

MIDWEST LAND GROUP PRESENTS

55.37 ACRES

MAURY COUNTY, TN

4303 MOORE LANE, CULLEOKA, TENNESSEE 38451



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MAURY COUNTY SHOWPLACE, TURN-KEY CATTLE FARM, AND COUNTRY LIVING

Discover 55.37 surveyed acres of prime Maury County farmland just 15 minutes from Columbia, Tennessee, in the highly sought-after Culleoka school district. This turnkey property combines modern comfort with rustic country charm, offering a lifestyle perfectly suited for farming, equestrian pursuits, or simply enjoying the outdoors. The 1,920 square-foot country-style home was built in 2013 and thoughtfully expanded in 2023 and 2024. With warm rustic finishes and plenty of space, it offers the perfect blend of comfort and function. A gated, dead-end driveway ensures privacy, while the property itself is fully fenced and cross-fenced for livestock. For the farmer or rancher, the setup is complete: a 4-stall horse barn, shop with bathroom and bedroom, cattle

pens, cattle chutes, and horse stalls. With 300 feet of blacktop road frontage and utility district water, it's as practical as it is beautiful.

Outdoorsmen will appreciate some of the best deer and turkey hunting in the state, while everyone can enjoy the scenic mix of level pastureland and rolling hills with stunning views of the Tennessee countryside. Conveniently located just 7 minutes to Culleoka, 15 minutes to Columbia, 35 minutes to Franklin, and just 1 hour to Nashville, you'll find the perfect balance of peaceful country living with easy access to town. Add in great neighbors and a welcoming community, and this property checks all the boxes.



PROPERTY FEATURES

PRICE: **\$2,149,000** | COUNTY: **MAURY** | STATE: **TENNESSEE** | ACRES: **55.37**

- 55.37 surveyed acres
- Culleoka schools
- 7 minutes to Culleoka
- 15 minutes to Columbia
- 1,920 square-foot country-style home
- Rustic charm with modern updates
- Gated, dead-end driveway for privacy
- Fully fenced & cross-fenced
- 300 feet of blacktop road frontage
- Shop with bathroom and bedroom
- 4-stall horse barn
- Barn with cattle pens and cattle chutes
- Utility district water
- Level pastureland with rolling hills
- Exceptional deer and turkey hunting
- Great neighbors
- 35 minutes to Franklin
- 1 hour to Nashville



COUNTRY-STYLE HOME

The 1,920 square-foot country-style home was built in 2013 and thoughtfully expanded in 2023 and 2024. With warm rustic finishes and plenty of space, it offers the perfect blend of comfort and function.



ADDITIONAL INTERIOR PHOTOS



LEVEL PASTURELAND WITH ROLLING HILLS



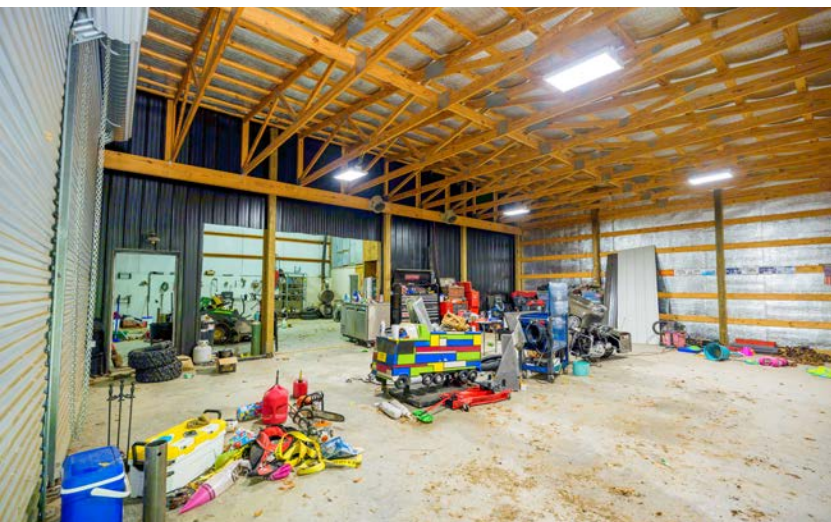
MINUTES TO CULLEOKA



4-STALL HORSE BARN



SHOP WITH BEDROOM AND BATHROOM



FULLY FENCED AND CROSS-FENCED



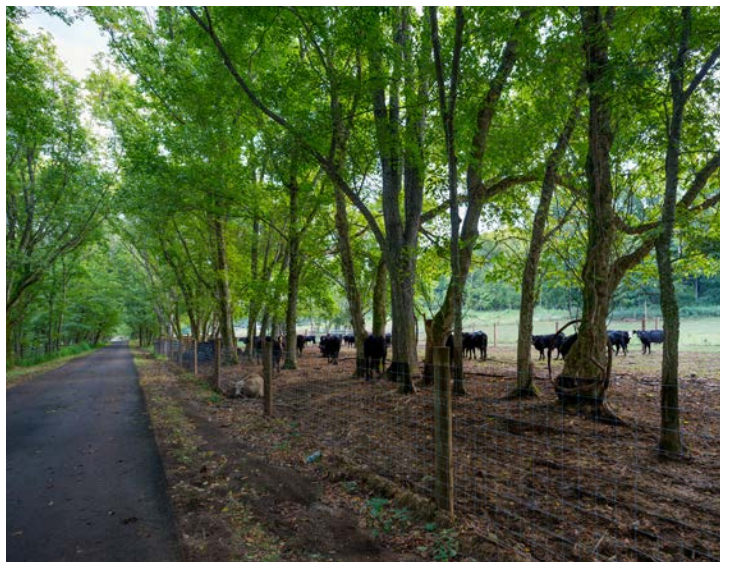
DEER AND TURKEY HUNTING



BARN WITH CATTLE PENS AND CHUTES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 35° 28' 17.1, -87° 3' 23.92

0ft 565ft 1131ft



Maps Provided By:



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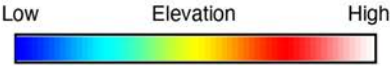
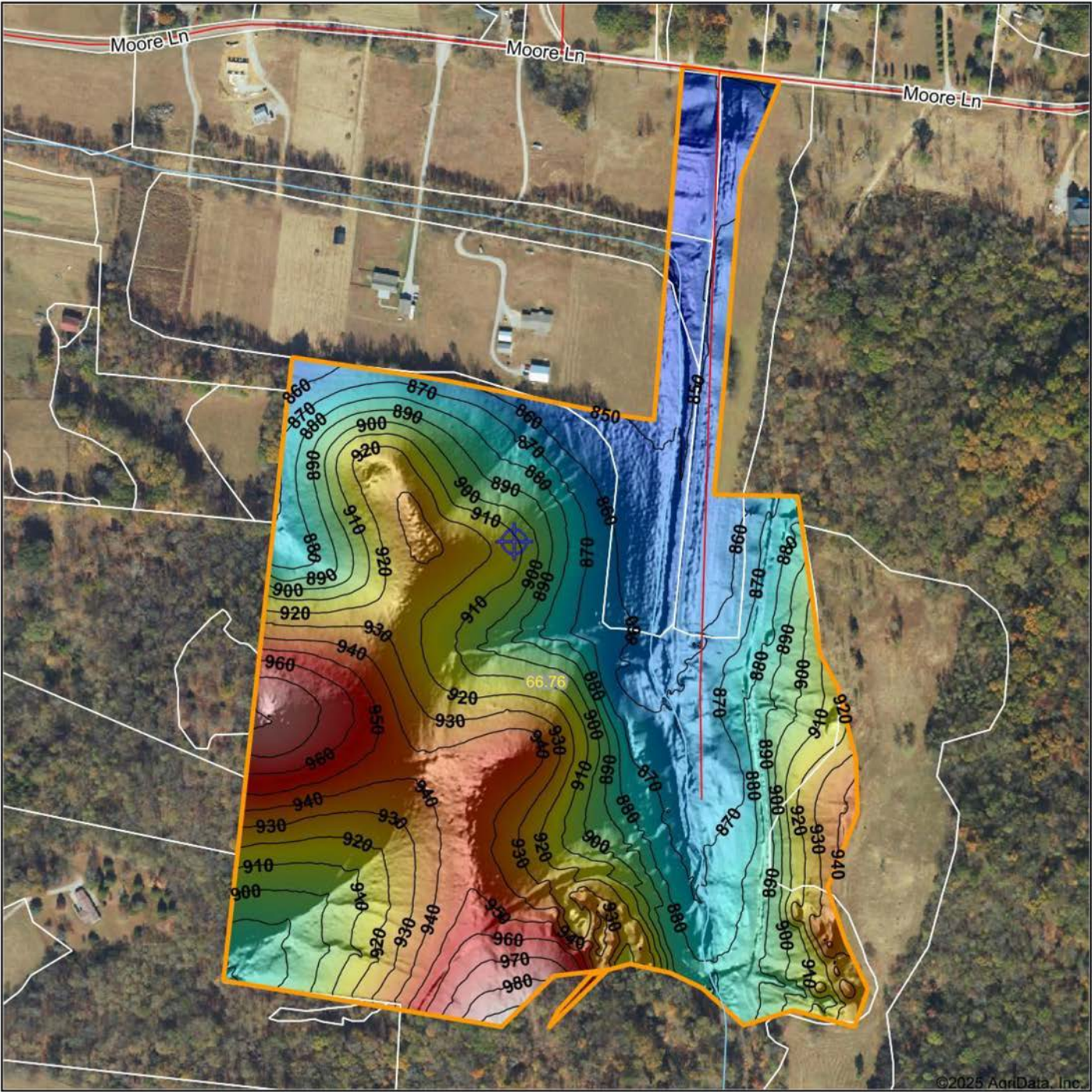
Maury County
Tennessee



9/9/2025

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

HILLSHADE MAP



Maps Provided By:

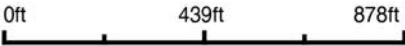


CUSTOMIZED ONLINE MAPPING

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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: 836.6
Max: 995.6
Range: 159.0
Average: 900.4
Standard Deviation: 35.07 ft

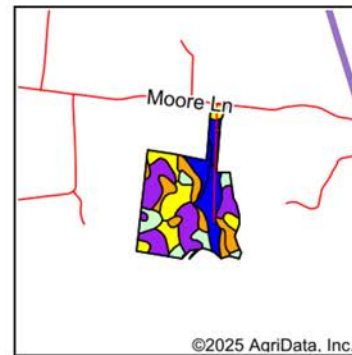
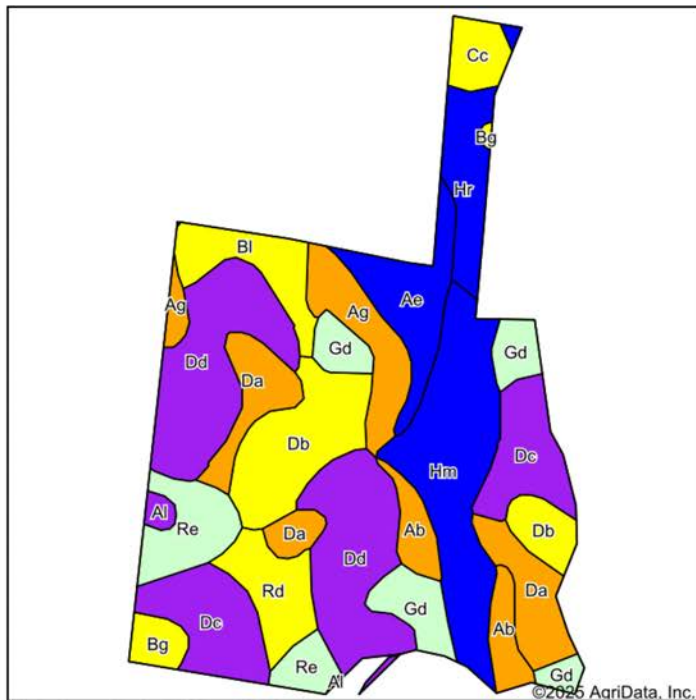


9/9/2025

**Maury County
Tennessee**

Boundary Center: 35° 28' 17.1, -87° 3' 23.92

SOILS MAP



State: **Tennessee**
 County: **Maury**
 Location: **35° 28' 17.1, -87° 3' 23.92**
 Township: **Culleoka**
 Acres: **66.76**
 Date: **9/9/2025**



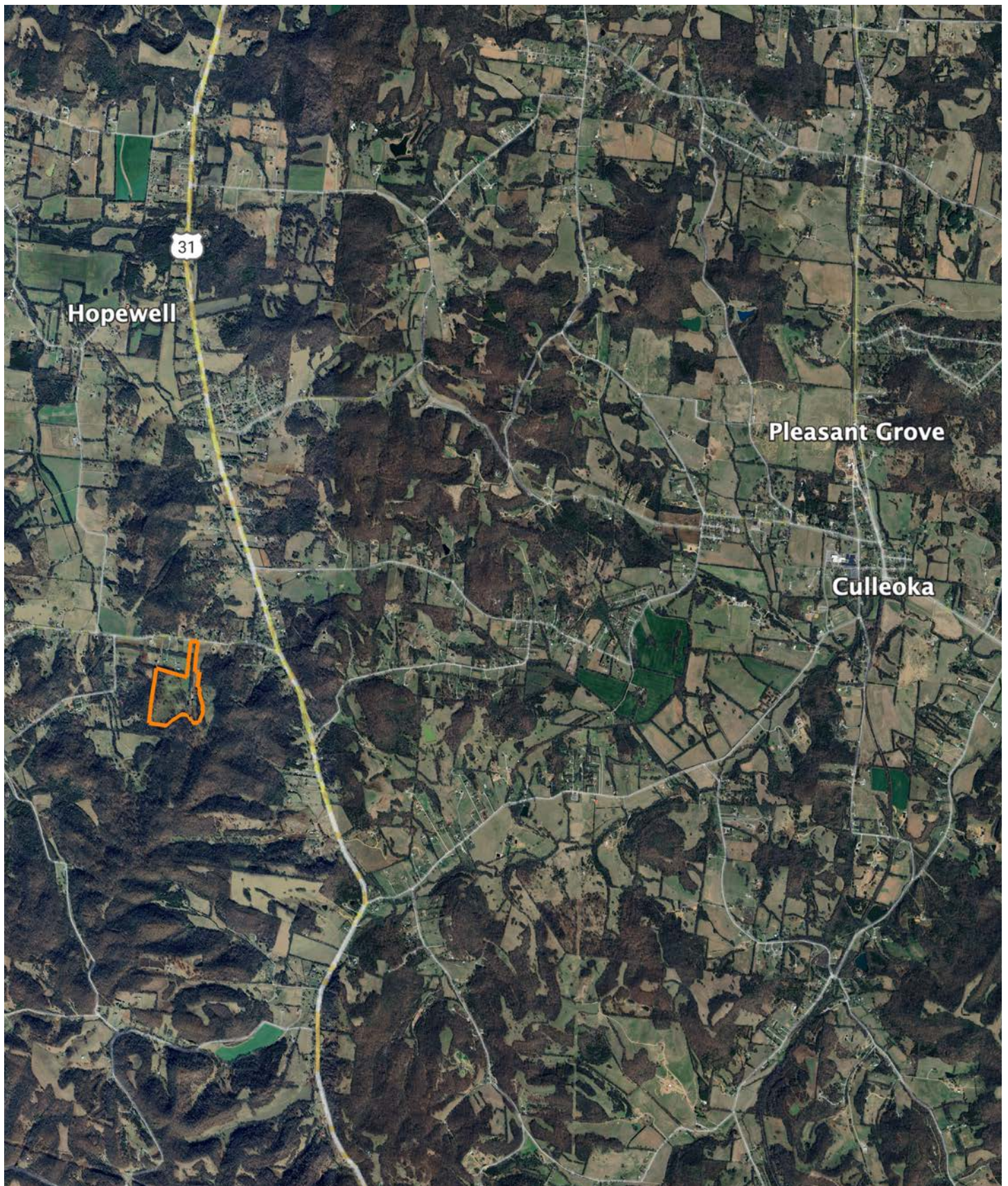
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Soils data provided by USDA and NRCS.

Area Symbol: TN119, Soil Area Version: 19											
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
Dd	Dellrose cherty silt loam, eroded steep phase	12.25	18.3%		> 6.5ft.	Vlle	15	13	11	5	15
Hm	Ocana gravelly silt loam, 0 to 3 percent slopes, occasionally flooded	8.34	12.5%		> 6.5ft.	llw	71	66	56	49	70
Dc	Dellrose cherty silt loam, severely eroded moderately steep phase	6.64	9.9%		> 6.5ft.	Vle	52	43	35	29	52
Db	Dellrose gravelly silt loam, 12 to 20 percent slopes, eroded	6.21	9.3%		> 6.5ft.	IVe	57	50	44	35	57
Da	Dellrose gravelly silt loam, 5 to 12 percent slopes, eroded	5.37	8.0%		> 6.5ft.	Ille	62	55	49	40	62
Gd	Gullied land, phosphatic	4.08	6.1%		2.5ft. (Lithic bedrock)						
Re	Rockland, Mimosa and Inman materials, steep	3.62	5.4%		0ft. (Lithic bedrock)		22	20	15	11	20
Ag	Armour silt loam, 5 to 12 percent slopes	3.49	5.2%		> 6.5ft.	Ille	80	79	71	66	79
Ae	Armour silt loam, eroded gently sloping phase	3.45	5.2%		> 6.5ft.	Ile	79	79	67	65	77
Hr	Huntington silt loam, local alluvium phosphatic phase	2.80	4.2%		> 6.5ft.	Ile	90	87	74	75	90
Bl	Braxton silty clay loam, eroded moderately steep phase	2.69	4.0%		> 6.5ft.	IVe	59	59	46	44	59
Rd	Rockland, Mimosa and Inman materials, sloping	2.64	4.0%		0ft. (Lithic bedrock)	IVe	58	55	48	40	50
Ab	Humphreys gravelly silt loam, 5 to 12 percent slopes	2.38	3.6%		> 6.5ft.	Ille	55	55	47	36	54
Cc	Colbert silty clay loam, eroded, gently sloping phosphatic phase	1.39	2.1%		4.6ft. (Lithic bedrock)	IVe	58	54	53	42	58
Bg	Braxton cherty silty clay loam, severely eroded sloping phase	1.04	1.6%		> 6.5ft.	IVe	62	60	48	42	62
Al	Ashwood rocky silty clay loam, eroded sloping phase	0.37	0.6%		3ft. (Lithic bedrock)	Vls	49	48	46	35	49
Weighted Average						*-	*n 49.4	*n 45.8	*n 39.2	*n 33.3	*n 48.7

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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