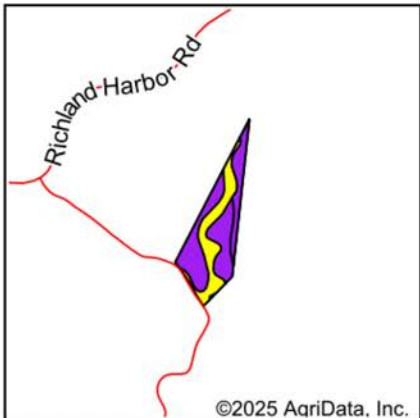
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Tennessee**
County: **Humphreys**
Location: **36° 7' 42.17, -87° 51' 35.7**
Township: **Waverly**
Acres: **27.8**
Date: **1/9/2025**



Maps Provided By:

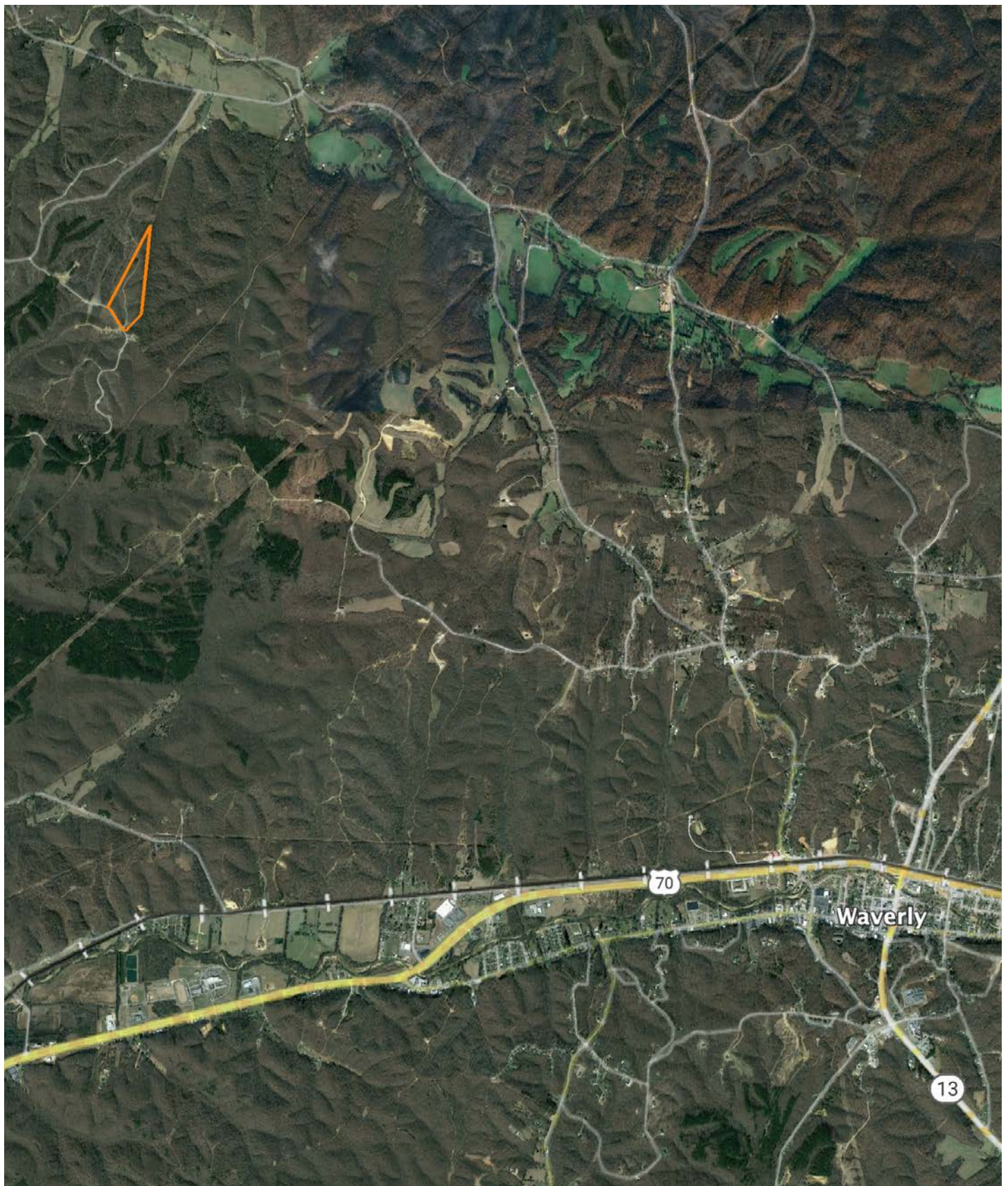


Area Symbol: TN085, Soil Area Version: 18											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
Bc	Bodine gravelly silt loam, 12 to 20 percent slopes	14.29	51.4%		> 6.5ft.	Vls	41	40	36	26	40
Bcx	Bodine gravelly silt loam, 5 to 12 percent slopes	8.84	31.8%		> 6.5ft.	IVs	44	43	40	29	43
Bcz	Bodine gravelly silt loam, 20 to 40 percent slopes	4.67	16.8%		> 6.5ft.	Vlls	10	10	9	4	10
Weighted Average						5.53	*n 36.7	*n 35.9	*n 32.7	*n 23.3	*n 35.9

*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.



REAGAN HANISH

LAND AGENT

615.588.7120

RHanish@MidwestLandGroup.com



MidwestLandGroup.com

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