

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

PRICE: **\$255,000** | 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



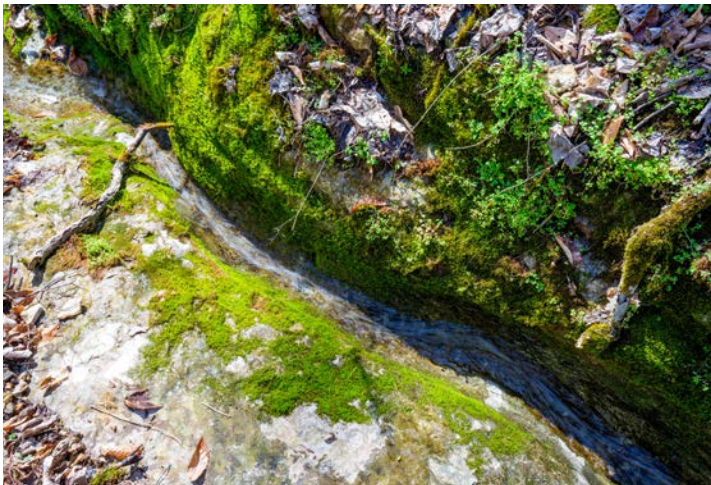
MULTIPLE BUILD SITES



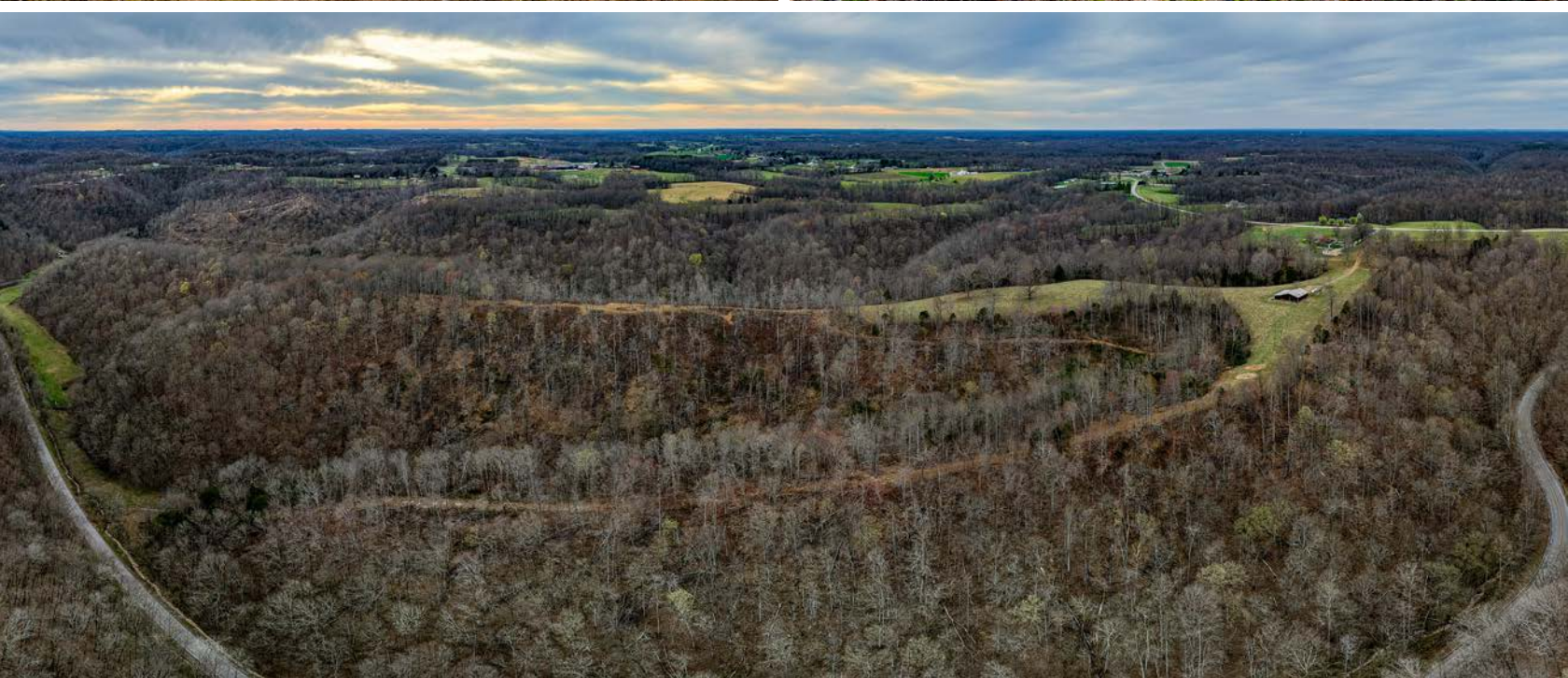
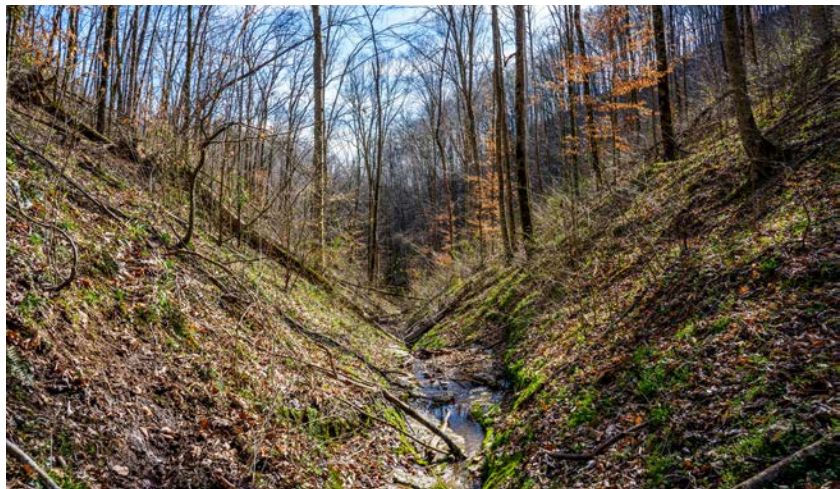
BLACKTOP ROAD FRONTAGE



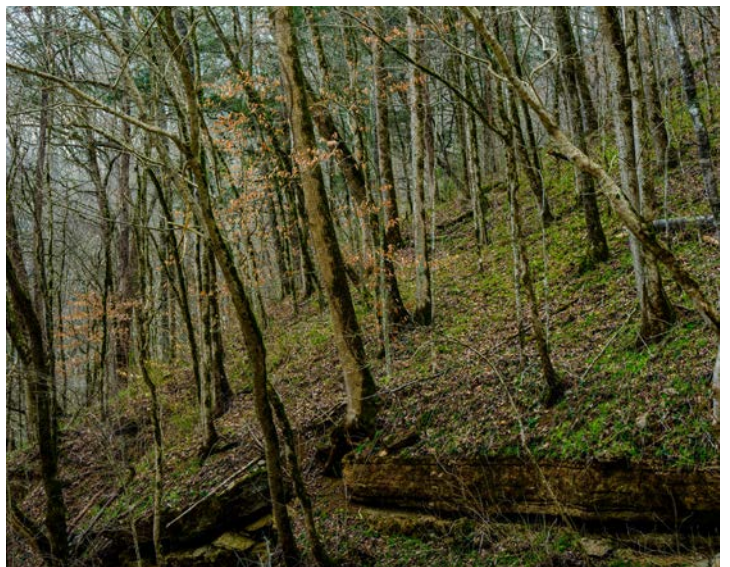
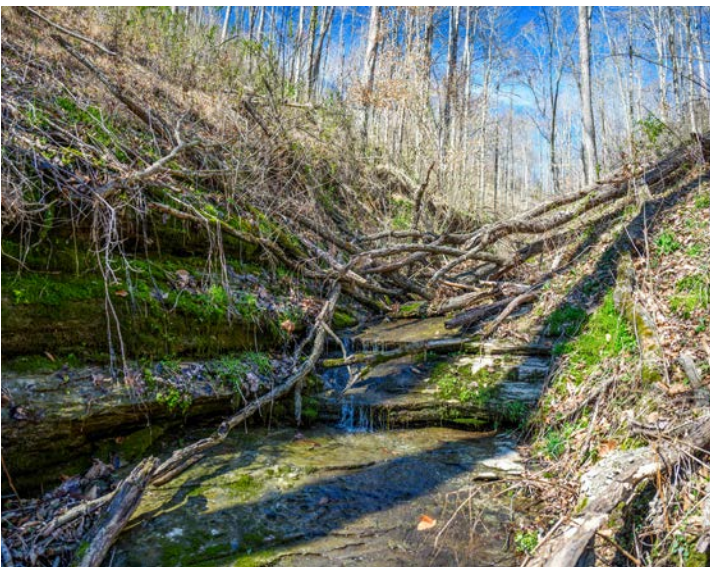
CREEK FRONTAGE



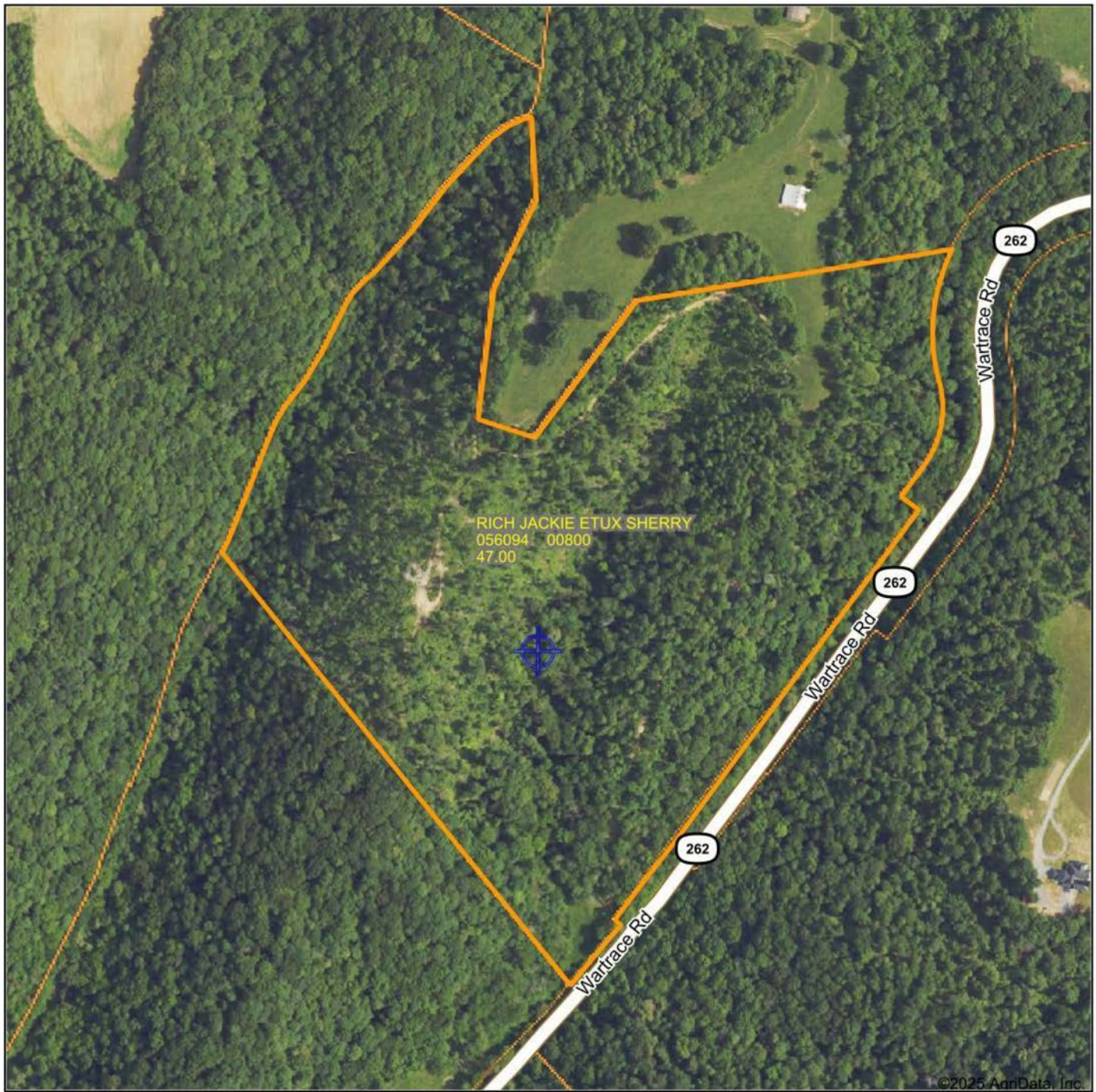
DIVERSE HABITAT



ADDITIONAL PHOTOS



AERIAL MAP



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

0ft 394ft 787ft



Maps Provided By:



© AgriData, Inc. 2023

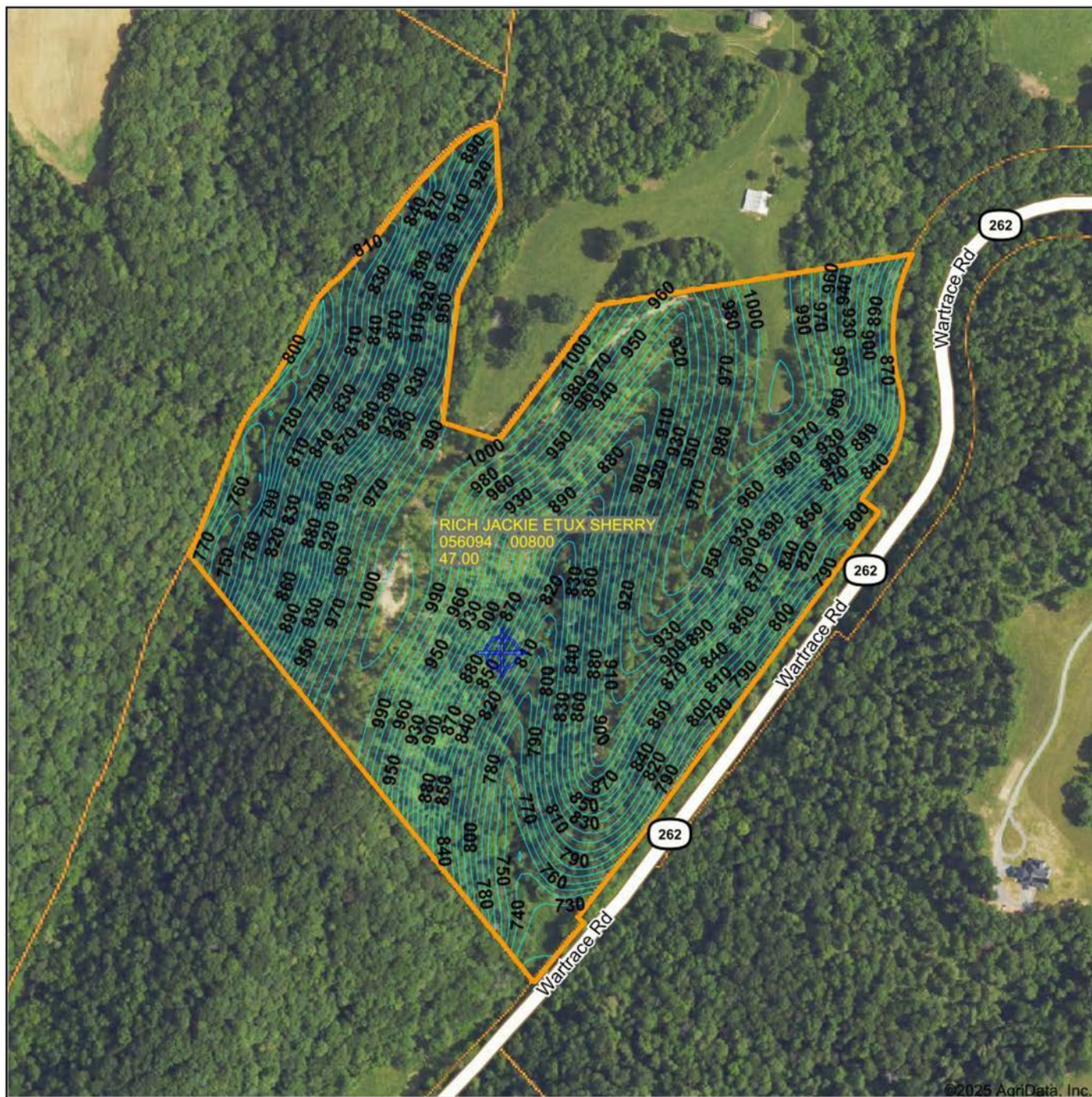
www.AgriDataInc.com

Macon County
Tennessee



3/24/2025

TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

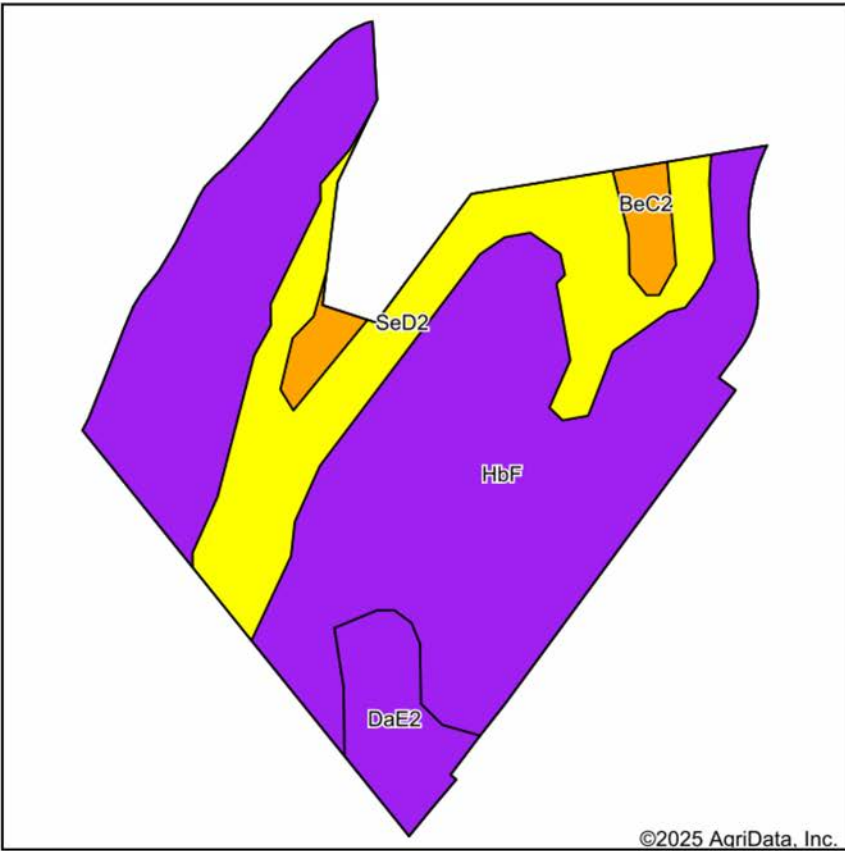


3/24/2025

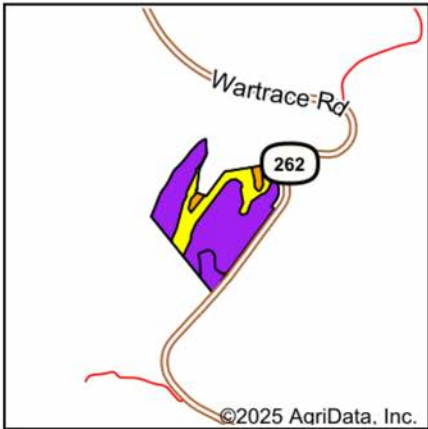
**Macon County
Tennessee**

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

SOILS MAP



Soils data provided by USDA and NRCS.



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:



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. (Paralithic 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

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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.