

MIDWEST LAND GROUP PRESENTS



71 ACRES  
**MACON COUNTY, TN**

000 Galen Road, Lafayette, Tennessee 37083





MIDWEST LAND GROUP IS HONORED TO PRESENT

# UNRESTRICTED 71 ACRES NEAR LAFAYETTE, TN - BUILD, FARM, OR INVEST

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Discover the perfect blend of natural beauty, recreational opportunity, and income potential with this remarkable 71.14 +/- acre tract of raw, undeveloped land in scenic Macon County, Tennessee. Featuring gently rolling hills, full fencing, and 400 feet of blacktop road frontage, this property offers endless possibilities. Enjoy direct frontage on the serene Long Fork Creek, along with abundant wildlife, making it a haven for deer and turkey hunting enthusiasts. The land includes valuable timber

and is enrolled in the Greenbelt Tax Program, significantly reducing property taxes. Located just 9 minutes from Lafayette, 45 minutes from Lebanon, and about 1 hour and 15 minutes from downtown Nashville, the property provides the ideal balance of seclusion and accessibility. The sellers are also offering to lease back the hay fields, providing immediate income from the land. With fiber internet, electric, and city water available at the road, all the essentials are in place for your vision to take root.





# PROPERTY FEATURES

PRICE: **\$898,250** | COUNTY: **MACON** | STATE: **TENNESSEE** | ACRES: **71**

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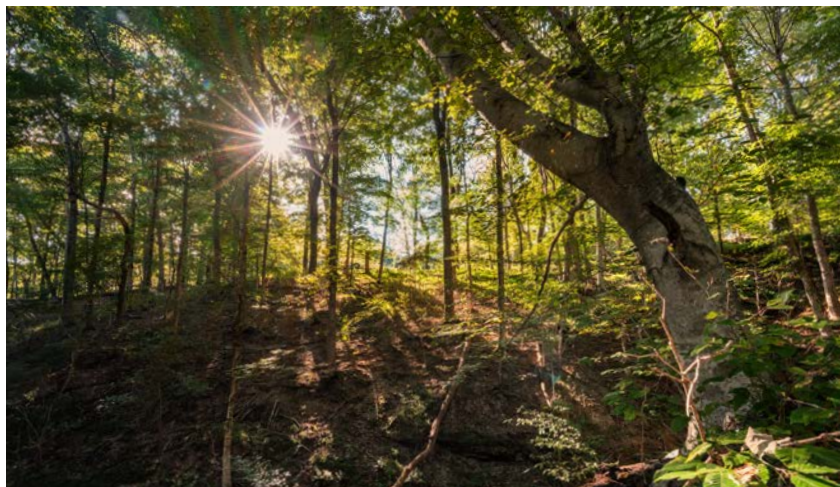
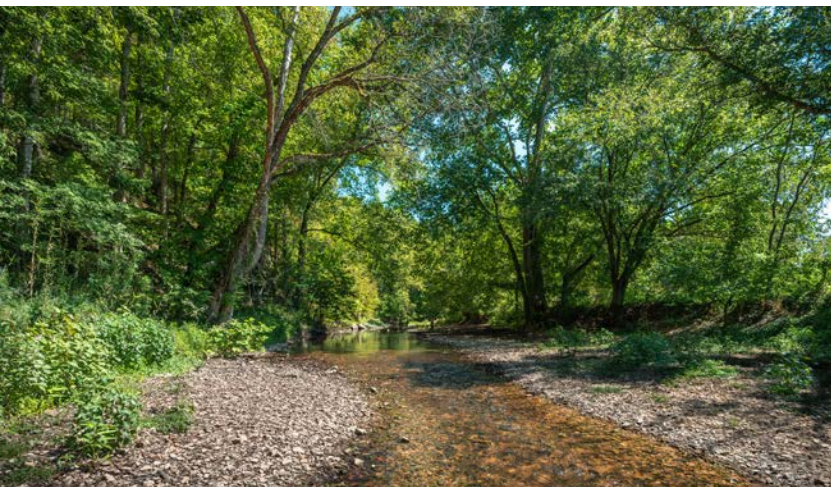
- 71.14 +/- acres
- Enrolled in Greenbelt Program
- Hay income opportunity with lease-back offer from sellers
- Fully fenced
- Gently rolling hills and scenic terrain
- 400 feet of blacktop road frontage
- Frontage on Long Fork Creek
- Excellent deer and turkey hunting
- Great timber with long-term value
- Unrestricted land
- Fiber internet, electric, and city water
- 9 minutes to Lafayette, TN
- 45 minutes to Lebanon, TN
- 1 hour and 15 minutes to downtown Nashville





71.14 +/- ACRES

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# ENROLLED IN GREENBELT PROGRAM

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## HAY INCOME OPPORTUNITY

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# FRONTAGE ON LONG FORK CREEK

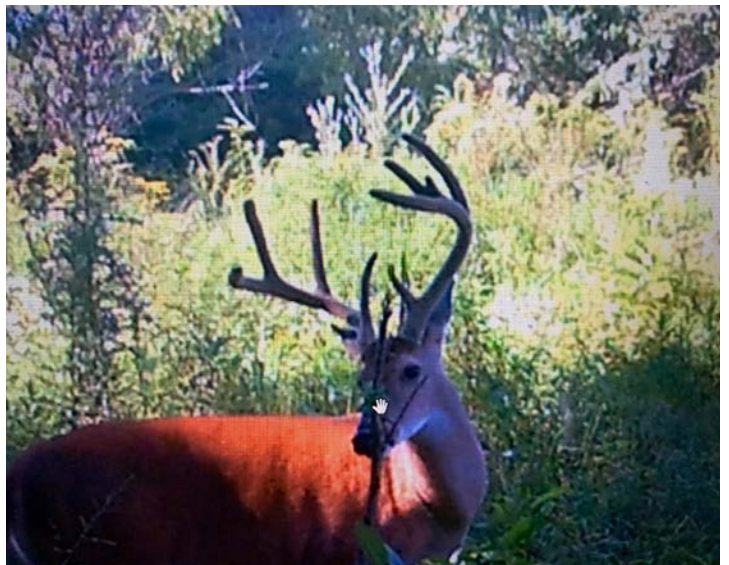
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# ADDITIONAL PHOTOS

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 35' 31.97, -85° 55' 46.69

0ft 823ft 1645ft

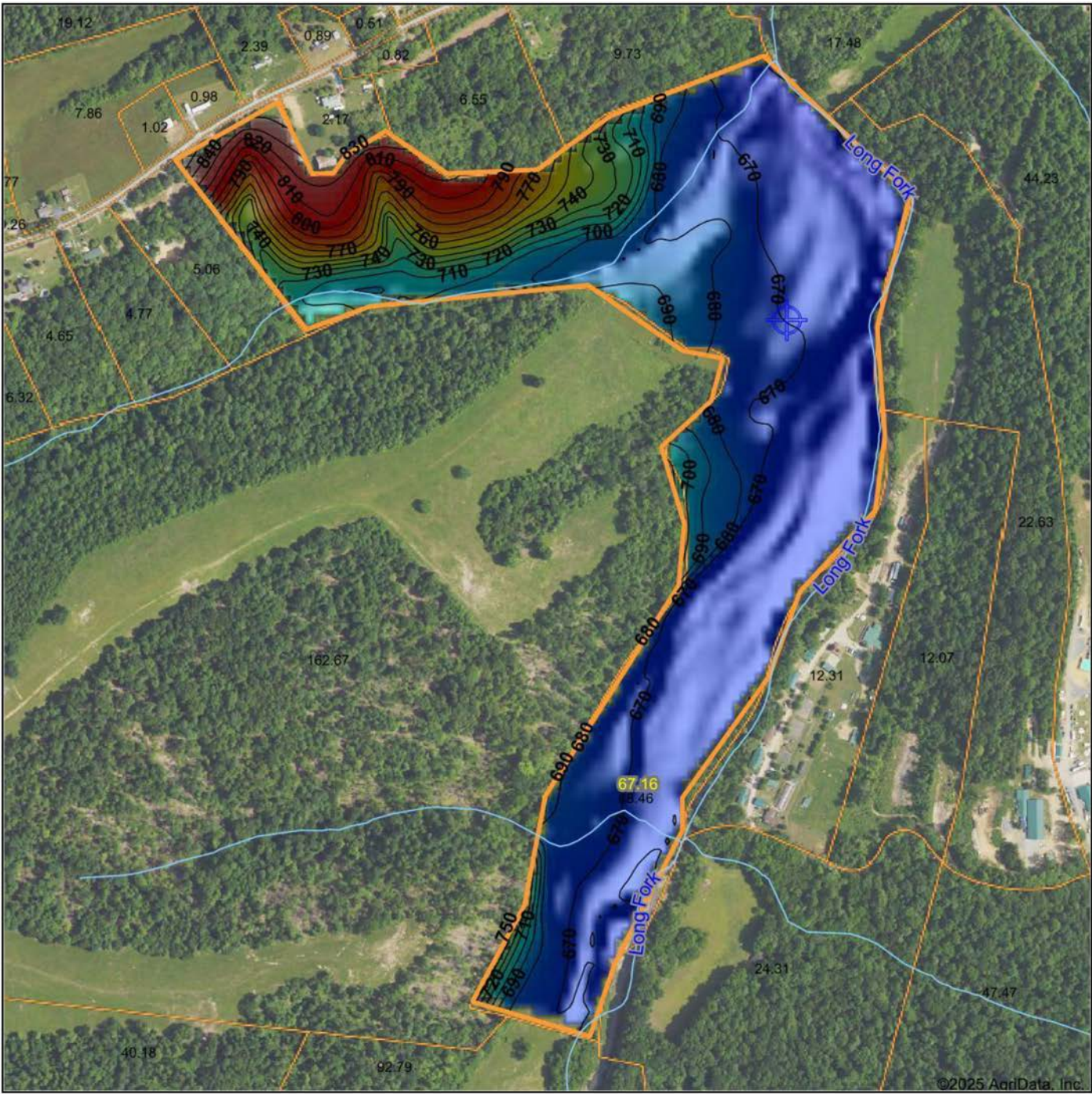


Macon County  
Tennessee

8/7/2025



# HILLSHADE MAP



Low Elevation High



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem  
Interval(ft): 10  
Min: 659.6  
Max: 850.9  
Range: 191.3  
Average: 695.1  
Standard Deviation: 43.41 ft

0ft 556ft 1113ft

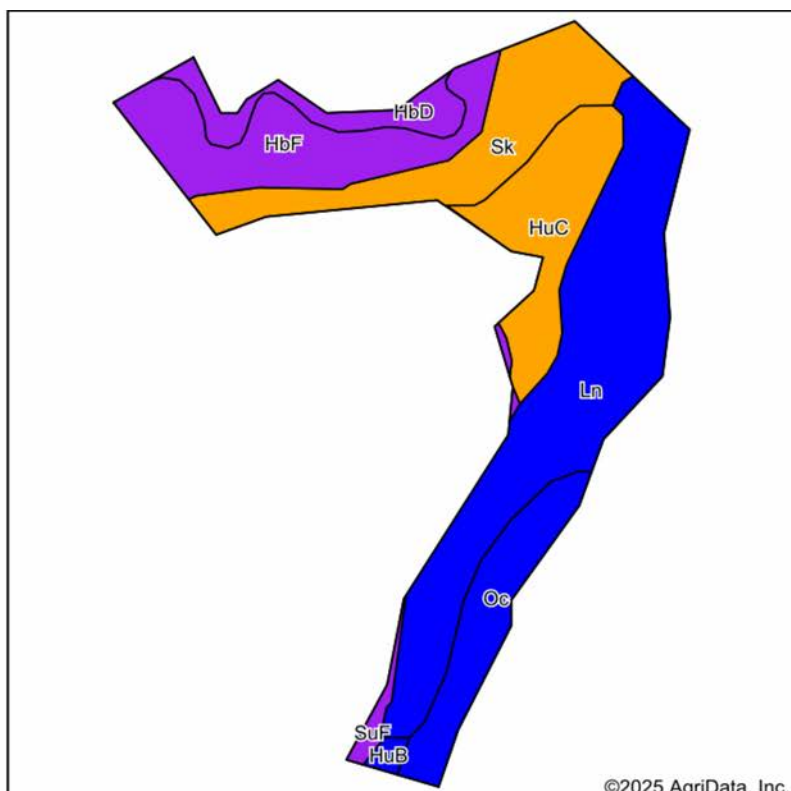


**Macon County  
Tennessee**

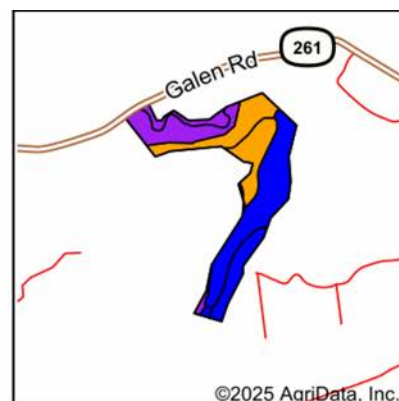
Boundary Center: 36° 35' 31.97, -85° 55' 46.69



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Tennessee**  
 County: **Macon**  
 Location: **36° 35' 31.97, -85° 55' 46.69**  
 Township: **Lafayette**  
 Acres: **67.16**  
 Date: **8/7/2025**



Maps Provided By:



Area Symbol: TN111, Soil Area Version: 17

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
Ln	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded	23.73	35.4%		> 6.5ft.	IIw	73	70	66	59	73
HbF	Hawthorne gravelly silt loam, 20 to 60 percent slopes	11.21	16.7%		2.3ft. (Paralithic bedrock)	VIIIs	8	7	7	3	6
Sk	Skidmore gravelly loam, occasionally flooded	10.95	16.3%		4.5ft. (Paralithic bedrock)	IIIIs	51	51	39	34	41
HuC	Humphreys gravelly silt loam, 5 to 12 percent slopes	9.10	13.5%		> 6.5ft.	IIIs	55	55	47	36	54
Oc	Ocana gravelly silt loam, 0 to 3 percent slopes, occasionally flooded	7.05	10.5%		> 6.5ft.	IIw	71	66	56	49	70
HbD	Hawthorne gravelly silt loam, 5 to 20 percent slopes	3.73	5.6%		2.3ft. (Paralithic bedrock)	VIIs	30	29	29	18	25
SuF	Sulphura channery silt loam, 25 to 55 percent slopes	0.89	1.3%		2.2ft. (Lithic bedrock)	VIIIs	9	9	9	3	7
HuB	Humphreys gravelly silt loam, 2 to 5 percent slopes	0.50	0.7%		> 6.5ft.	IIIs	57	56	48	37	56
Weighted Average						3.42	*n 52.6	*n 50.7	*n 45.2	*n 38.2	*n 50

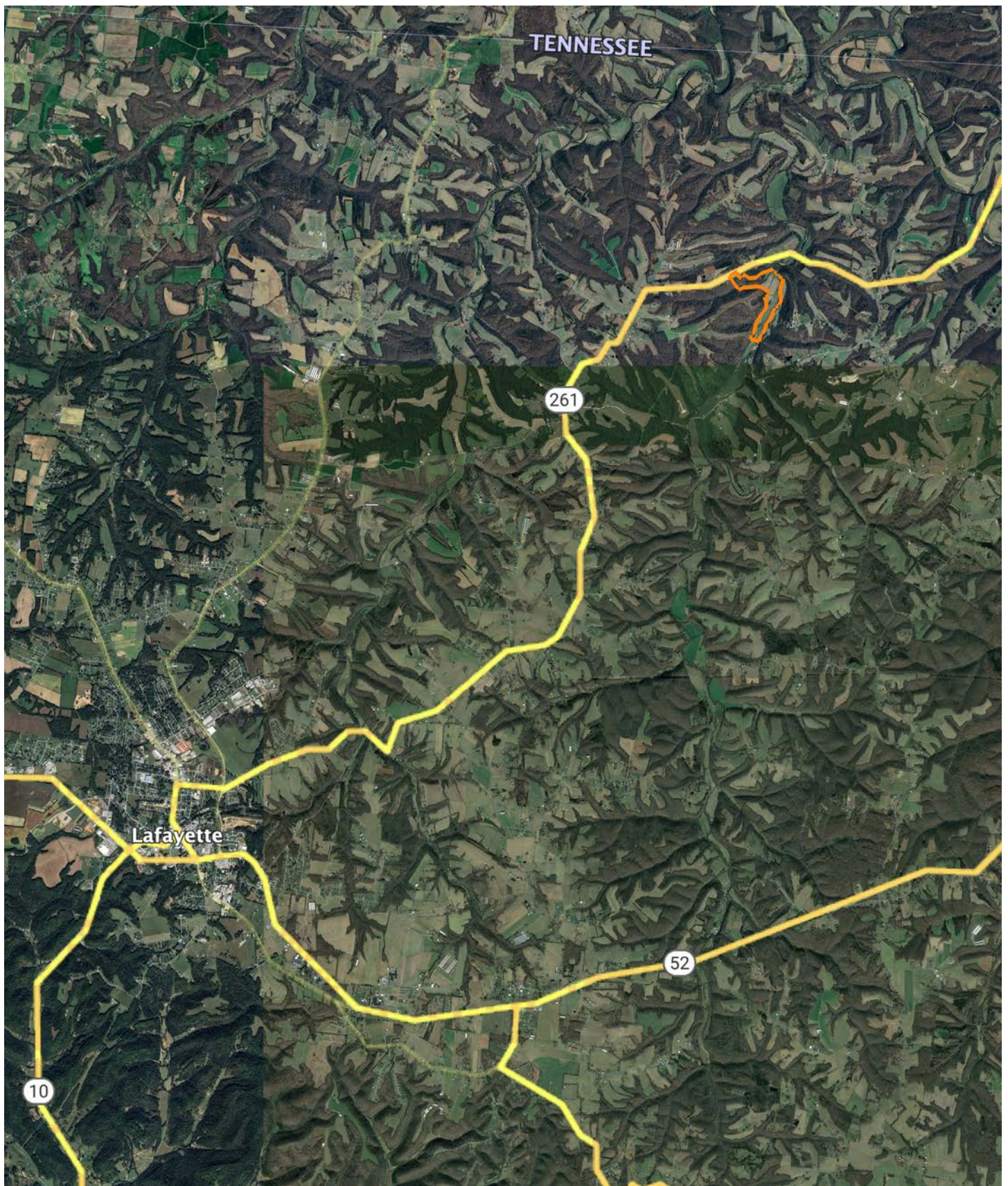
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





## AGENT CONTACT

Fred brings a wealth of experience to his role, having spent decades in farmland, investment management, wealth management, and mergers & acquisitions. His deep understanding of land values stems from a lifelong passion for improving and investing in farmland, a pursuit that has consistently yielded superior returns and personal satisfaction.

Born and raised in North Dakota, Fred's upbringing was steeped in the traditions of hunting and fishing alongside his Dad and 5 brothers, activities he continues to cherish today. He holds a BA in Business Administration with an Economics Core from St. John's University in Collegeville, Minnesota. His professional journey has been marked by significant accomplishments, including authoring the book "Three Generations from the Outhouse," which offers practical insights into investing in assets that can provide both growing passive income and long-term capital appreciation.

Fred is driven by a desire to work together with his son Reagan as Midwest Land Group expands into new regions. His hands-on experience with transforming his Southern Iowa and Northern Missouri farms into wildlife sanctuaries underscores his practical knowledge and passion for land. Serving on the boards of a private Christian school and his church during the global financial crisis has further honed his leadership and community engagement skills.

Fred's combination of extensive investment expertise, a deep-rooted connection to rural life, and a genuine enthusiasm for land improvement enable him to expertly assess the potential value and return on investment for any farm, ensuring his clients make informed and profitable decisions.



**FRED HANISH**

LAND AGENT

**615.426.8993**

FHanish@MidwestLandGroup.com



## MidwestLandGroup.com

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