

MIDWEST LAND GROUP PRESENTS

81 ACRES IN

GILES COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

81 +/- ACRE HUNTER'S PARADISE IN GILES COUNTY - NEAR LYNNVILLE & MAURY COUNTY LINE

Discover the ultimate blend of seclusion, natural beauty, and outdoor recreation on this 81 +/- acre farm located near Lynnville in Giles County, Tennessee, and a few minutes from the Maury County line. This versatile property offers approximately 5 +/- acres of open pasture, ideal for grazing or a large food plot, while the majority is covered in mature hardwood timber. A major highlight is the year-round flowing Johnson Branch Creek, which runs right through the land, enhancing the landscape. The rolling topography is paired with a well-maintained interior trail system that offers easy access across the property. Deer and turkey hunting on this property is incredible, this offering has some of the finest hunting in the state of Tennessee.

At the heart of the property lies a 642 square foot off-grid cabin. The cabin includes 2 bedrooms, 1 bathroom, a den, and a kitchen, along with front and back covered porches that overlook the property. While off-grid, the cabin is fully wired for electricity and runs via generator. Propane heating keeps it warm during colder months, and it has a self-composting toilet.

Whether you're looking for a phenomenal hunting farm, a weekend getaway, or a long-term investment in Tennessee's natural beauty, this property has got it all. Don't miss your chance to own a piece of Tennessee's premier hunting land.



PROPERTY FEATURES

PRICE: **\$549,000** | COUNTY: **GILES** | STATE: **TENNESSEE** | ACRES: **81**

- 5 +/- acre field
- Gated access
- 15 minutes to Mt. Pleasant
- 30 minutes to Columbia
- 1 hour and 15 minutes from Nashville
- 2 bed, 1 bath cabin
- Generator
- Great deer and turkey population
- Johnson Branch Creek frontage
- Well-maintained trails
- Private access



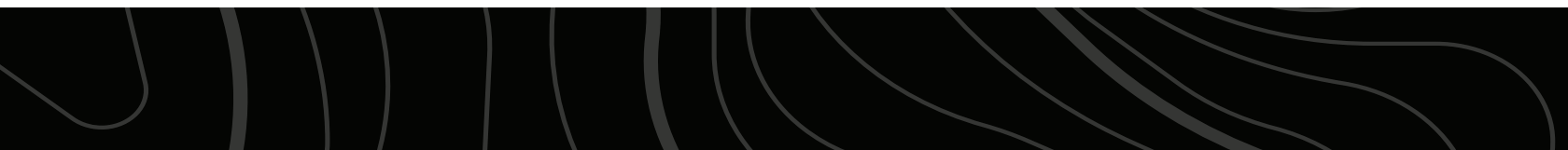
OFF-GRID CABIN

The cabin includes 2 bedrooms, 1 bathroom, a den, and a kitchen, along with front and back covered porches that overlook the property.



VERSATILE PROPERTY

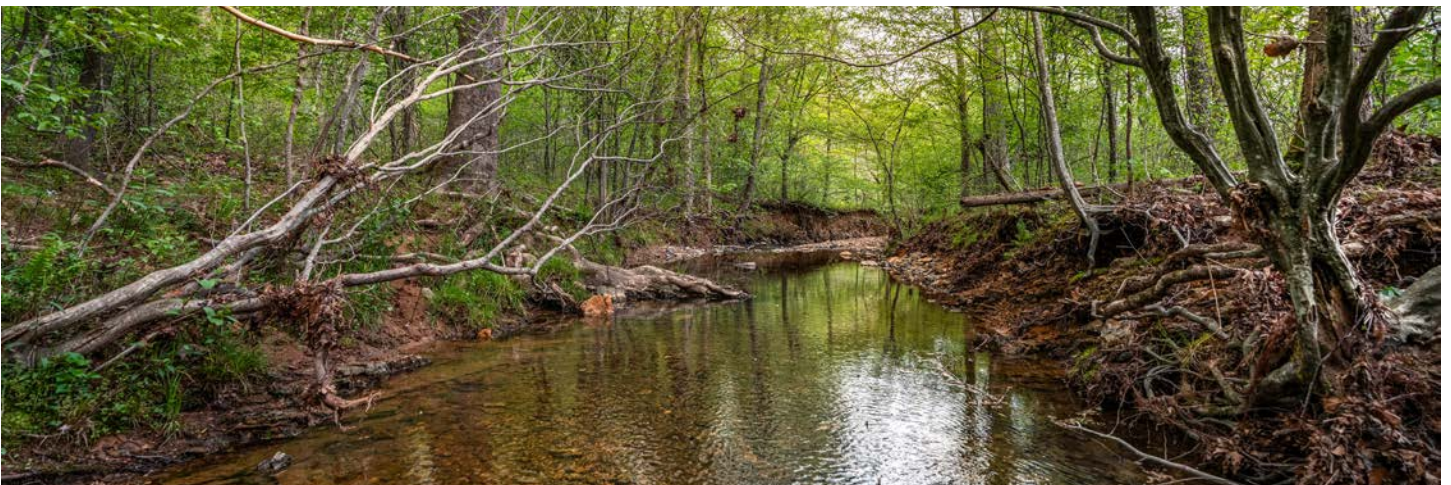
This versatile property offers approximately 5 +/- acres of open pasture, ideal for grazing or a large food plot, while the majority is covered in mature hardwood timber.



5 +/- ACRES OF PASTURE



JOHNSON BRANCH CREEK

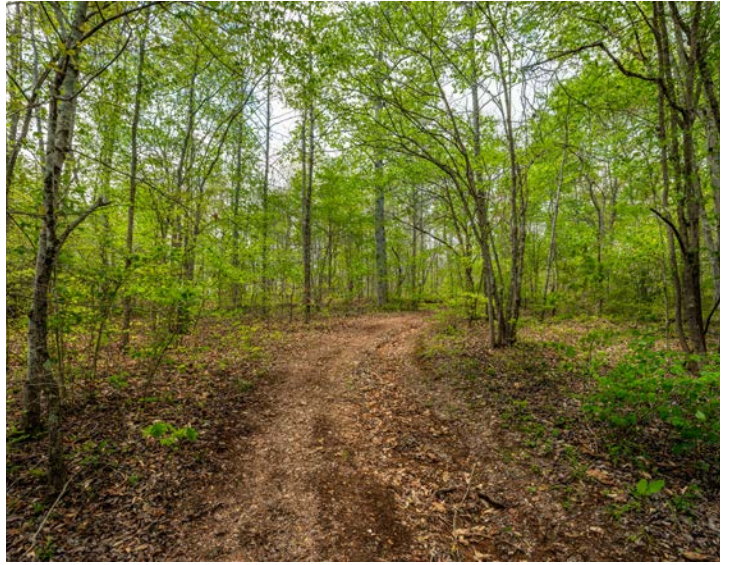


HUNTING OPPORTUNITIES

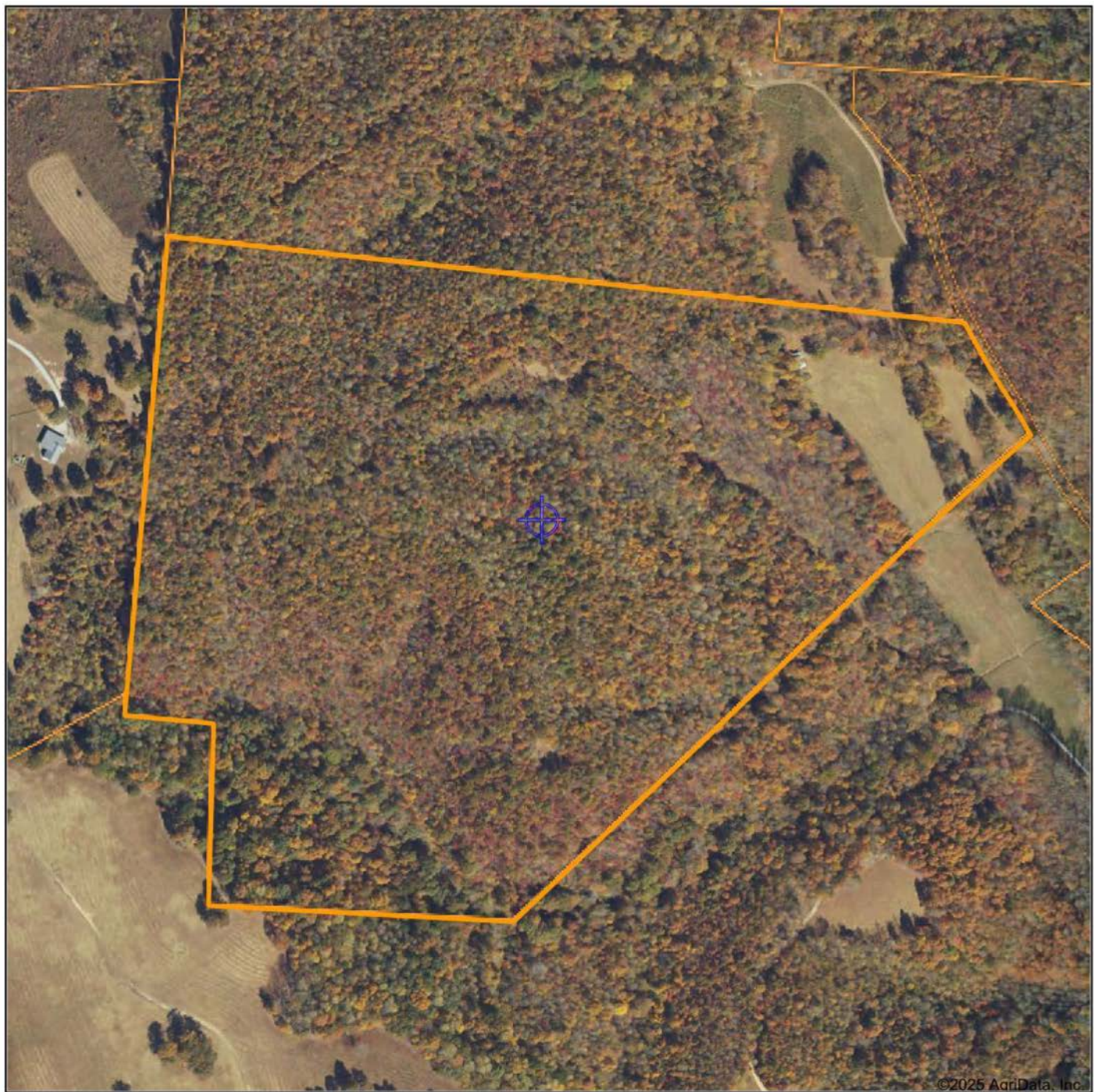
Deer and turkey hunting on this property is incredible, this offering has some of the finest hunting in the state of Tennessee.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 35° 25' 11.54, -87° 10' 32.7

0ft 438ft 876ft



Maps Provided By:



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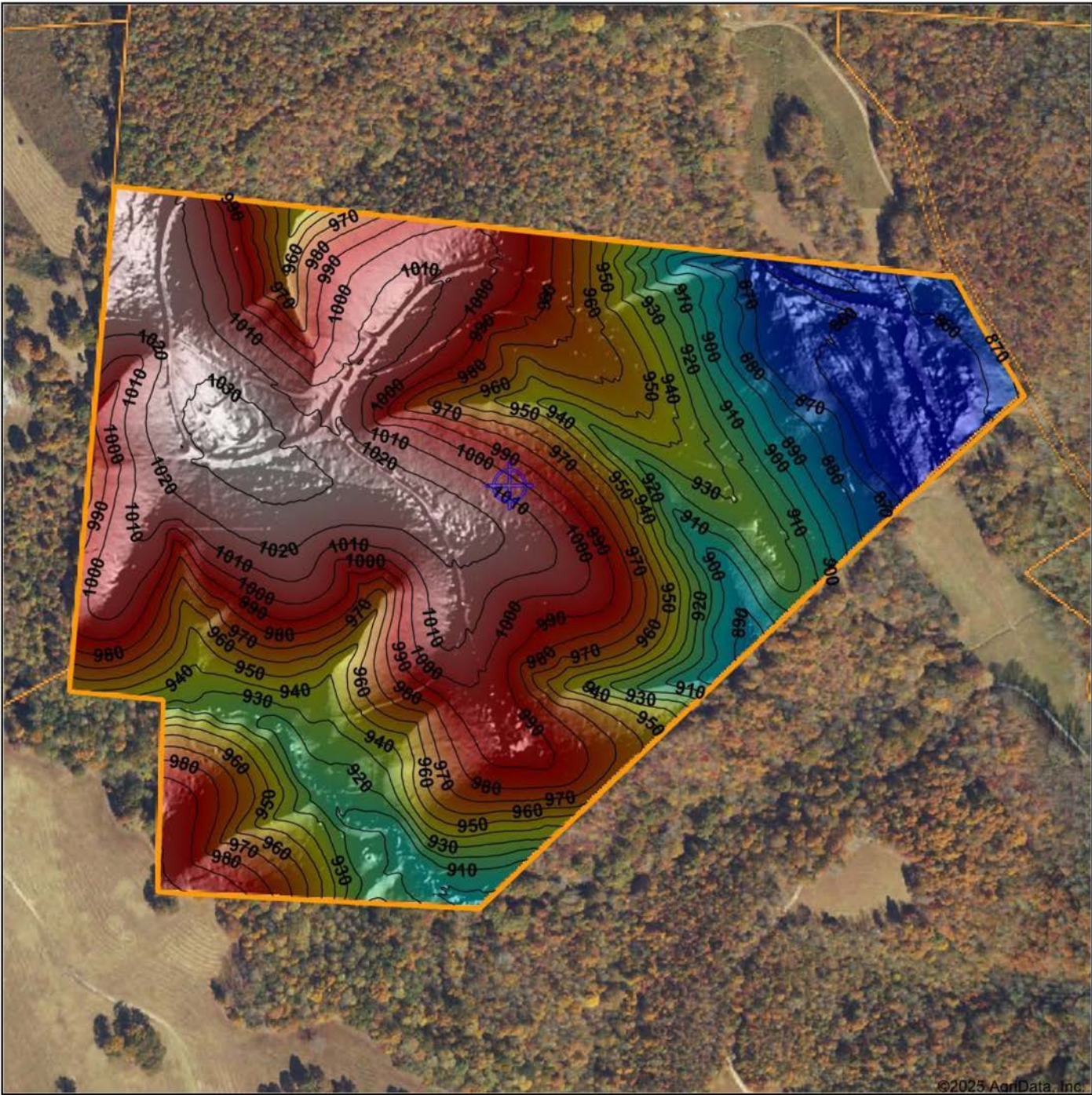
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Giles County
Tennessee

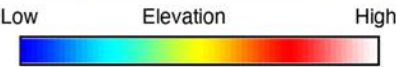


2/28/2025

HILLSHADE MAP



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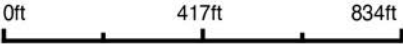


Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 850.4
Max: 1,036.2
Range: 185.8
Average: 961.8
Standard Deviation: 50.79 ft

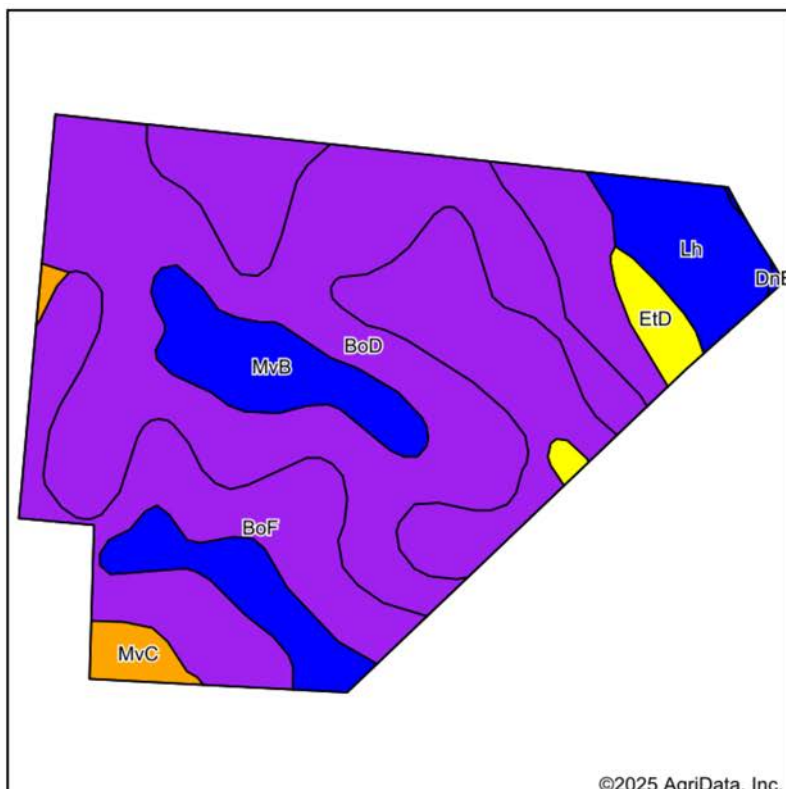


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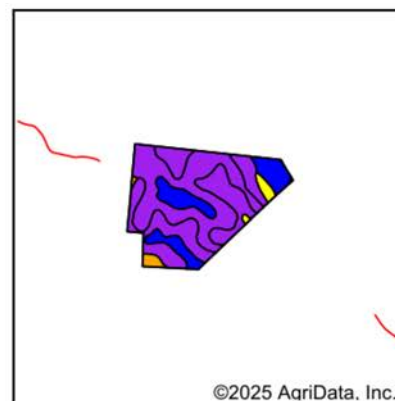
**Giles County
Tennessee**

Boundary Center: 35° 25' 11.54, -87° 10' 32.7

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Tennessee**
 County: **Giles**
 Location: **35° 25' 11.54, -87° 10' 32.7**
 Township: **Lynnville**
 Acres: **76.84**
 Date: **2/28/2025**



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
BoD	Bodine cherty silt loam, 5 to 20 percent slopes	30.58	39.9%		> 6.5ft.	VIIs	44	40	35	27	44
BoF	Bodine cherty silt loam, 20 to 45 percent slopes	29.38	38.2%		> 6.5ft.	VIIIs	11	10	9	4	11
Lh	Lobelville cherty silt loam	8.36	10.9%		> 6.5ft.	IIw	69	69	45	52	64
MvB	Mountview cherty silt loam, 2 to 5 percent slopes	5.18	6.7%		> 6.5ft.	IIe	72	56	54	51	72
EtD	Etowah cherty silt loam, 12 to 20 percent slopes	1.78	2.3%		> 6.5ft.	IVe	62	52	46	42	62
MvC	Mountview cherty silt loam, 5 to 12 percent slopes (Ironcity)	1.47	1.9%		> 6.5ft.	IIIe	70	55	53	50	70
DnB	Dickson silt loam, 2 to 5 percent slopes	0.09	0.1%		2ft. (Fragipan)	IIe	57	56	52	43	53
Weighted Average						5.57	*n 36.9	*n 33.3	*n 28	*n 23.3	*n 36.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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