

MIDWEST LAND GROUP PRESENTS

33 ACRES IN

MARSHALL COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY 33 +/- ACRES NEAR LEWISBURG - SOIL TESTED, DRIVEWAY INSTALLED, TRAILS, AND HUNTING PARADISE

Opportunity awaits with this exceptional 33 +/- acre property in Marshall County, Tennessee - the perfect combination of recreational land, farmland, and prime build sites just 10 minutes from Lewisburg and only an hour from downtown Nashville. Whether you're dreaming of a private country estate, a hunter's paradise, or a smart investment, this property has it all. With a recent 4-bedroom perc test, a full recently completed survey on file, and electric access already at the start of the driveway, it's ready for you to start building your dream home today. A brand-new 2,023-foot gravel driveway leads to the ideal build site, and the entire property is easily navigable with a maintained trail system around the entire tract.

For outdoor enthusiasts, the hunting here is second to none, offering excellent deer, turkey, and dove hunting with a proven history of big bucks captured on trail cameras. The land features a 6 acre cleared field, a

spring and an old well, a gated entrance, and paved road frontage at the dead end of a quiet road. Parts of the property have been mulched, cleared, and mowed, making the land in phenomenal condition.

Beyond its features, this tract holds a unique piece of Tennessee history as part of the original Cathey family homestead from 1866, with a fascinating past that includes a Wells Fargo wagon hold-up by Confederate soldiers. Location is everything, and this property delivers - you're just 30 minutes to Columbia, 45 minutes to Franklin, and under an hour to the heart of Nashville. Properties like this most of the time rarely hit the open market with history, location, hunting, and build-ready infrastructure. Don't miss your chance to own a true Tennessee gem! Contact the Listing Agent Reagan Hanish to request a tour! The listing agent must be present for all showings.



PROPERTY FEATURES

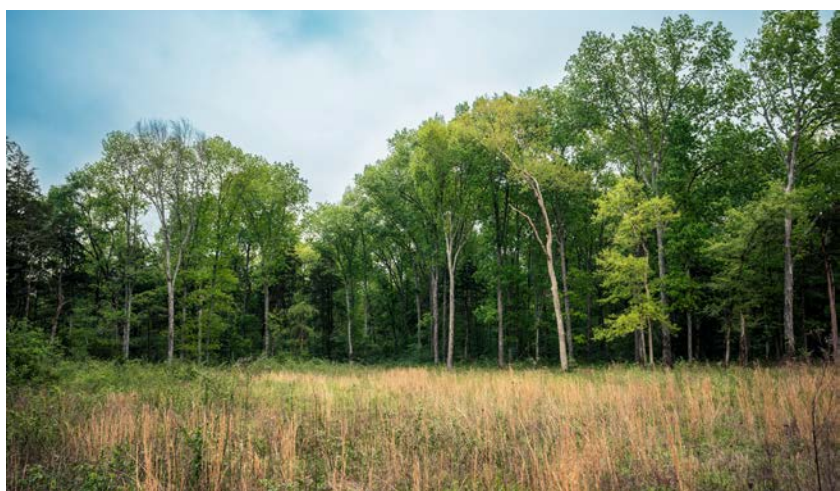
PRICE: **\$449,000** | COUNTY: **MARSHALL** | STATE: **TENNESSEE** | ACRES: **33**

- 10 minutes to Lewisburg, TN
- 1 hour from Nashville, TN
- 30 minutes to Columbia, TN
- 45 minutes to Franklin, TN
- 2,023 ft. gravel driveway
- Maintained trail system
- 6 +/- acre field
- Gated entrance
- Enrolled in Greenbelt Tax program
- Natural spring
- Dead-end blacktop road frontage
- Perc test completed
- Recent survey
- Great deer, dove, and turkey hunting



PRIME BUILD SITES

With a recent 4-bedroom perc test, a full recently completed survey on file, and electric access already at the start of the driveway, it's ready for you to start building your dream home today.



2,023 FT. GRAVEL DRIVEWAY



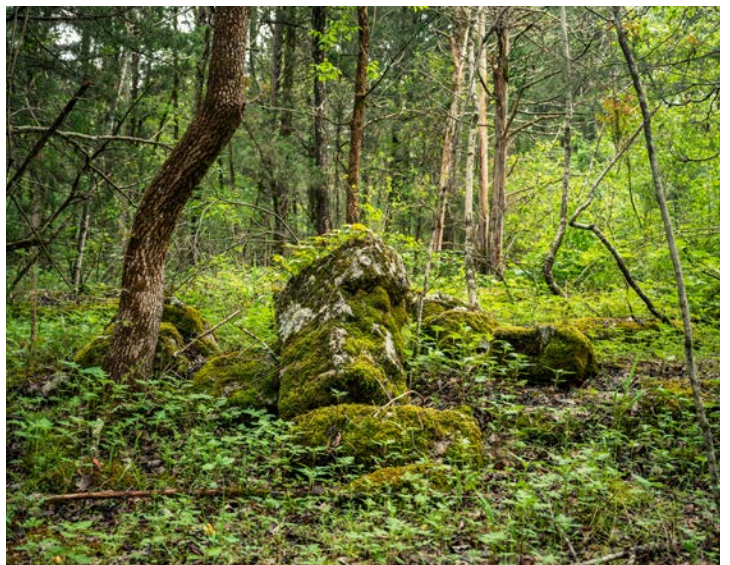
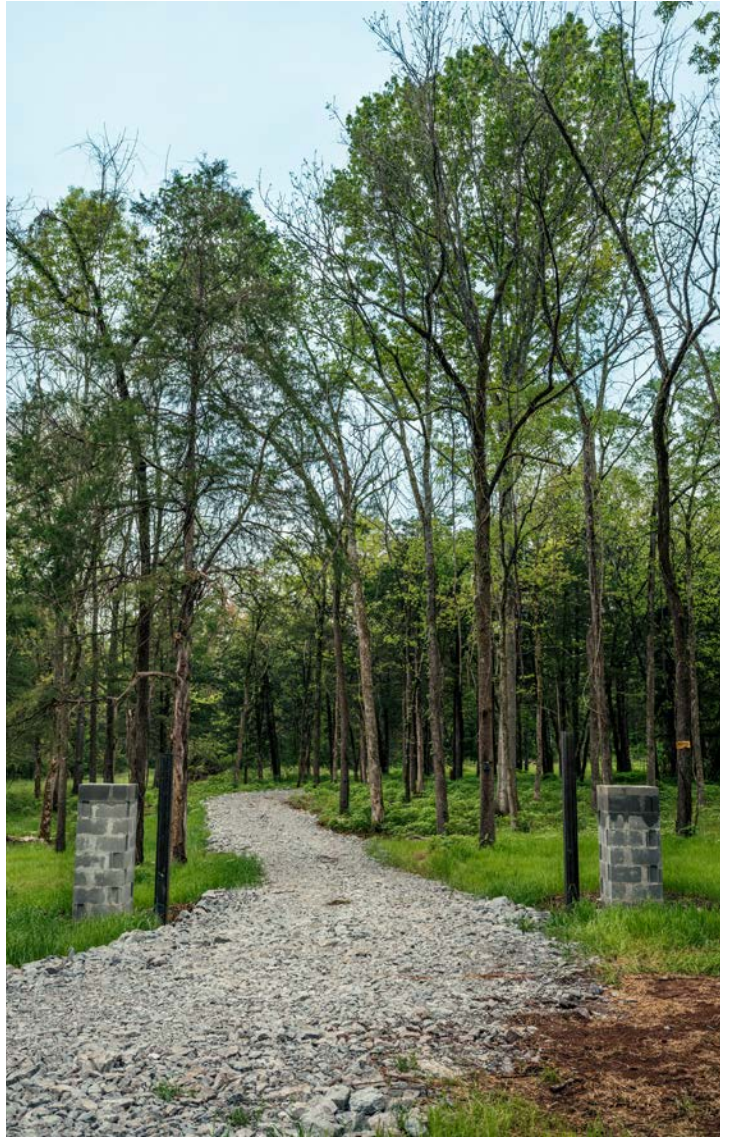
MAINTAINED TRAIL SYSTEM



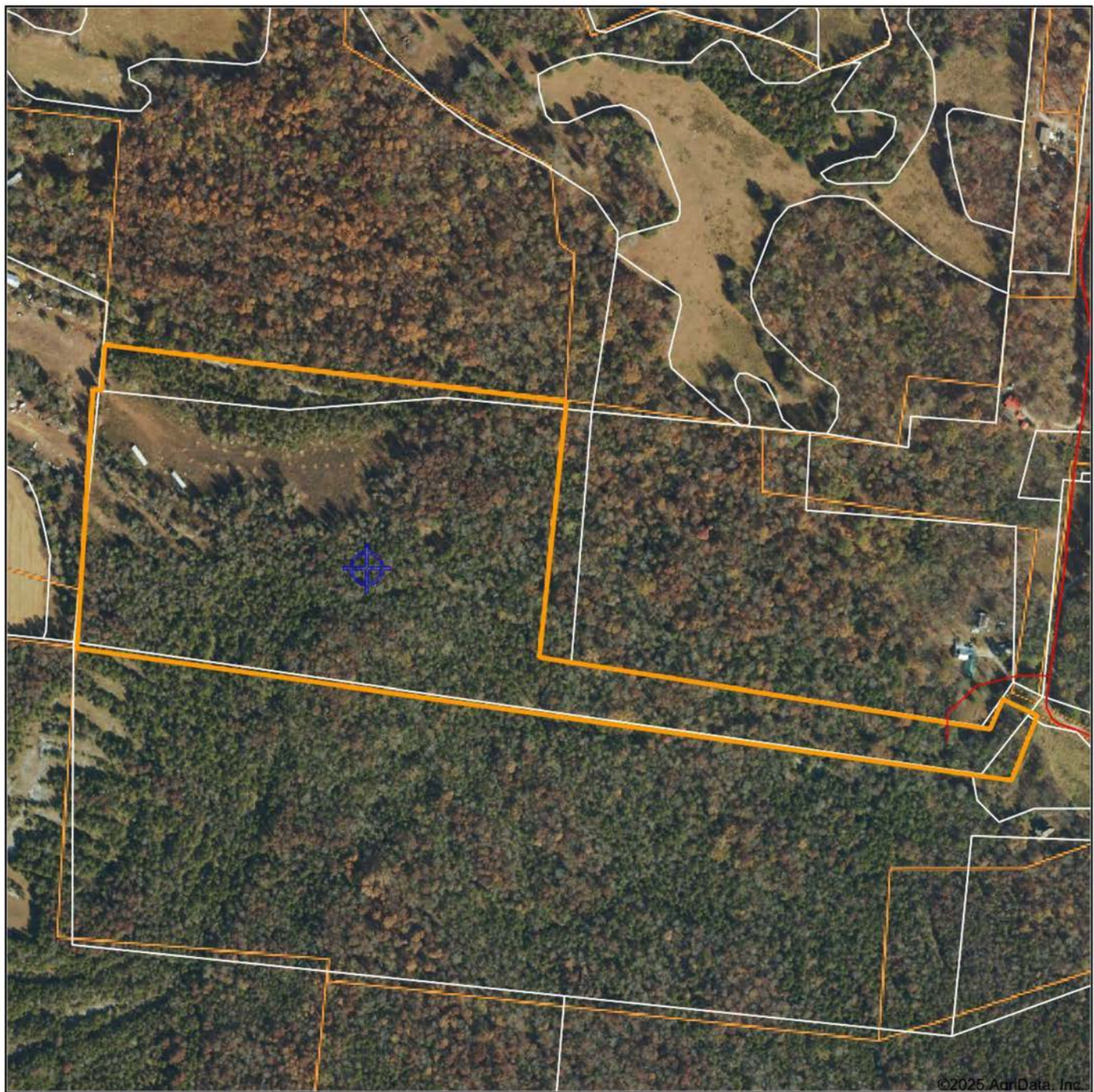
6 +/- ACRE FIELD



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 35° 30' 52.07, -86° 44' 26.97

0ft 474ft 947ft



Maps Provided By:



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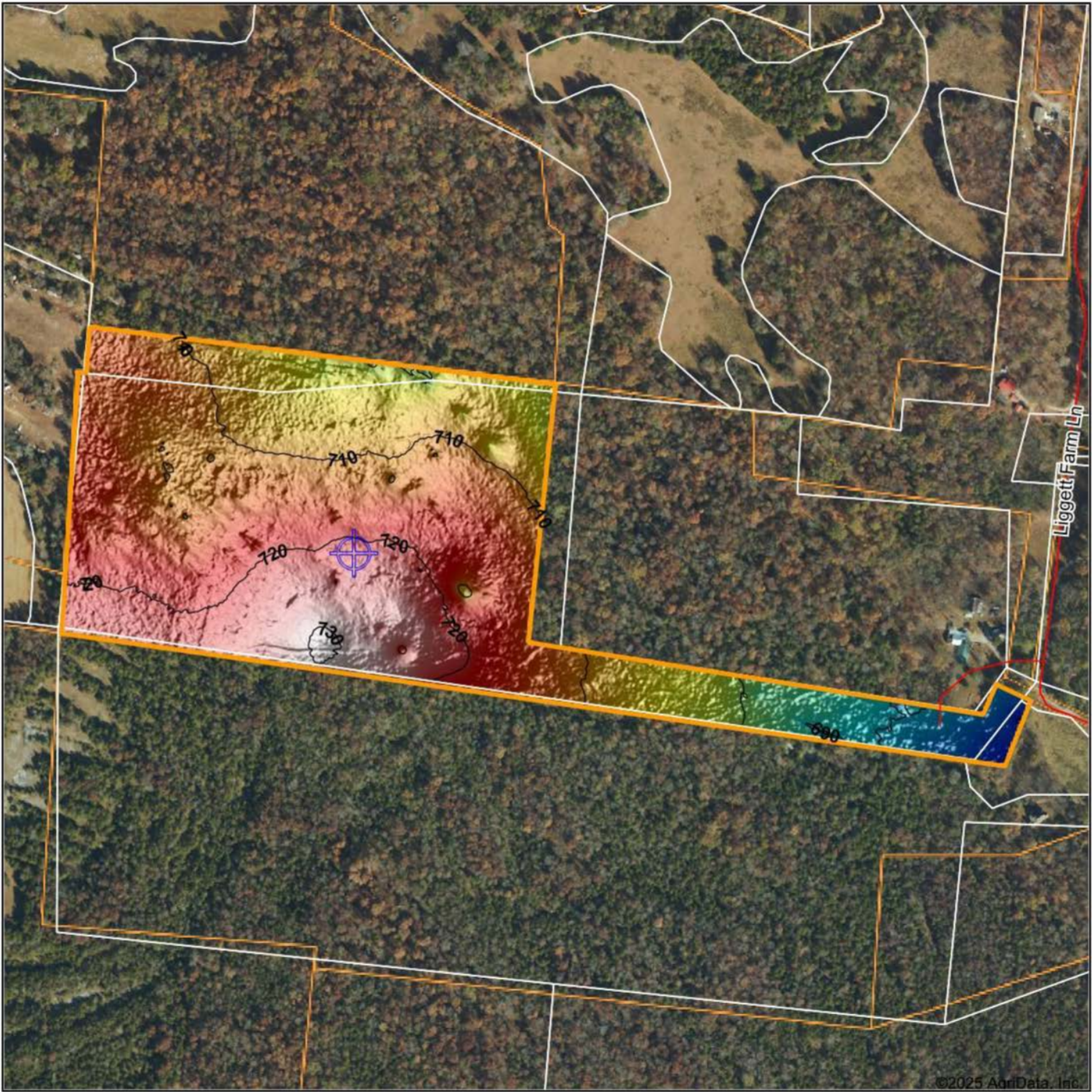
**Marshall County
Tennessee**



4/28/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 10
Min: 678.8
Max: 730.8
Range: 52.0
Average: 712.4
Standard Deviation: 9.25 ft

0ft 470ft 940ft

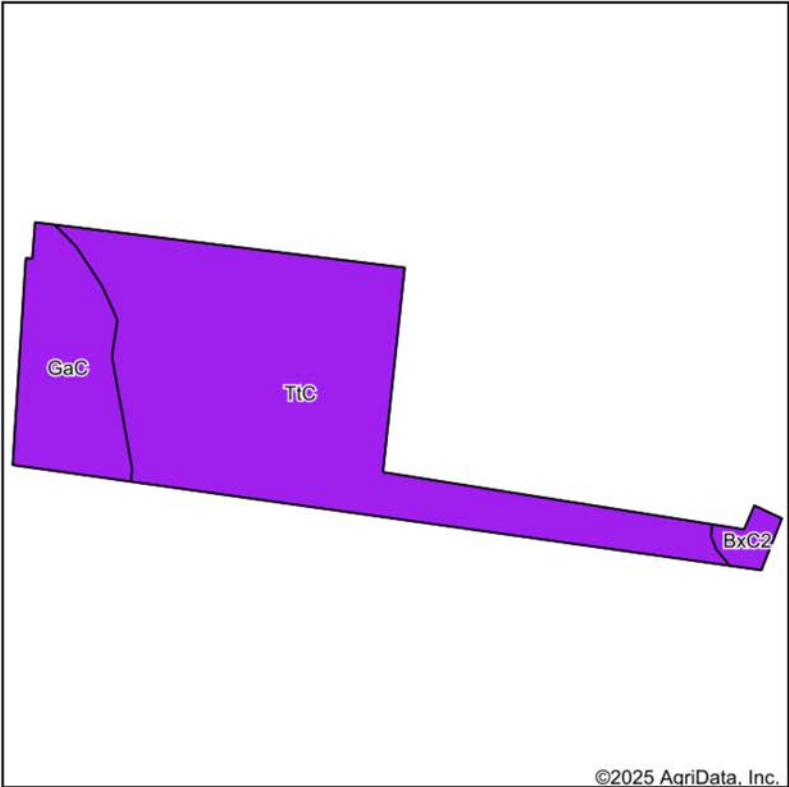


4/28/2025

Marshall County
Tennessee

Boundary Center: 35° 30' 52.07, -86° 44' 26.97

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Tennessee**
County: **Marshall**
Location: **35° 30' 52.07, -86° 44' 26.97**
Township: **Rock Creek**
Acres: **36.47**
Date: **4/28/2025**



Maps Provided By:



Area Symbol: TN117, Soil Area Version: 18

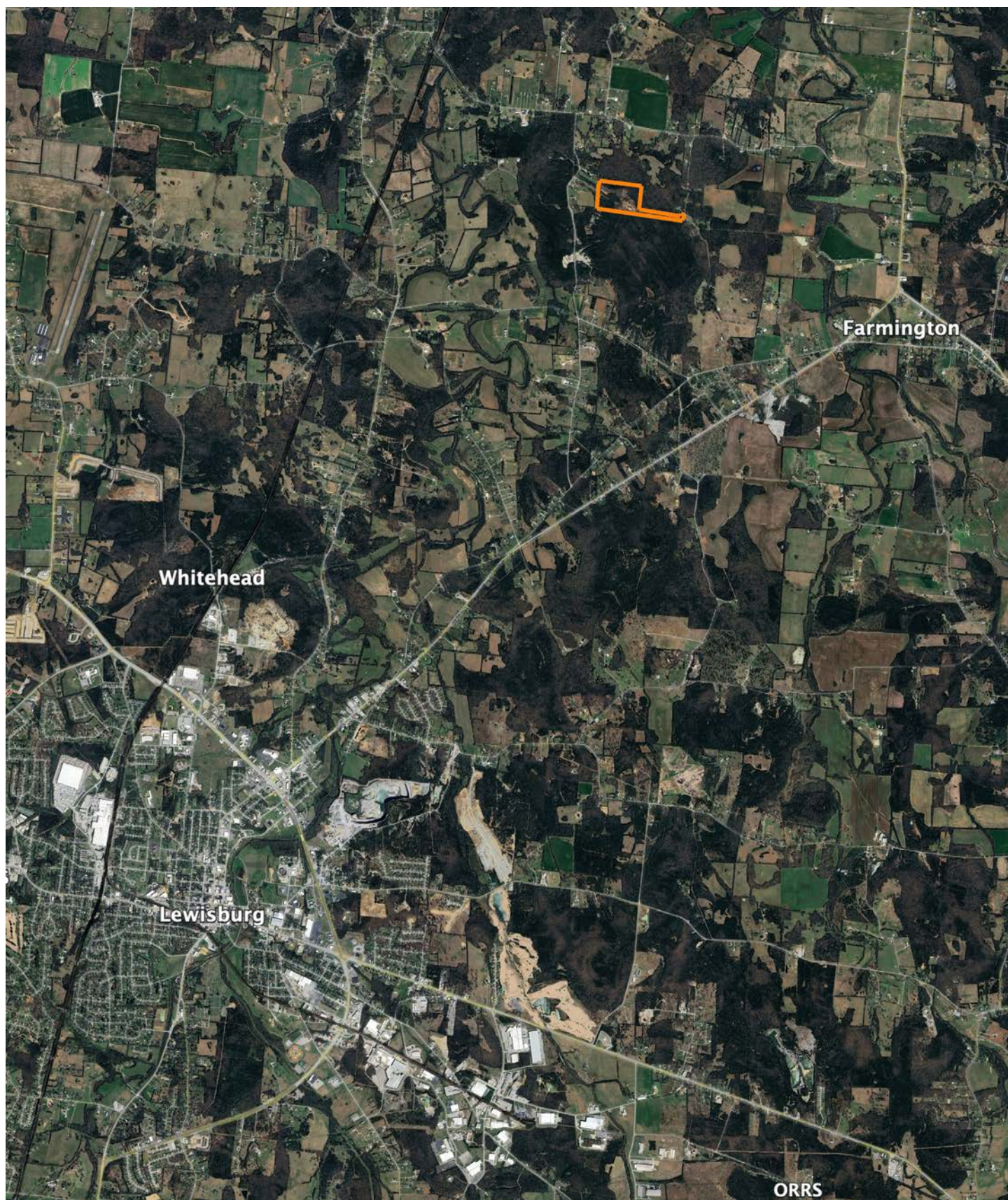
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
TtC	Talbot-Rock outcrop complex, 2 to 15 percent slopes	28.20	77.4%		2.6ft. (Lithic bedrock)	Vls	45	45	25	31	38
GaC	Gladeville-Rock outcrop complex, 2 to 15 percent slopes, extremely stony	7.38	20.2%		0.8ft. (Lithic bedrock)	Vlls	21	21	8	7	13
BxC2	Braxton-Talbot-Rock outcrop complex, 2 to 12 percent slopes, eroded	0.89	2.4%		2.6ft. (Lithic bedrock)	Vls	54	54	32	35	50
Weighted Average						6.20	*n 40.4	*n 40.4	*n 21.7	*n 26.2	*n 33.2

*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.

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

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