

MIDWEST LAND GROUP PRESENTS

46 ACRES IN

MACON COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNTING, SECLUSION, AND MULTIPLE AREAS TO BUILD YOUR DREAM HOME IN MACON COUNTY, TENNESSEE

Discover the perfect opportunity to build your dream mountain home on 46 +/- breathtaking acres in Macon County, Tennessee. Nestled in the scenic countryside of Red Boiling Springs, this expansive wooded property offers excellent road frontage, multiple build sites, and unparalleled privacy. This property also offers excellent whitetail deer hunting with multiple locations to put in food plots.

Enjoy nature at its finest with two picturesque mountain ridges, abundant wildlife, and open green spaces. Wartrace Creek flows peacefully along the back of the

furthest ridge, adding to the property's charm. Modern conveniences meet rustic beauty, with city water, electricity, and fiber-optic internet available at the road.

This property is located just 90 minutes from Nashville and 60 minutes from Cookeville and near the famed Bourbon Trail, this land is also a dream for motorcycle enthusiasts, offering scenic rides in every direction. Whether you're seeking a private retreat, a hunting haven, or the perfect spot for a custom mountain home, this property has everything you need!



PROPERTY FEATURES

COUNTY: **MACON** | STATE: **TENNESSEE** | ACRES: **46**

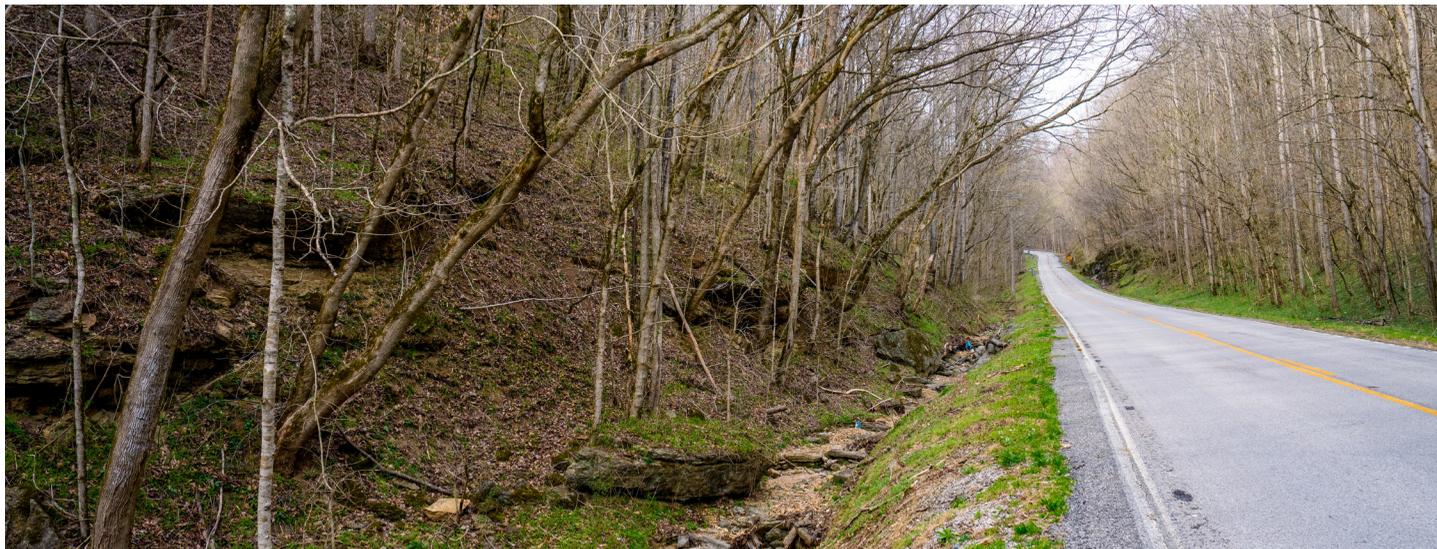
- 90 minutes from Nashville
- 60 minutes to Cookeville
- 10 minutes to Red boiling springs
- Fiber internet
- Multiple build sites
- Blacktop road frontage
- Creek frontage
- Close proximity to the Bourbon Trail
- Access to electric
- Great deer and turkey hunting
- Gated access



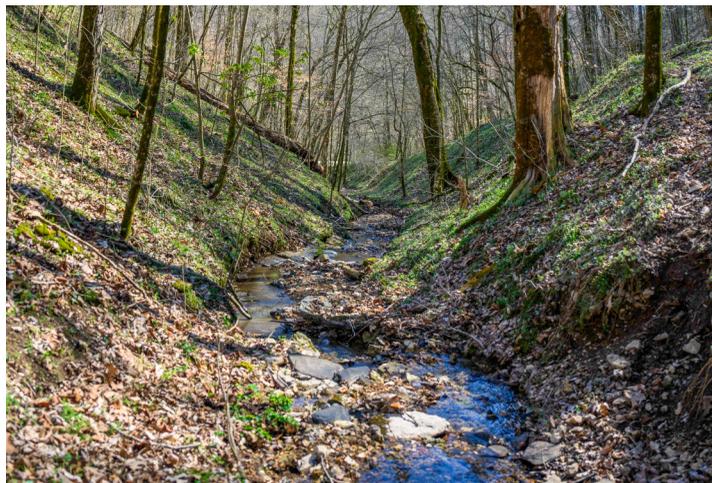
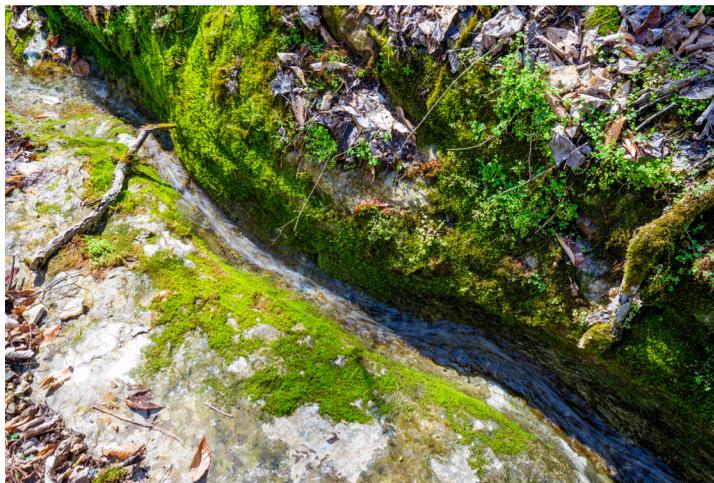
MULTIPLE BUILD SITES



BLACKTOP ROAD FRONTAGE



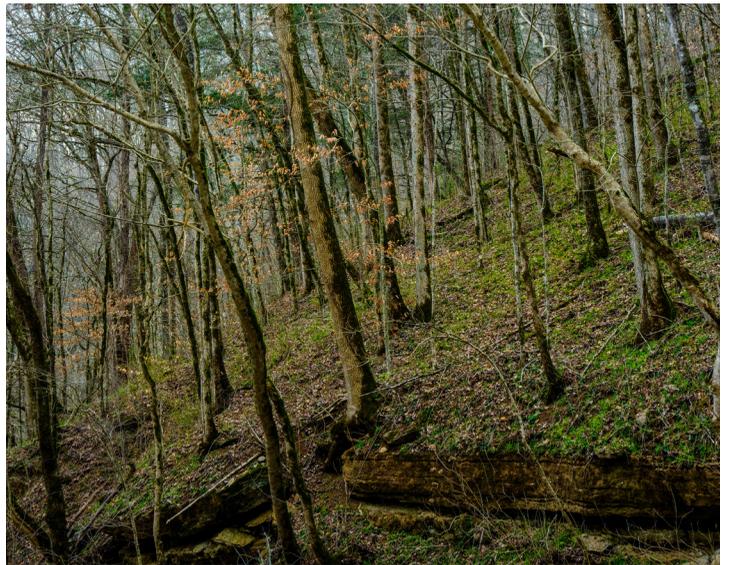
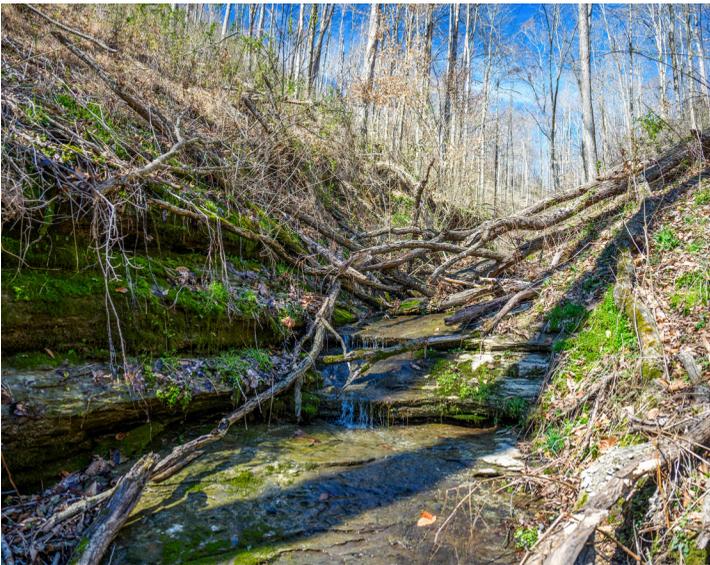
CREEK FRONTAGE



DIVERSE HABITAT



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 25' 56.19, -85° 50' 15.7



Maps Provided By:



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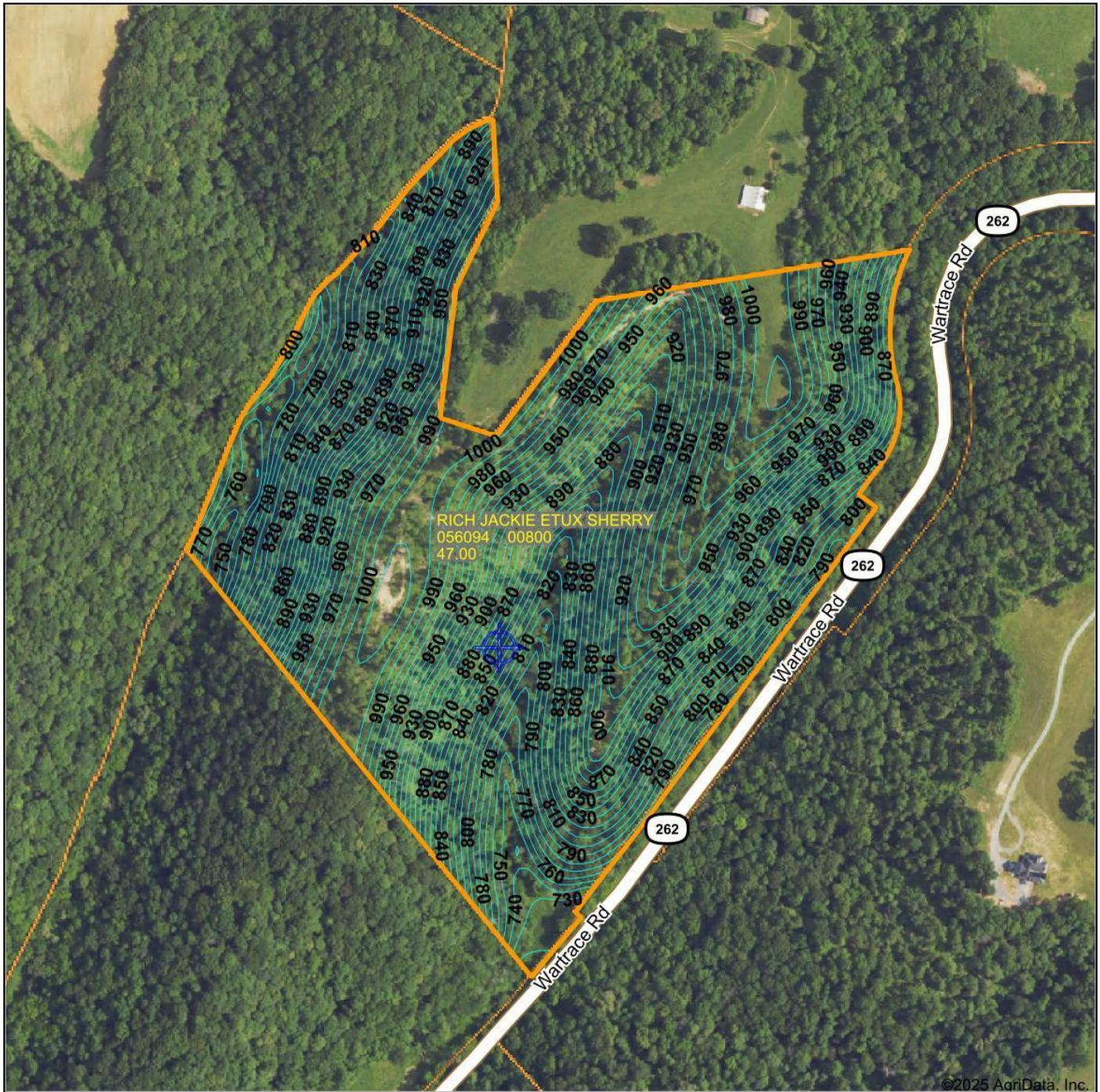
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**Macon County
Tennessee**



3/24/2025

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 717.8

Max: 1,013.4

Range: 295.6

Average: 892.5

Standard Deviation: 76.97 ft

0ft 400ft 799ft

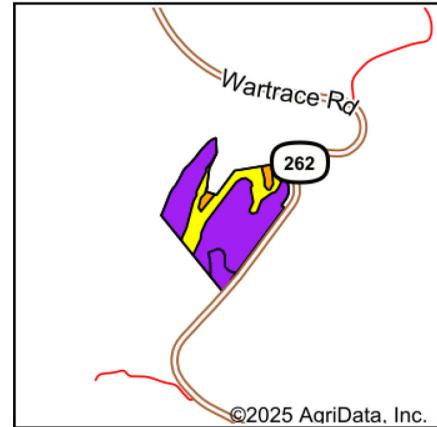
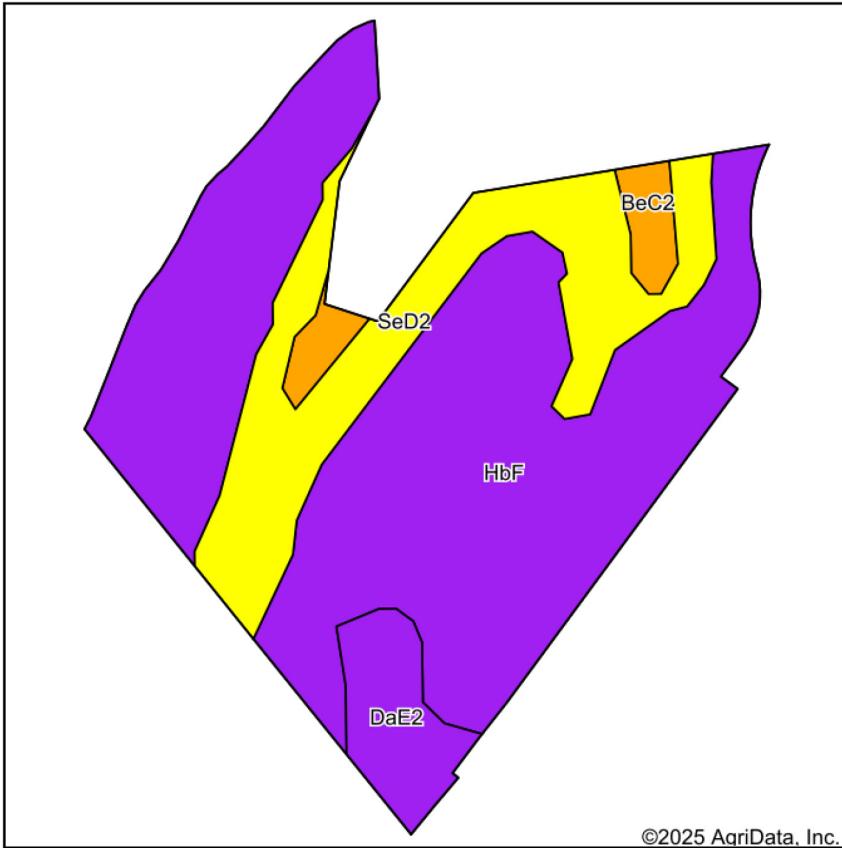


3/24/2025

**Macon County
Tennessee**

Boundary Center: 36° 25' 56.19, -85° 50' 15.7

SOILS MAP



State: **Tennessee**
 County: **Macon**
 Location: **36° 25' 56.19, -85° 50' 15.7**
 Township: **Red Boiling Springs**
 Acres: **47**
 Date: **3/24/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

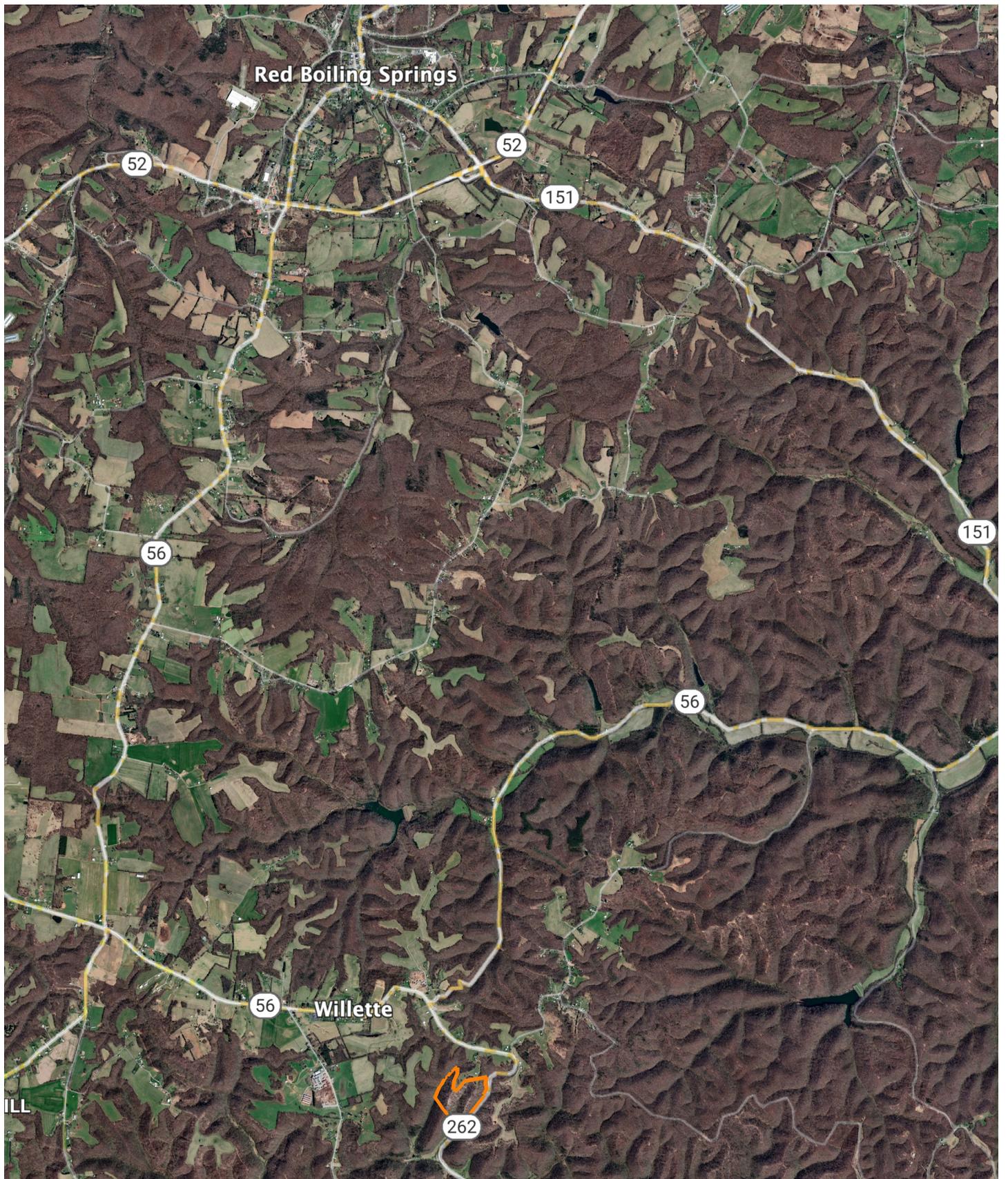
Area Symbol: TN111, Soil Area Version: 17

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	
HbF	Hawthorne gravelly silt loam, 20 to 60 percent slopes	31.68	67.4%		2.3ft. (Paralitric bedrock)	Vlls	8	7	7	3	6	
SeD2	Sengtown gravelly silt loam, 12 to 20 percent slopes	10.65	22.7%		> 6.5ft.	IVe	64	56	47	44	64	
DaE2	Dellrose gravelly silt loam, 20 to 30 percent slopes, eroded	2.97	6.3%		> 6.5ft.	Vle	14	12	11	5	14	
BeC2	Bewleyville silt loam, 5 to 12 percent slopes, eroded	1.70	3.6%		> 6.5ft.	IIIe	75	73	65	60	75	
Weighted Average							6.11	*n 23.5	*n 20.8	*n 18.4	*n 14.5	*n 22.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Justin Carroll was born and raised in Middle Tennessee and knows its land as well as anyone. He's spent years managing ground for deer, turkey, ducks, and doves, while also helping on his family's cattle and row crop operation. With a background in construction and dirt work, he brings a sharp eye for both opportunity and obstacles — and the know-how to help clients make informed decisions.

Based in Shelbyville, Justin takes a hands-on, client-first approach to every deal. He understands the importance of listening, following through, and building relationships rooted in trust. He holds a degree in Agronomy and Turfgrass from Rutgers and is more than willing to roll up his sleeves to help buyers see the full potential in a piece of ground.

He serves as president of the Bedford County Longbeards NWTF chapter and is an active member of First Baptist Church in Shelbyville. For clients across Middle Tennessee, Justin brings hustle, honesty, and a lifetime of local, land-based experience that's hard to beat.



JUSTIN CARROLL,

LAND AGENT

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