

MIDWEST LAND GROUP PRESENTS

85 ACRES IN

WEAKLEY COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

85 ACRES OF UNTAPPED POTENTIAL IN WEAKLEY COUNTY NEAR DRESDEN

This 85 +/- acre tract in Weakley County, Tennessee, offers a rare combination of build-ready features and outstanding recreational value. Just 4 minutes from Dresden, 20 minutes to Paris, and one hour from Jackson, the property provides the peace of rural living with convenient access to nearby towns. With approximately 1,250 feet of blacktop road frontage and all utilities available at the road, it's perfectly suited for a homesite, hunting cabin, or weekend retreat.

The gently sloped terrain makes building straightforward, and the land has already been mostly cleared with a network of access trails throughout. Multiple food

plot locations are in place, and the property is loaded with deer and turkey sign—ideal for the avid hunter or outdoor enthusiast. The seller is willing to split the cost of a new survey and is offering compensation for installing a culvert, adding even more value and convenience for future development or use.

This 85 +/- acre parcel is part of a larger original tract, with an adjoining 28 +/- acre and 57 +/- acre parcel also available for those looking to expand. With great topography, utility access, established trails, and a proven hunting setup, this is a solid opportunity to own prime land in a desirable part of west Tennessee.



PROPERTY FEATURES

PRICE: **\$331,400** | COUNTY: **WEAKLEY** | STATE: **TENNESSEE** | ACRES: **85**

- 57 +/- acres
- 1,101 feet of blacktop road frontage
- All utilities available at the road
- Established access trails throughout the property
- Multiple ideal food plot locations
- Loaded with abundant deer and turkey
- Seller willing to split the cost of a new survey
- Seller offering compensation for culvert installation to improve access
- 4 minutes from Dresden
- 20 minutes to Paris
- 1 hour to Jackson



MULTIPLE BUILD SITES

With approximately 1,250 feet of blacktop road frontage and all utilities available at the road, it's perfectly suited for a homesite, hunting cabin, or weekend retreat.



FOOD PLOT LOCATIONS

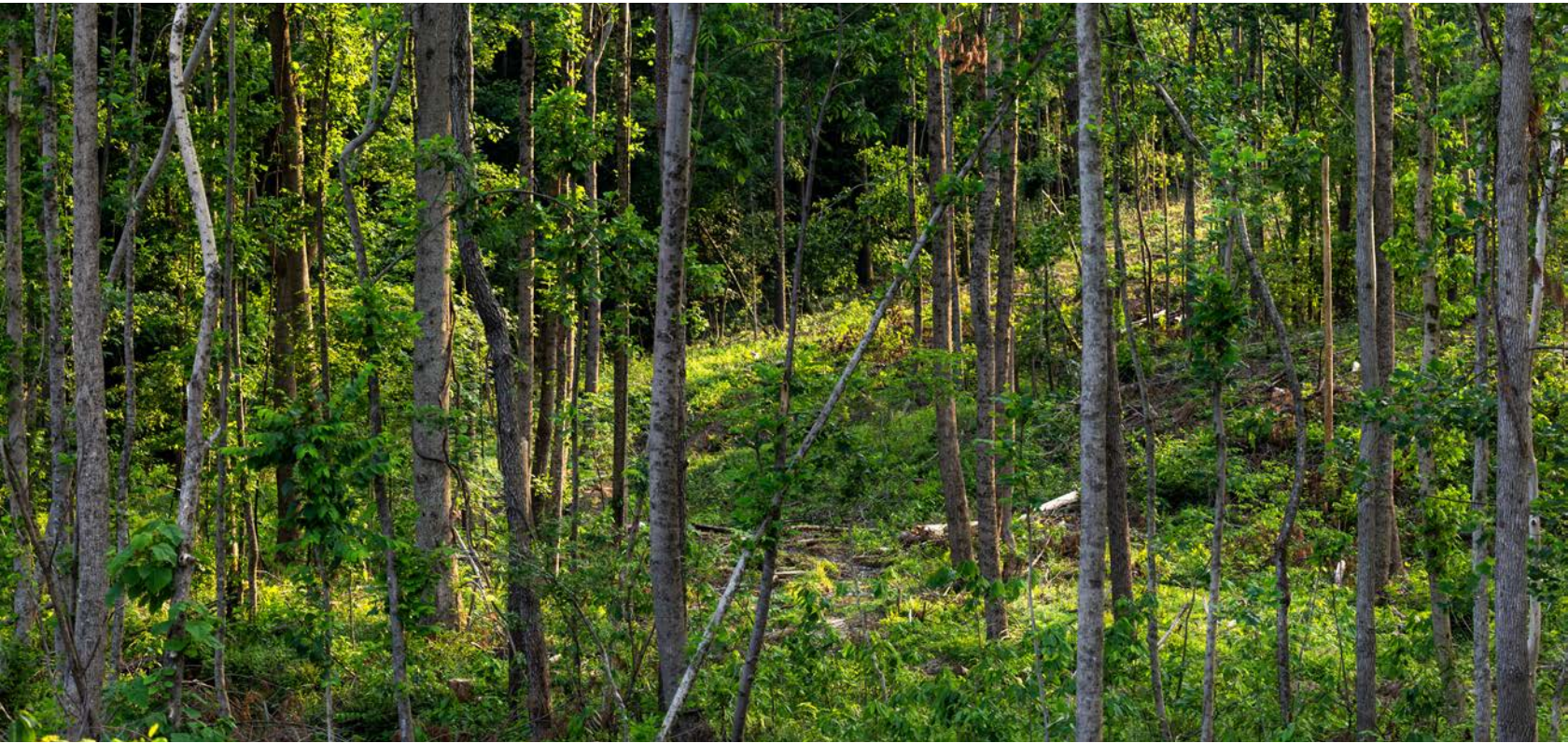


INTERNAL TRAIL SYSTEM



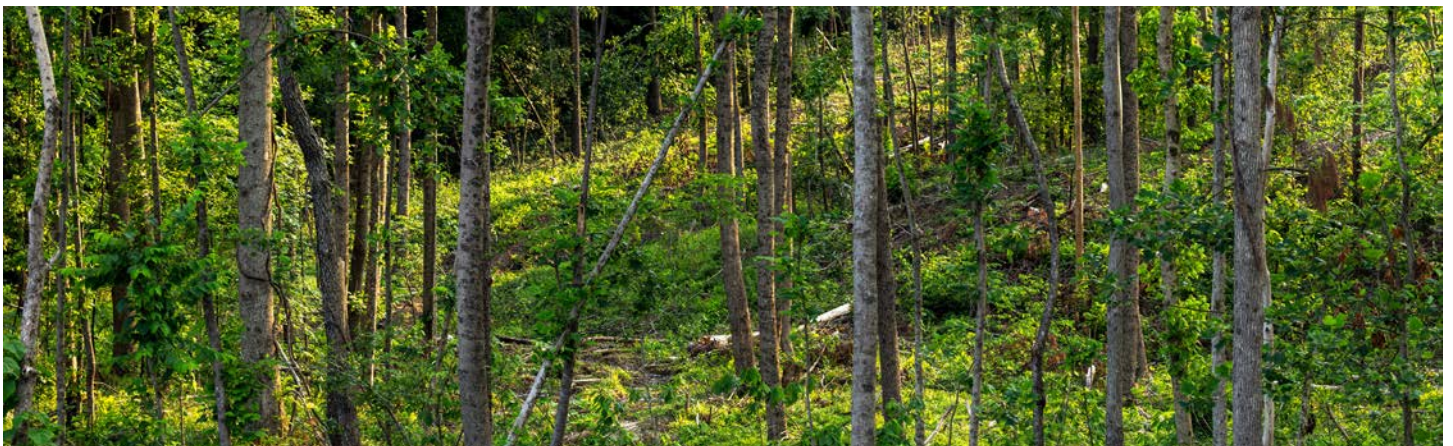
GENTLY SLOPED TOPOGRAPHY

The gently sloped terrain makes building straightforward, and the land has already been mostly cleared with a network of access trails throughout.



RECREATIONAL OPPORTUNITIES

The property is loaded with deer and turkey sign—ideal for the avid hunter or outdoor enthusiast. Just 4 minutes from Dresden, 20 minutes to Paris, and one hour from Jackson, the property provides the peace of rural living with convenient access to nearby towns.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 17' 16.59, -88° 39' 0.67

0ft 505ft 1010ft



Maps Provided By:



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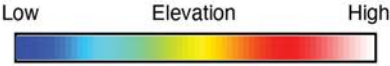
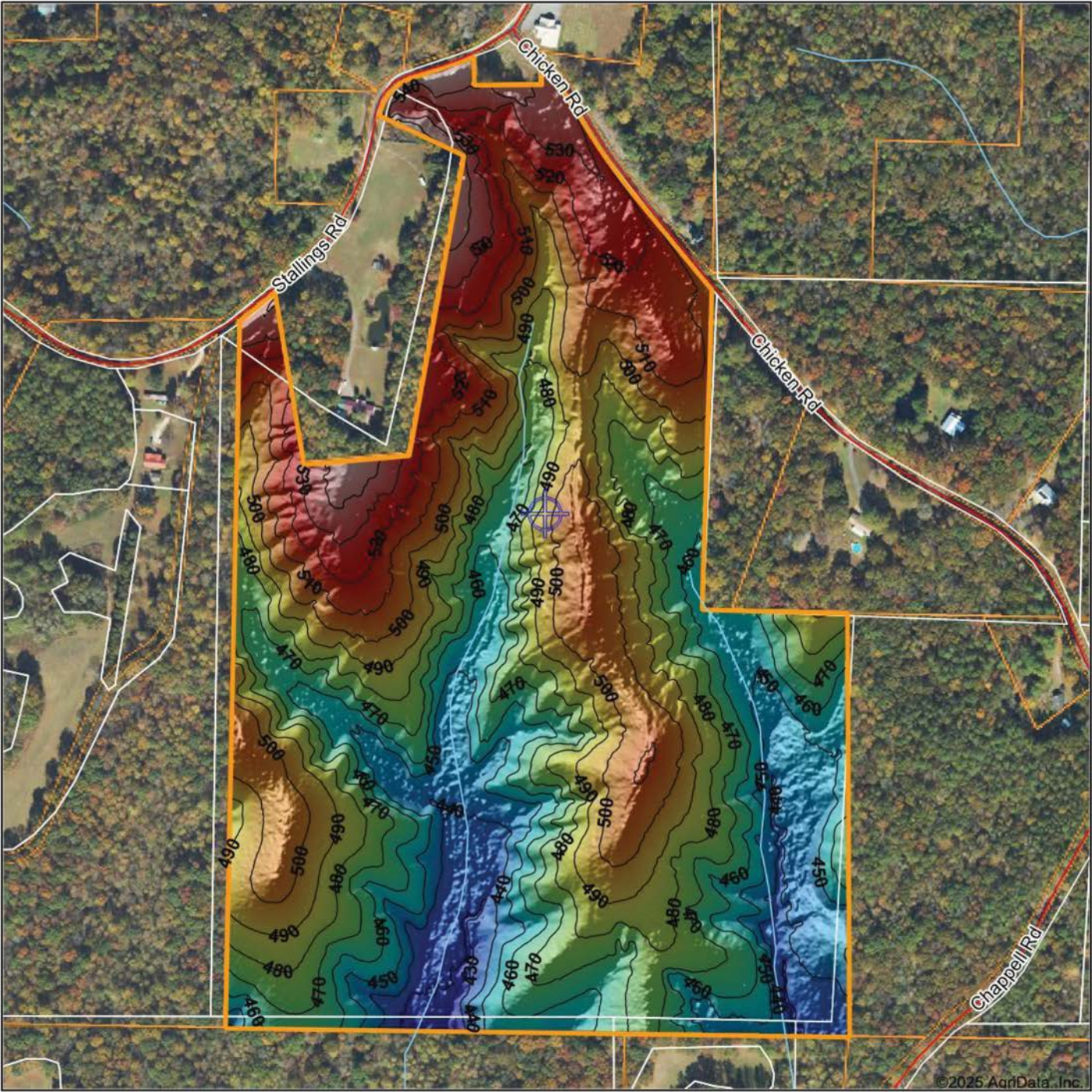
Weakley County
Tennessee



6/5/2025

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

HILLSHADE MAP



Maps Provided By:

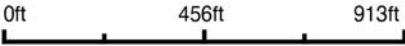


CUSTOMIZED ONLINE MAPPING

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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: 422.7
Max: 553.8
Range: 131.1
Average: 482.6
Standard Deviation: 27.66 ft

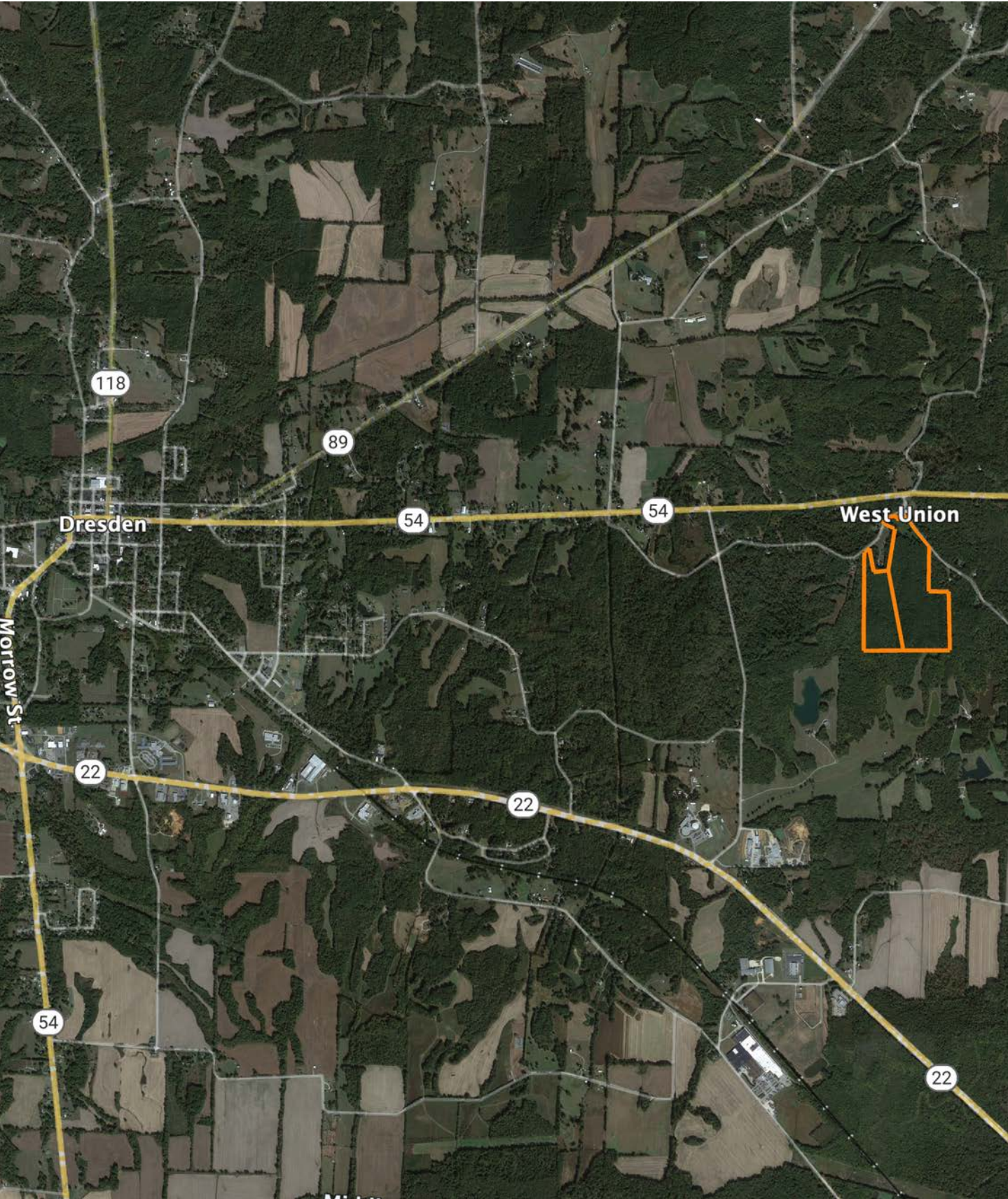


6/5/2025

**Weakley County
Tennessee**

Boundary Center: 36° 17' 16.59, -88° 39' 0.67

OVERVIEW MAP



AGENT CONTACT

Based in Mt. Juliet, Tennessee, at the heart of one of the state's most dynamic regions, Reagan Hanish brings over a decade of boots-on-the-ground experience in land, hunting, and rural property and specializes in helping clients across Tennessee buy and sell everything from recreational farms to investment tracts and legacy homesteads.

Reagan's deep connection to the land was shaped through years of hunting and working properties in Southern Iowa, Northern Missouri, Western Kentucky, and throughout Tennessee. He's not only walked the land—he's improved it. From transforming raw acreage into productive farms to intricate habitat improvement for whitetail and turkey, Reagan understands what makes a property valuable and how to bring its potential to life.

After a successful career in operations management with Amazon, Reagan made a decisive leap into land sales—driven by a “burn the ships” mentality that reflects his total commitment to helping others achieve their land goals. He brings unmatched focus, work ethic, and dedication to each deal, ensuring clients receive his full attention and expertise from start to finish.

Reagan is known for his honesty, grit, and deep local knowledge. He's a straight-shooter who brings practical insight and a hard-working attitude to every deal. Whether you're buying your first property or selling a generational farm, Reagan will treat your goals like they're his own—and work tirelessly to help you reach them.



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