

MIDWEST LAND GROUP PRESENTS

414 ACRES IN

---

# HARDIN COUNTY TENNESSEE



[MidwestLandGroup.com](http://MidwestLandGroup.com)



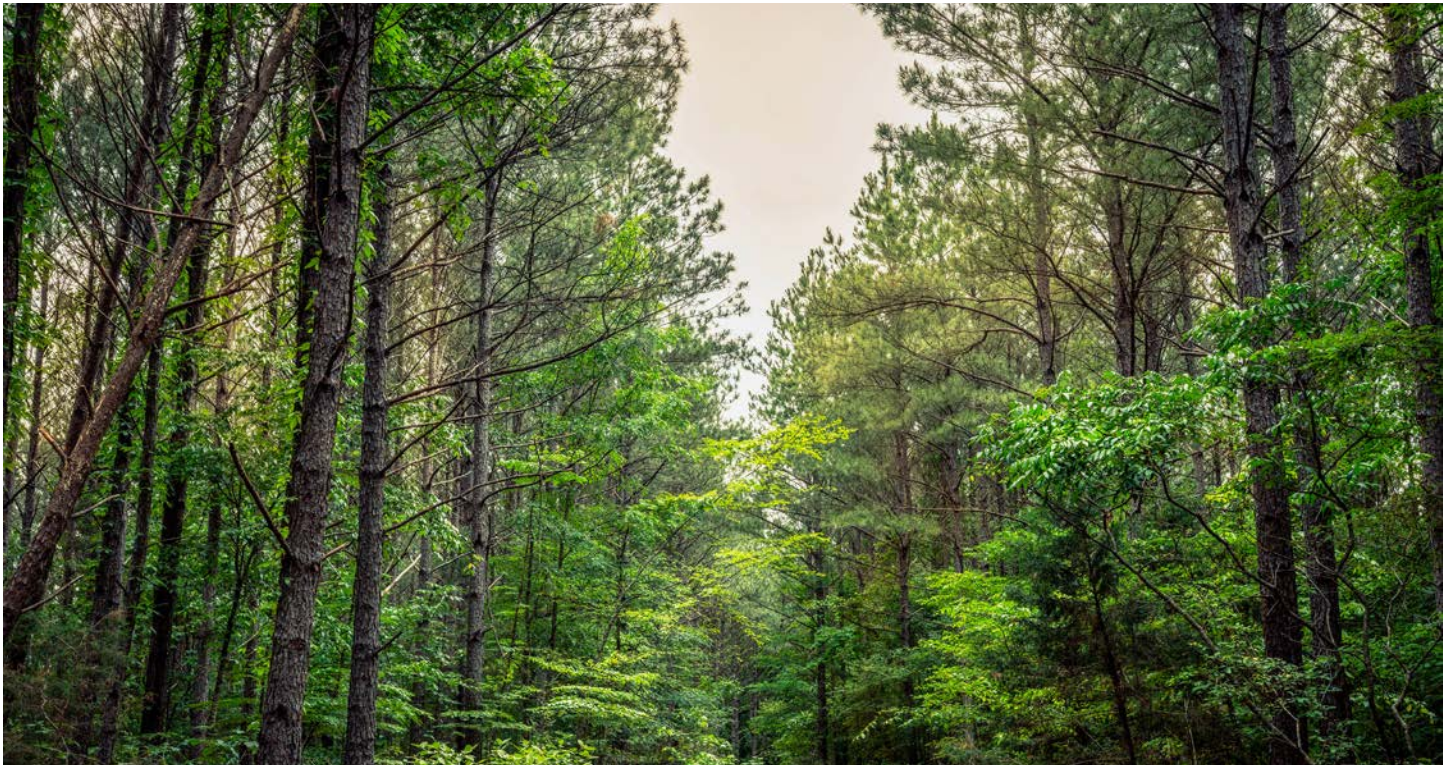
MIDWEST LAND GROUP IS HONORED TO PRESENT

# 414 +/- ACRE PRIVATE HUNTING AND RECREATIONAL RETREAT WITH CREEK FRONTAGE IN HARDIN COUNTY

---

This exceptional 414 +/- acre property in Hardin County, Tennessee, offers a rare combination of privacy, natural beauty, and recreational opportunity just six minutes from Savannah, Tennessee. With gated private access, a network of gravel roads, and a maintained trail system, the land is easy to navigate and perfectly suited for hunting, recreation, or investment. The property features over 4,000 feet of frontage on the scenic Horse Creek, along with three additional year-round creeks and five natural springs, providing abundant water resources and enhancing its appeal for both wildlife and outdoor enjoyment. A healthy mix of mature oak and pine timber covers the landscape, supporting a

thriving habitat for game and adding long-term value. There are twelve established food plots throughout the property, creating ideal conditions for outstanding deer, turkey, and duck hunting. Surrounded by over 4,000 acres of continuously managed hunting land, this tract benefits from minimal pressure and strong wildlife populations. Located just two hours from both Nashville and Memphis, and only 20 minutes from Pickwick Lake and Florence, Alabama, this property offers both seclusion and convenience. Whether you are looking for a premier hunting retreat, a private family getaway, or a solid land investment, this unique offering delivers on all fronts.





# PROPERTY FEATURES

PRICE: **\$1,999,999** | COUNTY: **HARDIN** | STATE: **TENNESSEE** | ACRES: **414**

---

- 414 +/- acres
- 2 hours from Nashville, TN
- 2 hours from Memphis, TN
- 20 minutes from Pickwick Lake
- 3 creeks
- 5 springs
- Great duck, deer, and turkey hunting
- Gated access
- Maintained gravel roads/trail system
- 4000+ feet of frontage on Horse Creek
- Good mixture of oak/pine for timber





# 414 +/- ACRES

---

This exceptional 414 +/- acre property in Hardin County, Tennessee, offers a rare combination of privacy, natural beauty, and recreational opportunity just six minutes from Savannah, Tennessee.





# DUCK, DEER, AND TURKEY HUNTING

---

There are twelve established food plots throughout the property, creating ideal conditions for outstanding deer, turkey, and duck hunting. Surrounded by over 4,000 acres of continuously managed hunting land, this tract benefits from minimal pressure and strong wildlife populations.

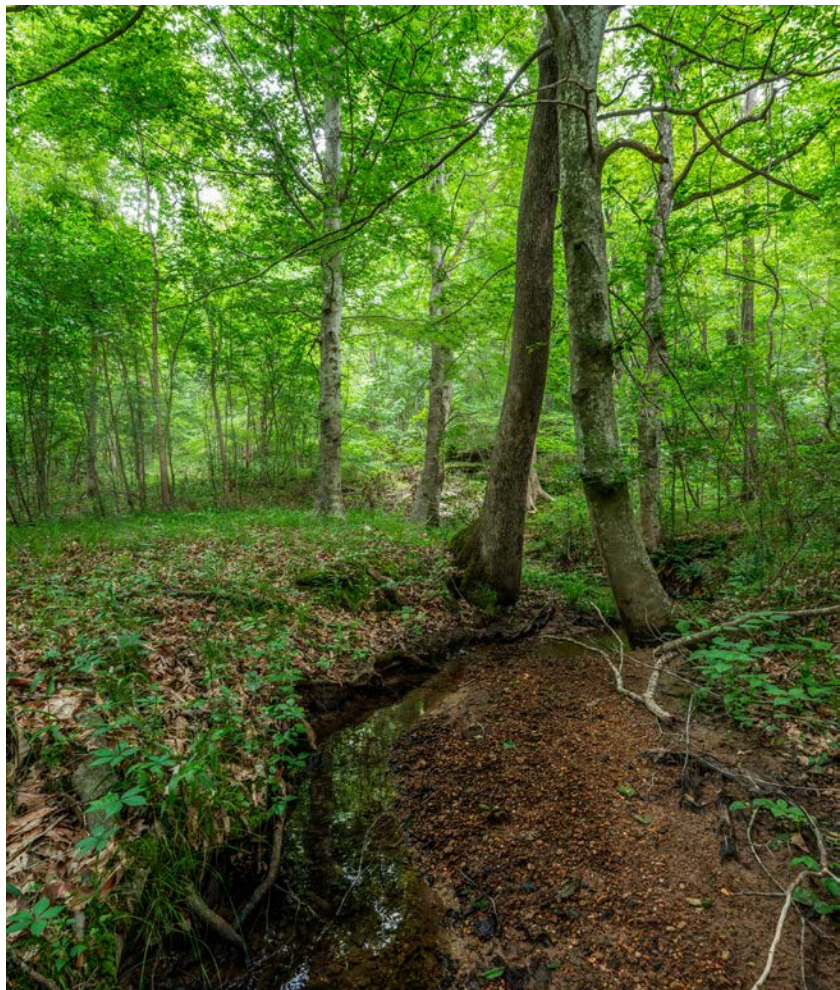




## 3 CREEKS AND 5 SPRINGS

---

The property features over 4,000 feet of frontage on the scenic Horse Creek, along with three additional year-round creeks and five natural springs, providing abundant water resources and enhancing its appeal for both wildlife and outdoor enjoyment.





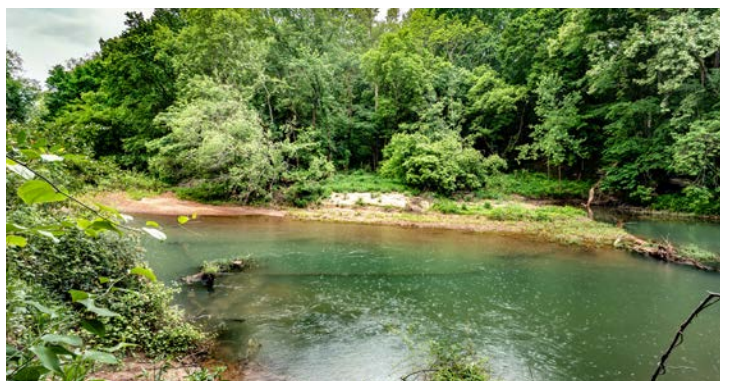
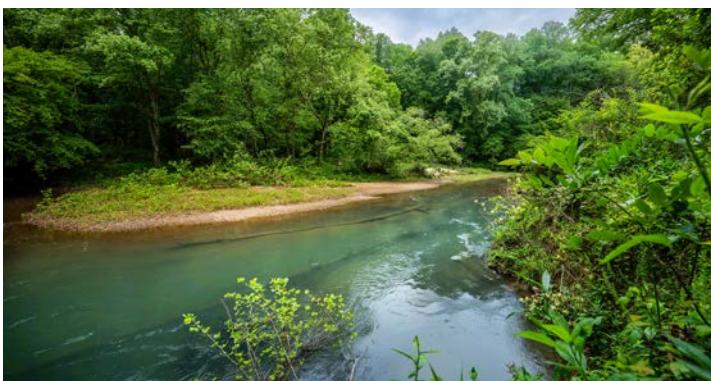
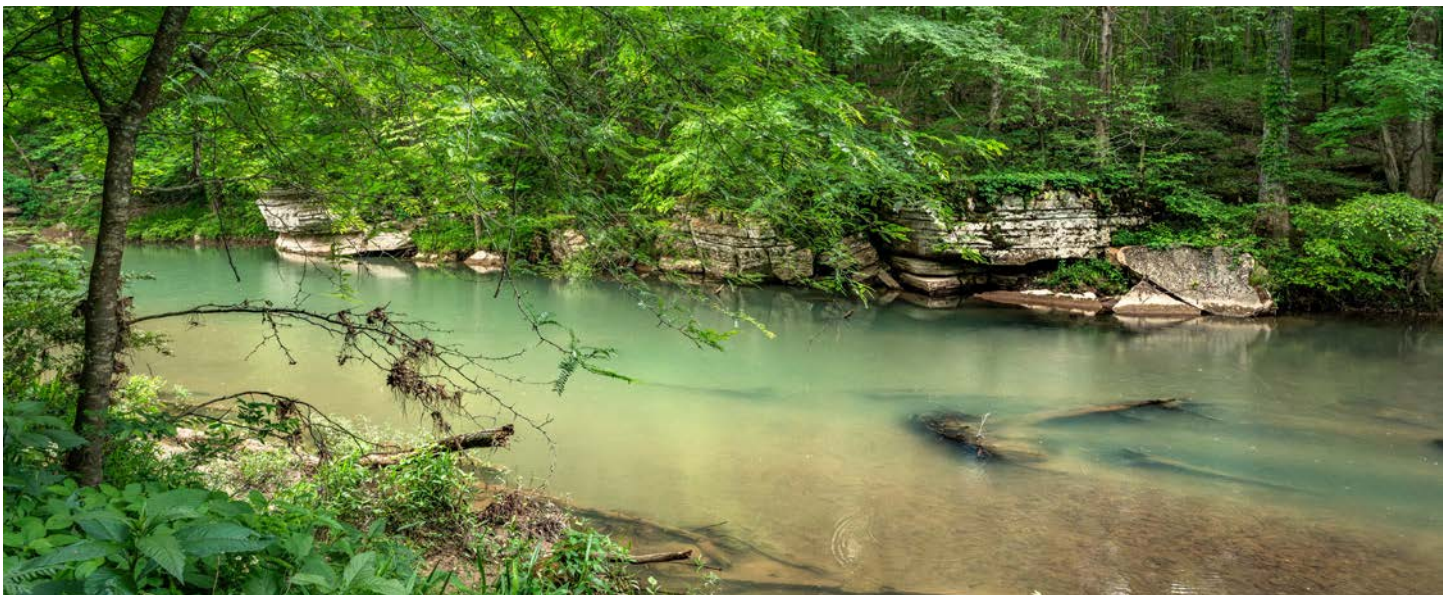
## GATED ACCESS

---



## HORSE CREEK FRONTAGE

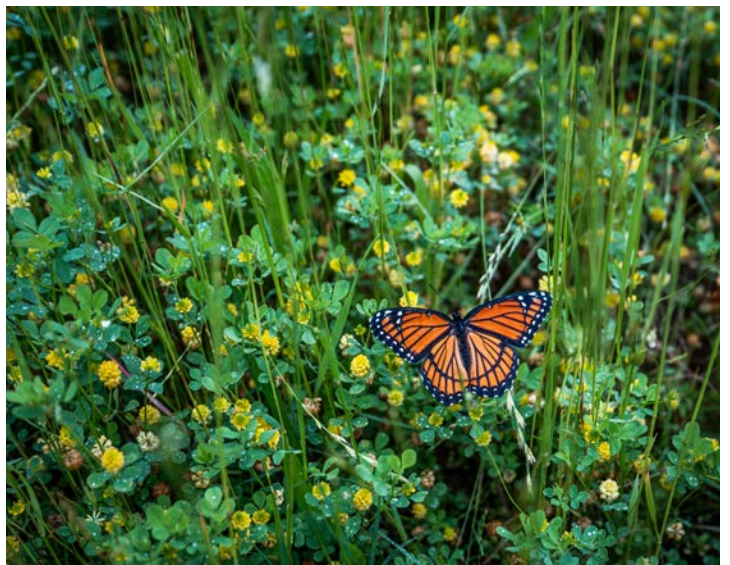
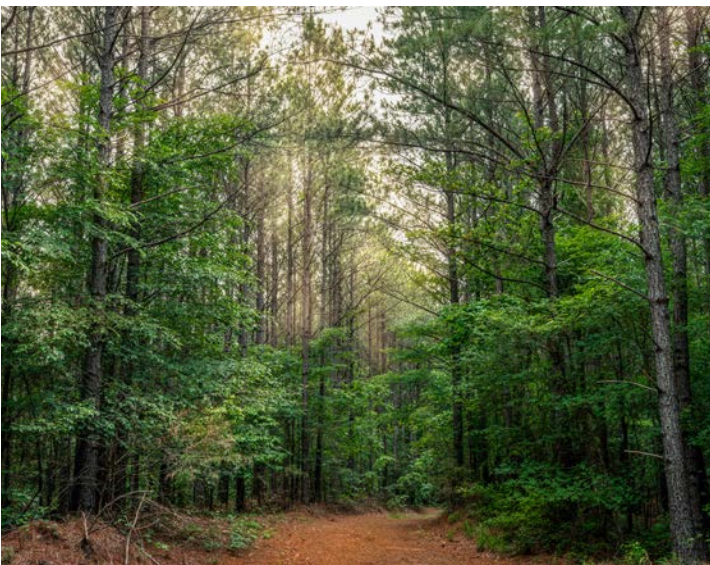
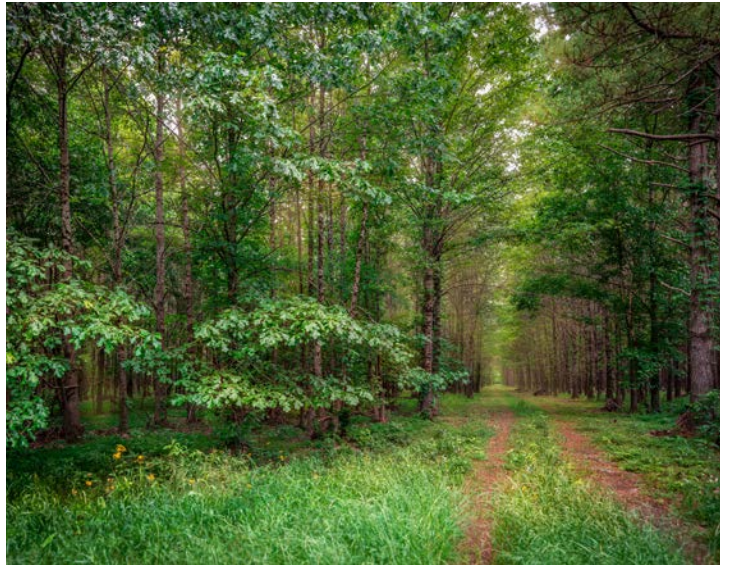
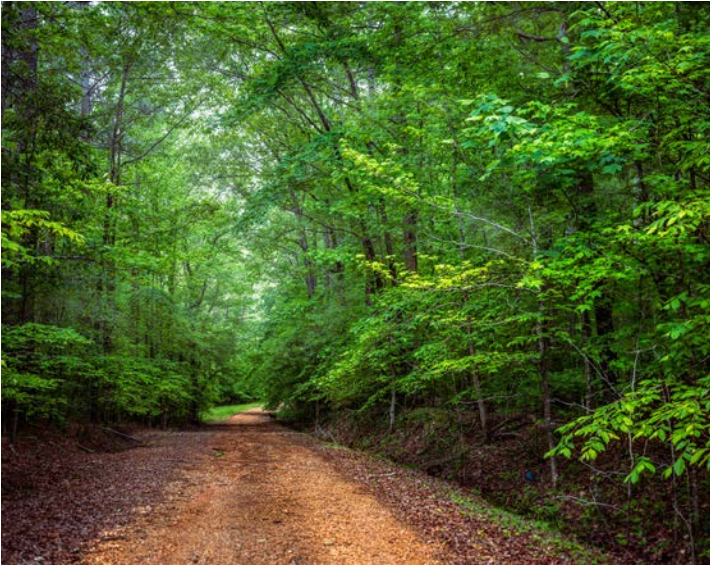
---





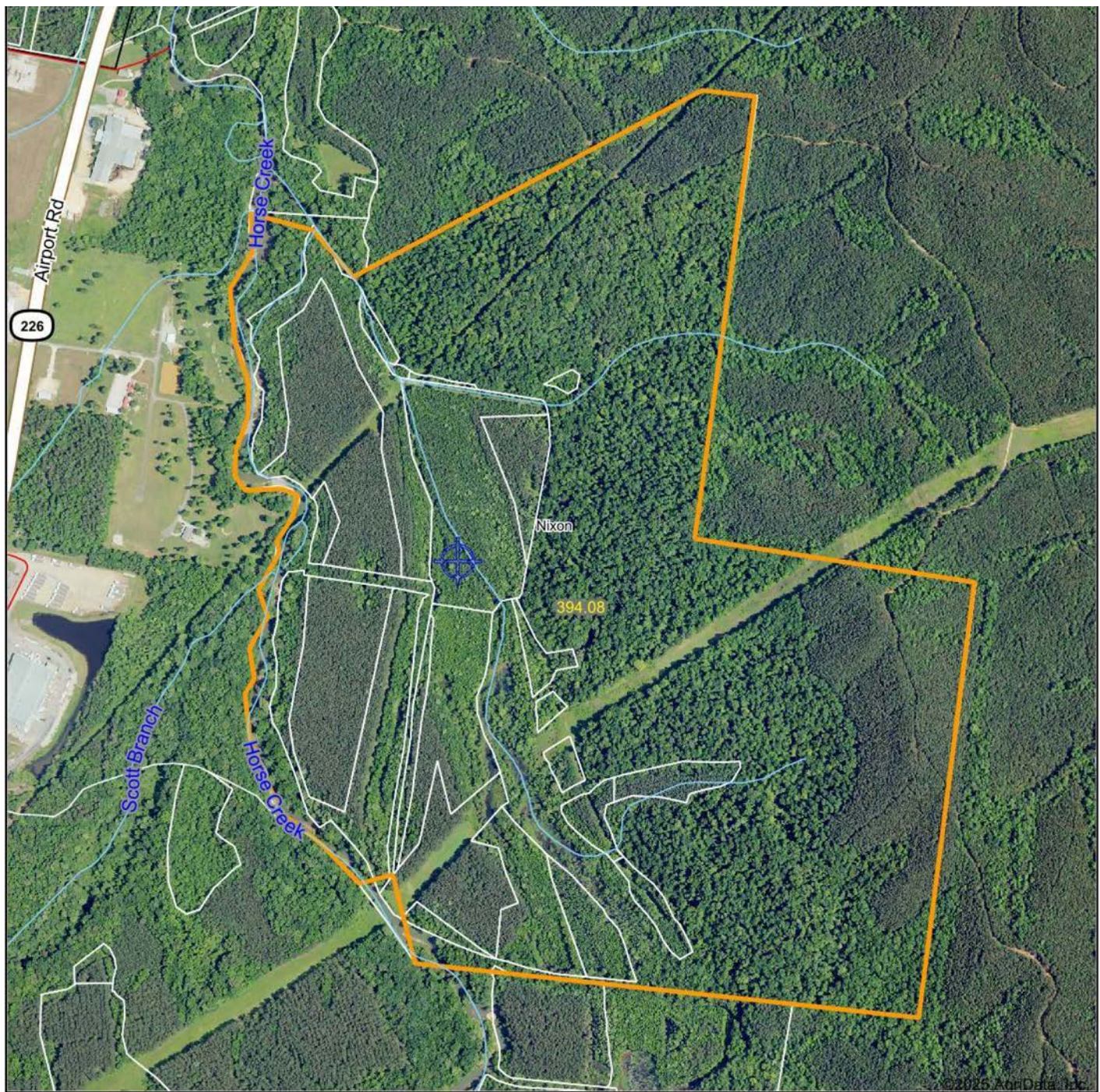
# ADDITIONAL PHOTOS

---





# AERIAL MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 35° 10' 5.97, -88° 12' 2.53

0ft 961ft 1922ft



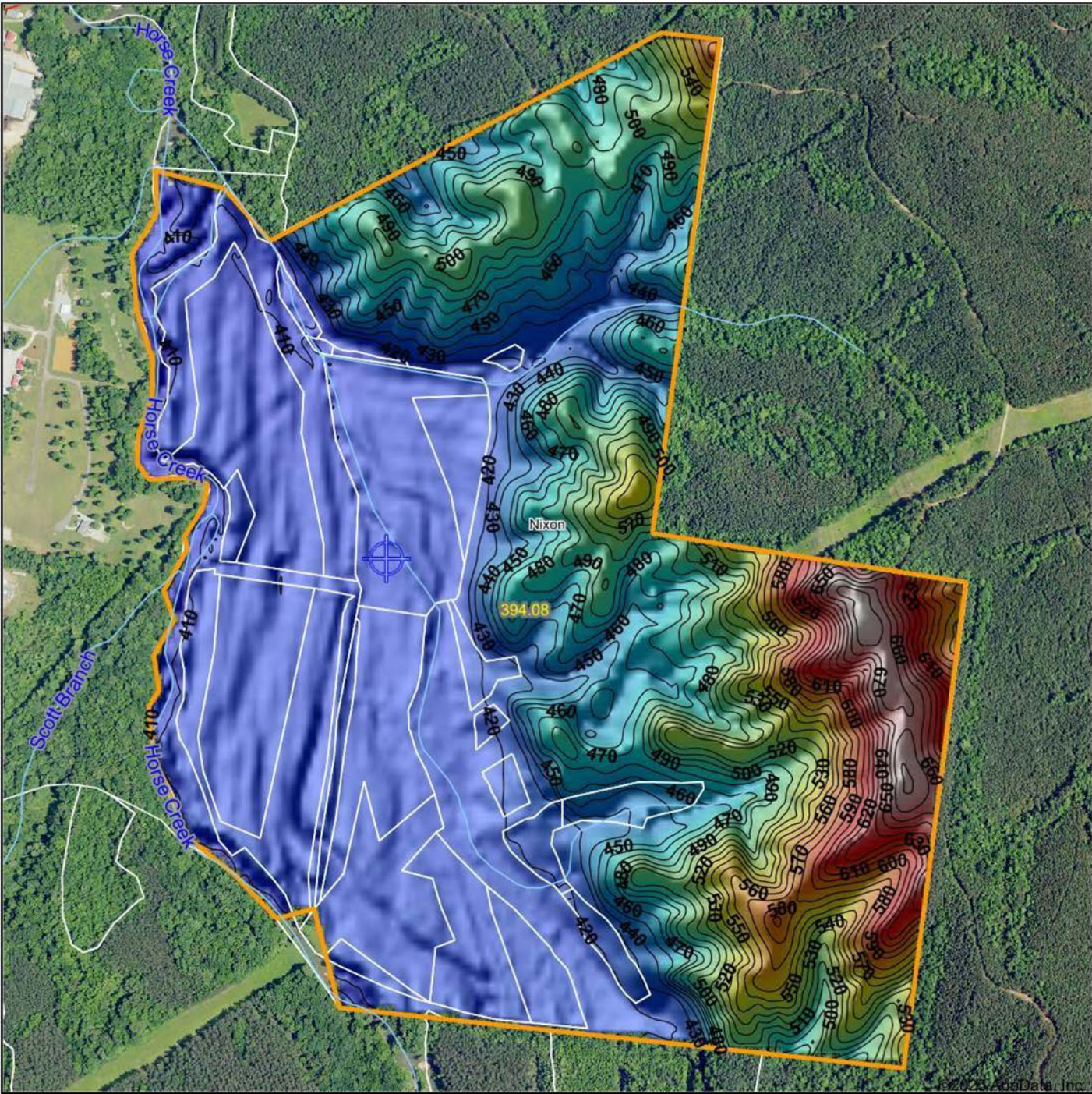
**Hardin County  
Tennessee**

2/4/2025

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



# HILLSHADE MAP



Low Elevation High

Source: USGS 10 meter dem

Interval(ft): 10

Min: 401.5

Max: 688.9

Range: 287.4

Average: 465.8

Standard Deviation: 65.88 ft

0ft 858ft 1717ft

N  
W E  
S

2/4/2025

Hardin County  
Tennessee

Boundary Center: 35° 10' 5.97, -88° 12' 2.53

Maps Provided By:

**surety**

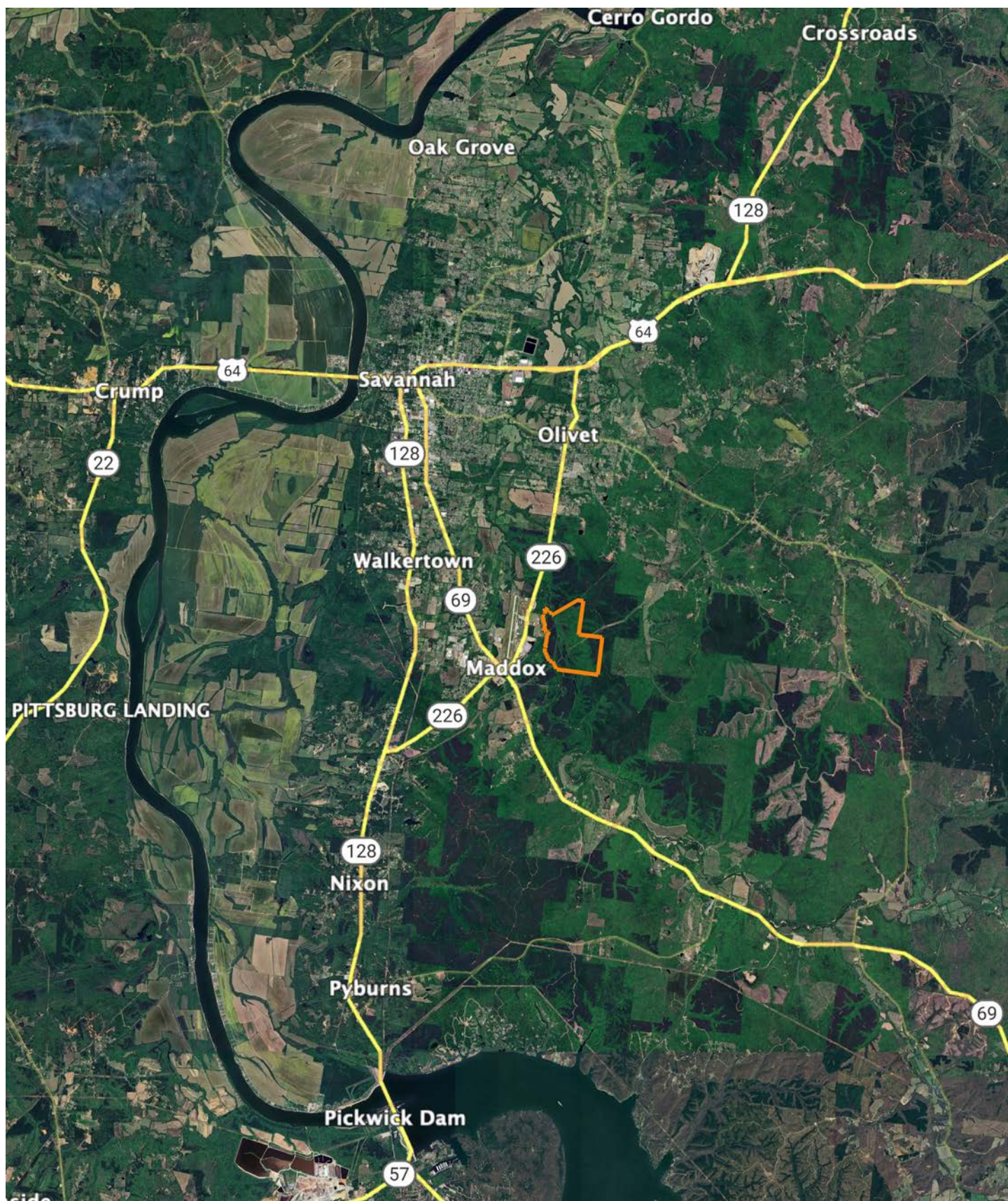
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

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



# 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, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.