

MIDWEST LAND GROUP PRESENTS

231 ACRES IN

GRUNDY/WARREN COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

231 +/- ACRE RIVERFRONT FARM WITH HOME, BARN, AND TREE NURSERY

Discover a truly rare and income-producing 231 +/- acre property tucked away at the end of a quiet blacktop road, just 20 minutes south of McMinnville, Tennessee. This breathtaking farm offers an exceptional combination of natural beauty, agricultural productivity, and recreational opportunity. Featuring gently rolling hills, rich bottomland, and scenic mountain views, it's a place where peaceful country living meets practical functionality. At the heart of the property sits a charming 1,909 square foot home, serviced by city water, electric, and lightning-fast fiber internet, perfect for both modern living and remote work.

A highlight of the property is the well-established and irrigated tree nursery, providing a steady income stream and an opportunity for expansion. The land includes 95 +/- acres of irrigated crop ground with an underground

16" pipe diameter in place, ideal for row cropping or specialty agriculture. The rest of the property is a beautiful mix of mature hardwood timber, open pasture, and trails, making it a paradise for outdoor enthusiasts. With a half-mile of frontage on the Collins River, two year-round springs, and a flowing creek, the opportunities for hunting, fishing, hiking, and wildlife watching are endless.

This is the kind of property that rarely hits the market, a true generational opportunity that combines natural resources, income potential, and unmatched privacy, all within 90 minutes of both Nashville and Chattanooga. Whether you're a farmer, investor, conservationist, or someone looking to create a legacy estate, this one truly has it all.



PROPERTY FEATURES

PRICE: **\$2,000,000** | COUNTY: **GRUNDY/WARREN** | STATE: **TENNESSEE** | ACRES: **231**

- 1,909 square foot home
- City water
- 95 +/- acres of irrigated cropland
- Established income-producing tree nursery
- Underground irrigation 16" pipe diameter
- Beautiful mix of timber and open land (last timber harvest 20 +/- years ago)
- 231 +/- acres total—located in both Warren and Grundy Counties
- Half-mile frontage on the Collins River
- 2 springs and a creek on the property
- Excellent hunting and outdoor recreation
- Recently built barn
- Located on a dead-end blacktop road
- Gorgeous mountain views
- Great soil and history of productive land use
- 20 minutes to McMinnville, 45 minutes to Manchester
- 90 minutes to both Nashville and Chattanooga
- Multiple income streams



INCOME-PRODUCING TREE NURSERY

A highlight of the property is the well-established and irrigated tree nursery, providing a steady income stream and an opportunity for expansion.



GORGEOUS MOUNTAIN VIEWS

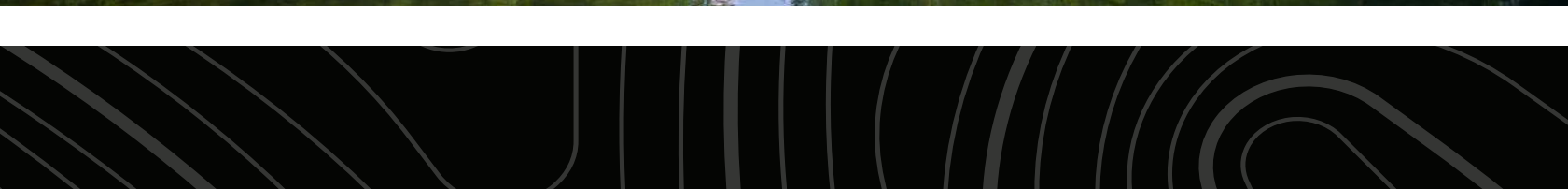
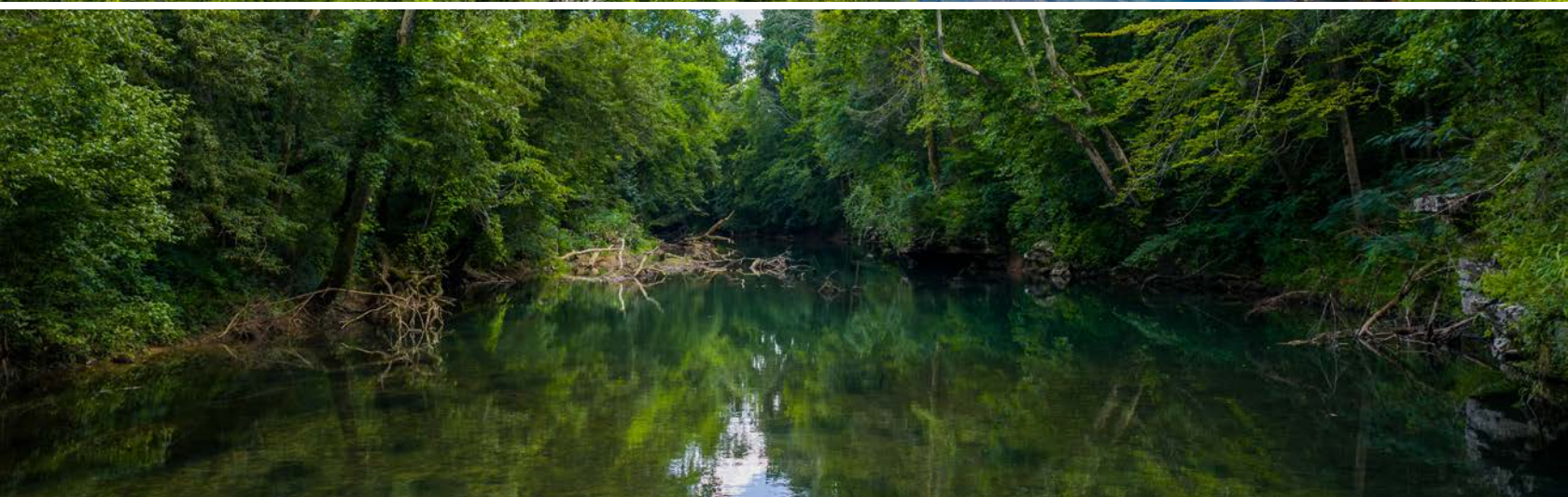


MIX OF TIMBER AND OPEN LAND



2 SPRINGS, A CREEK, AND COLLINS RIVER

With a half-mile of frontage on the Collins River, two year-round springs, and a flowing creek, the opportunities for hunting, fishing, hiking, and wildlife watching are endless.

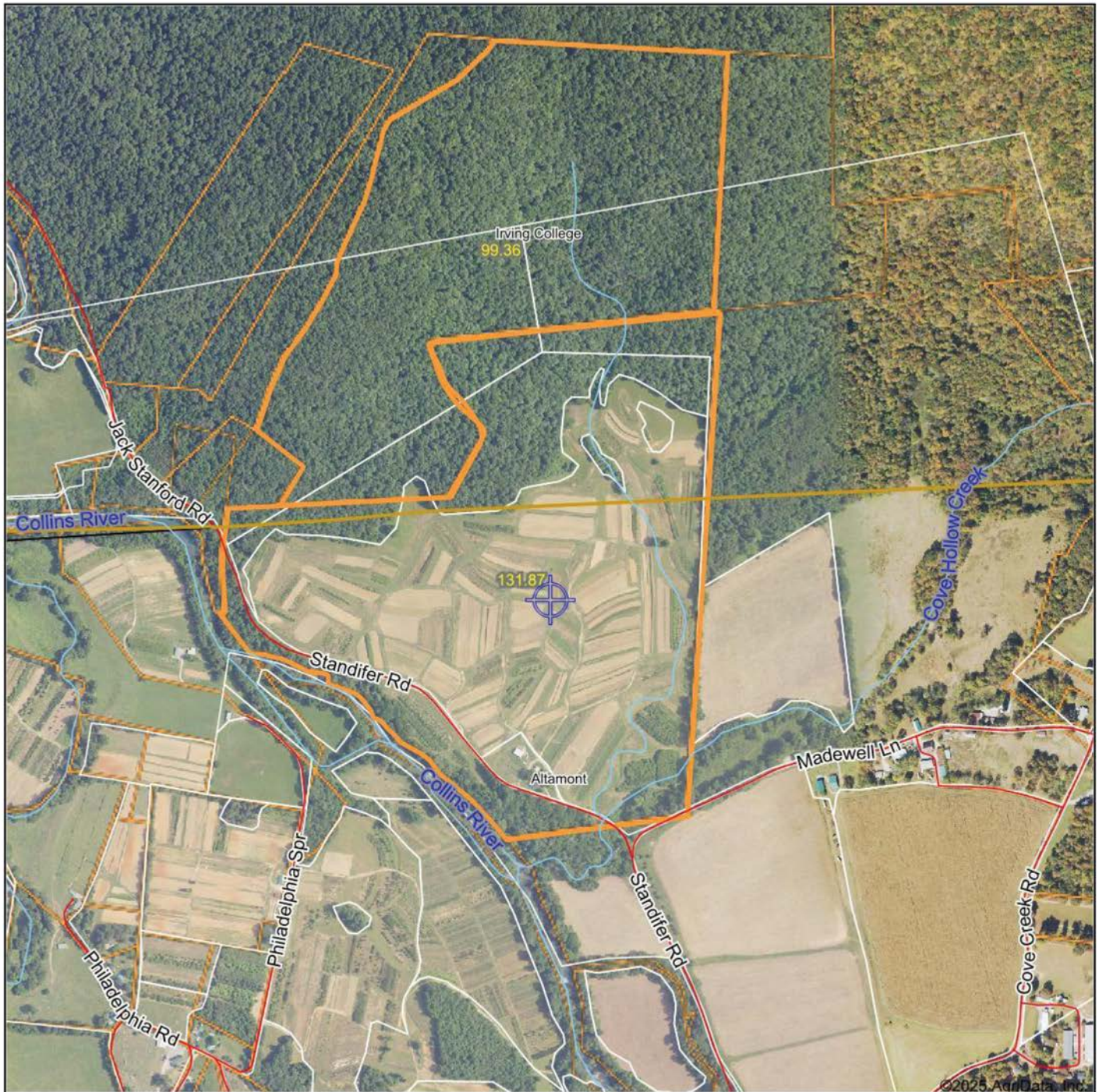


1,909 SQUARE FOOT HOME

At the heart of the property sits a charming 1,909 square foot home, serviced by city water, electric, and lightning-fast fiber internet—perfect for both modern living and remote work.



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

Boundary Center: 35° 31' 50.17, -85° 40' 43.42

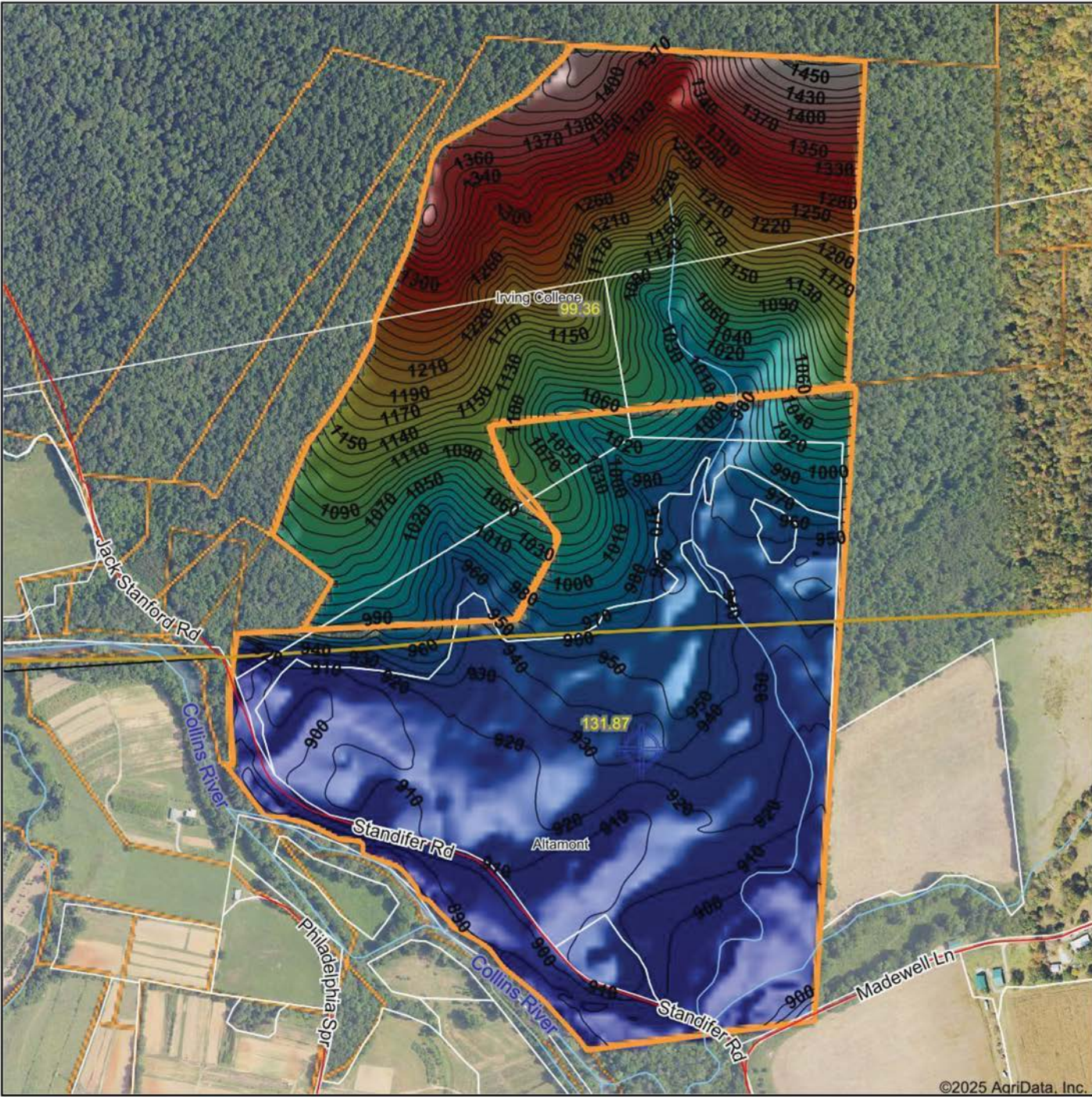
0ft 910ft 1819ft



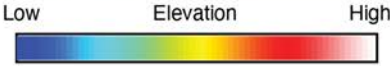
Warren County
Tennessee

7/20/2025

HILLSHADE MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 10 meter dem
Interval(ft): 10
Min: 879.0
Max: 1,466.4
Range: 587.4
Average: 1,043.1
Standard Deviation: 154.46 ft

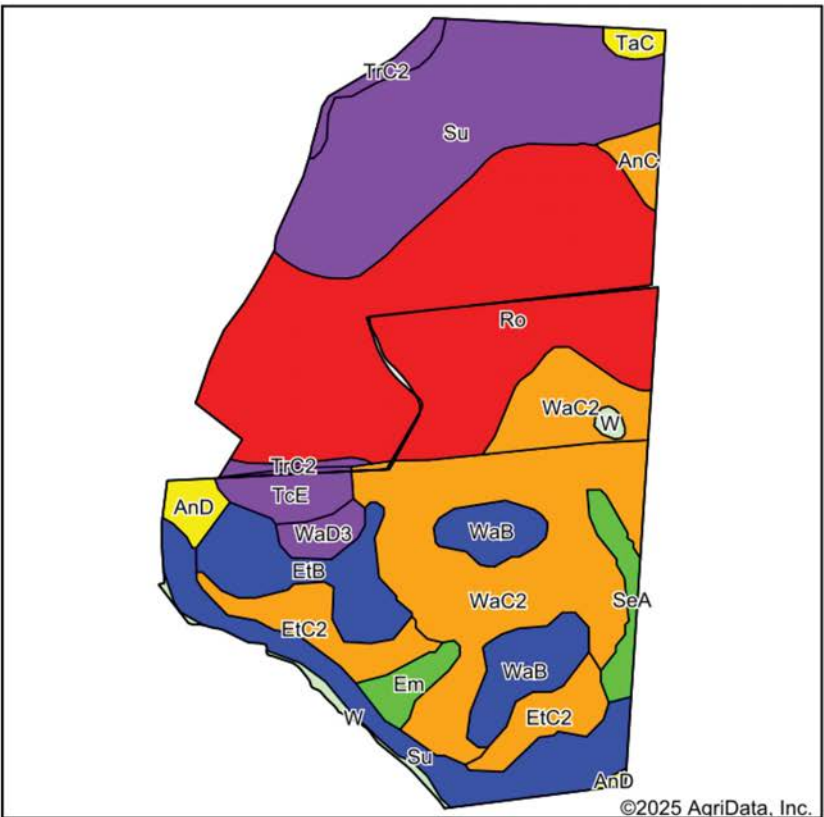


7/20/2025

Warren County
Tennessee

Boundary Center: 35° 31' 50.17, -85° 40' 43.42

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Tennessee**
County: **Warren**
Location: **35° 31' 50.17, -85° 40' 43.42**
Township: **Irving College**
Acres: **231.23**
Date: **7/20/2025**



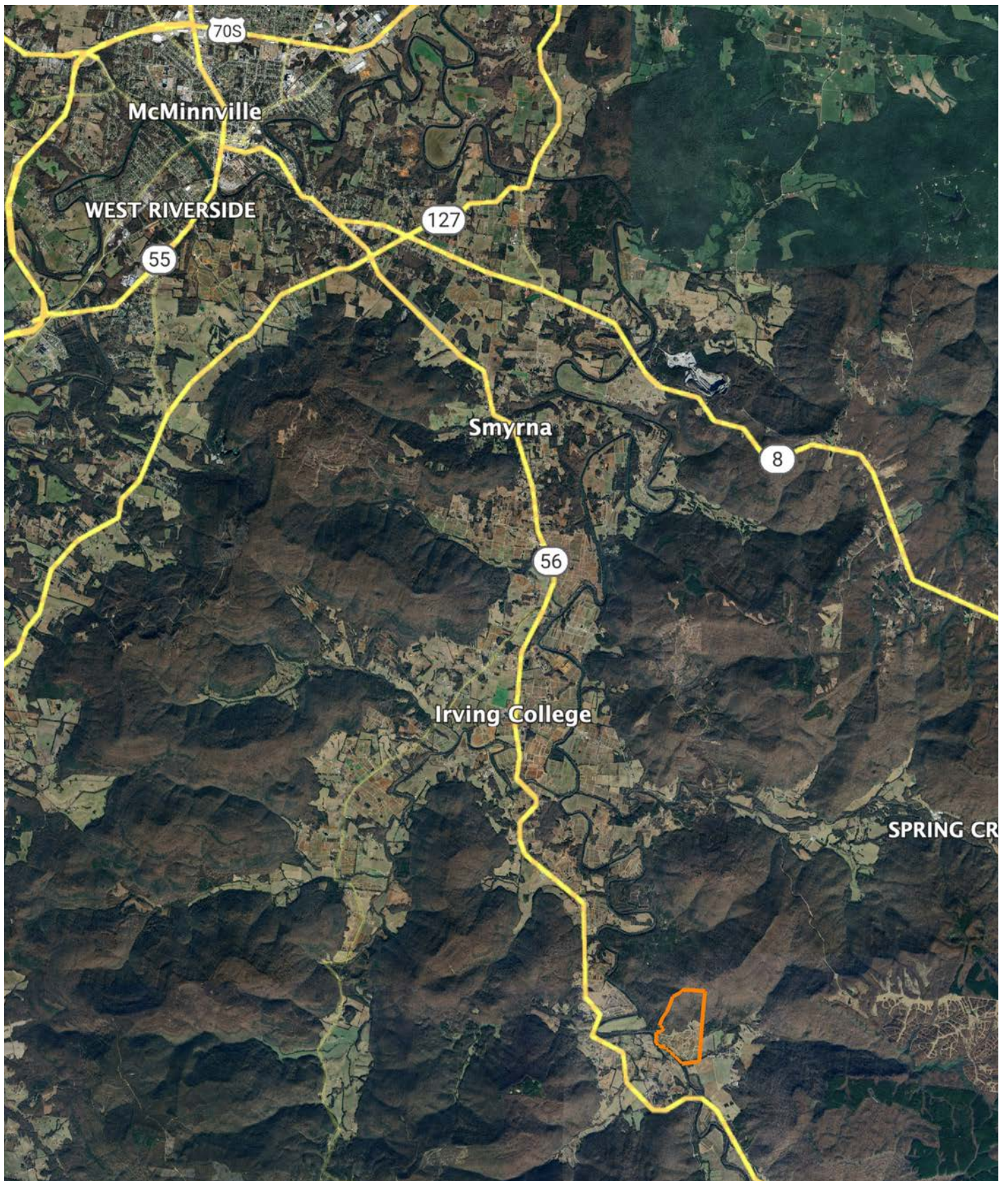
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: TN061, Soil Area Version: 18
Area Symbol: TN177, Soil Area Version: 16

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
Ro	Rockland	73.60	31.8%		0ft. (Lithic bedrock)	Vlls	14	14	11	5	12
Su	Stony colluvial land	39.99	17.3%		> 6.5ft.	Vlls	35	35	28	23	35
WaC2	Waynesboro loam, 7 to 12 percent slopes, eroded	36.34	15.7%		> 6.5ft.	Ille	70	54	54	45	70
Su	Sullivan loam, occasionally flooded	14.80	6.4%		> 6.5ft.	Ilw	80	80	64	66	77
EtC2	Etowah silt loam, 5 to 12 percent slopes, eroded	11.70	5.1%		> 6.5ft.	Ille	72	61	57	51	72
EtB	Etowah silt loam, 2 to 5 percent slopes	10.96	4.7%		> 6.5ft.	Ile	79	66	63	58	79
WaB	Waynesboro loam, 2 to 7 percent slopes	10.85	4.7%		> 6.5ft.	Ile	77	60	61	53	77
WaC2	Waynesboro loam, 5 to 12 percent slopes, eroded	8.38	3.6%		> 6.5ft.	Ille	70	55	53	45	70
TcE	Talbott-Carbo-Rock outcrop complex, 15 to 30 percent slopes	4.55	2.0%		2.6ft. (Lithic bedrock)	Vle	30	30	15	17	14
SeA	Sequatchie loam, 0 to 2 percent slopes, rarely flooded	3.49	1.5%		> 6.5ft.	I	86	62	59	55	86
TrC2	Talbott very rocky complex, 5 to 20 percent slopes	3.13	1.4%		3ft. (Lithic bedrock)	Vle	47	47	31	32	39
Em	Emory silt loam	2.95	1.3%		> 6.5ft.	I	83	83	69	68	81
AnD	Allen loam, 12 to 25 percent slopes	2.62	1.1%		> 6.5ft.	IVe	64	52	46	43	64

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.



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 Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.