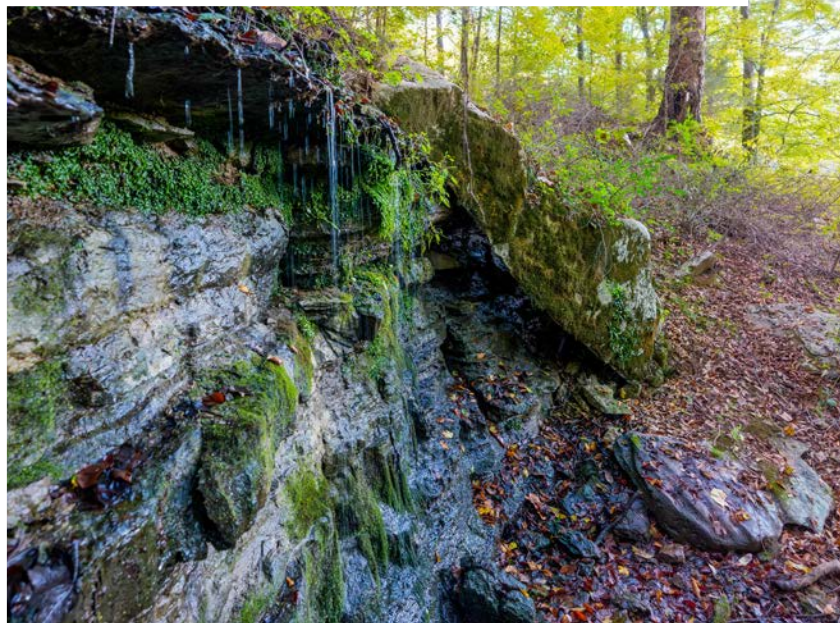
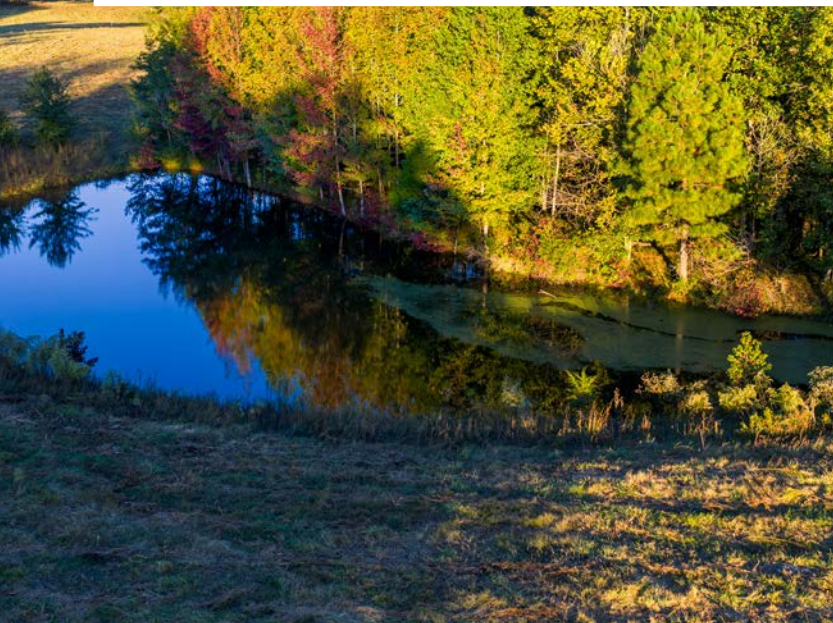


MIDWEST LAND GROUP PRESENTS



239 ACRES
GILES COUNTY, TN

3345 Pigeon Roost Road, Pulaski, Tennessee 37122



MIDWEST LAND GROUP IS HONORED TO PRESENT

A GILES COUNTY LEGACY

Welcome to a once in a lifetime farm, a rare 239 +/- acre showcase located just 3 miles north of Pulaski and minutes from I-65. This is truly one of the best hunting and recreational farms on the market in the area — a property that checks every box for those seeking a Tennessee legacy farm with income potential, beauty, and convenience.

Boasting 1,244 feet of blacktop county road frontage, the farm offers easy access with two gated entrances and excellent infrastructure throughout. The land features approximately 110 +/- acres of fertile pasture, great fencing in place, and is fully cattle-ready. City water, fiber internet, electric, and a septic tank are already on the property, along with multiple ideal build sites offering stunning views.

The farm's natural resources are unmatched — thousands of dollars in mature walnut and oak timber,

three year-round springs, five ponds, two creeks, and even a picturesque waterfall. A well-maintained trail system runs throughout, including a historic Wells Fargo wagon trail on the north end of the farm.

For the avid sportsman, this is a true hunter's paradise. Trail cameras and field reports show an incredible deer herd and flocks of 90+ wild turkeys. Few properties combine this level of wildlife, terrain diversity, and accessibility.

Located just 5 minutes to Pulaski, 35 minutes to Columbia, 1 hour to downtown Nashville, and 1 hour to Huntsville, This farm offers the perfect balance of rural seclusion and convenience. With its mix of pasture, timber, water features, and rich history, this property's potential is simply endless.



PROPERTY FEATURES

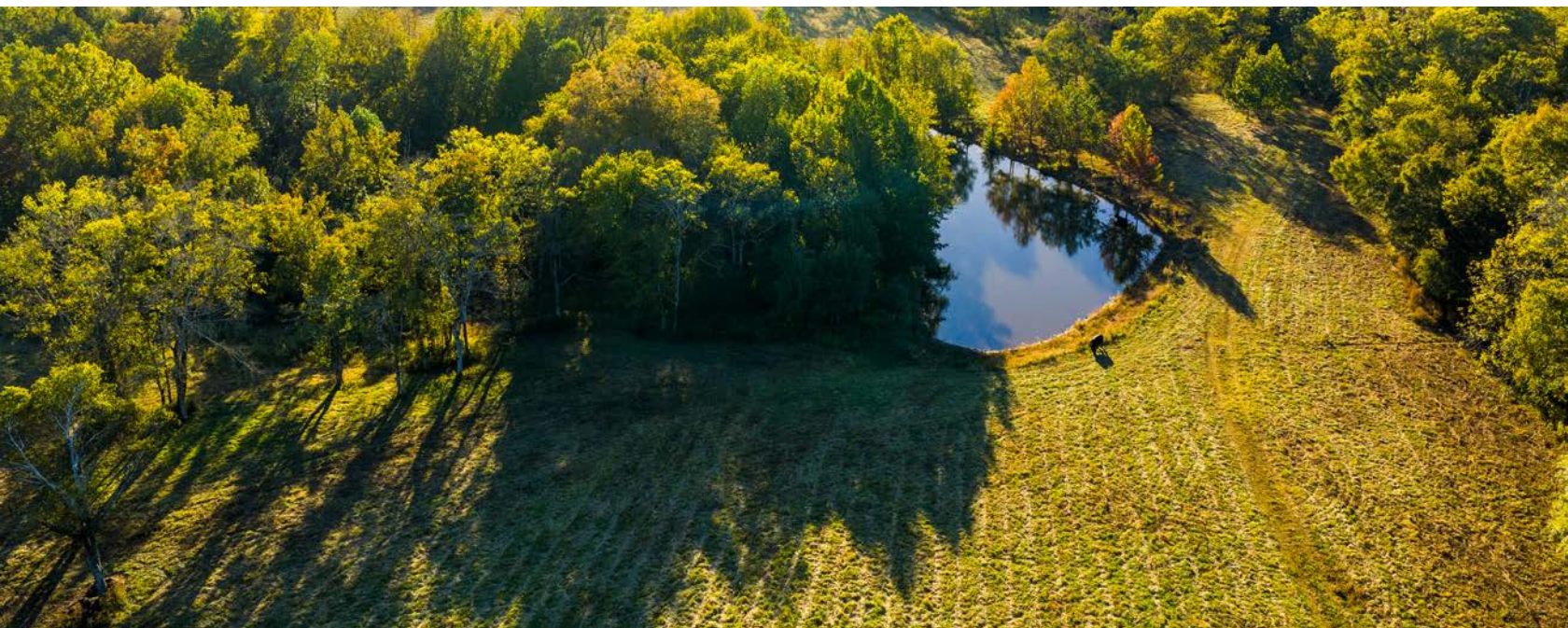
PRICE: **\$1,840,300** | COUNTY: **GILES** | STATE: **TENNESSEE** | ACRES: **239**

- 239 +/- acres throughout
- 1,244 feet of blacktop county road frontage
- Two gated entrances for easy access
- 110 +/- acres of pastureland – cattle ready
- Excellent fencing in great condition
- Thousands of dollars in mature walnut and oak timber
- 3 natural springs, 5 ponds, 2 creeks, and a waterfall
- Established and well-maintained trail system
- Exceptional deer and turkey hunting – trail camera history and flocks of 90+ turkeys
- Multiple build sites with scenic views
- City water, electric, fiber internet, and septic tank on property
- 3 miles north of Pulaski and 3 miles west of I-65
- 5 minutes to Pulaski, 35 minutes to Columbia, 1 hour to Nashville or Huntsville



110 +/- ACRES OF PASTURELAND

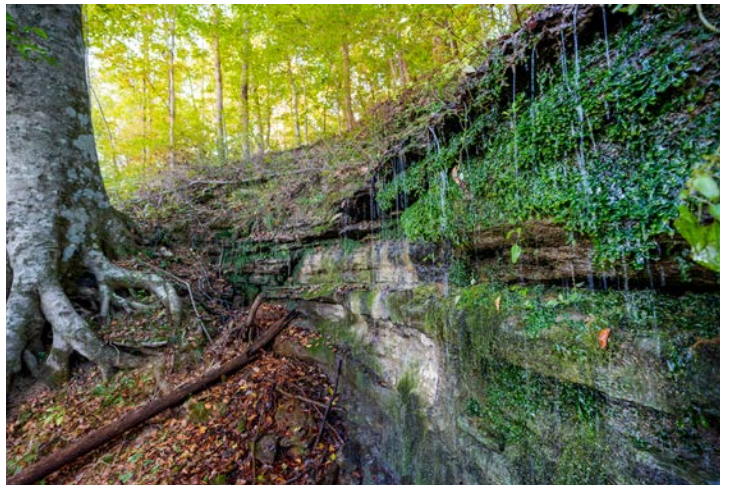
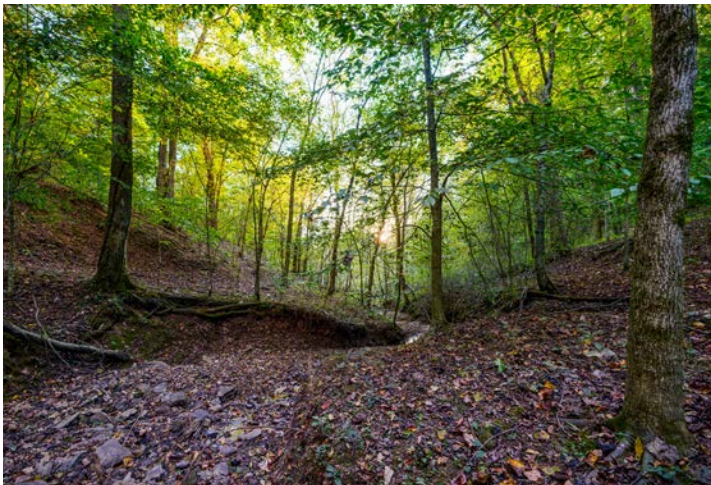
The land features approximately 110 +/- acres of fertile pasture, great fencing in place, and is fully cattle-ready.



MATURE WALNUT AND OAK TIMBER

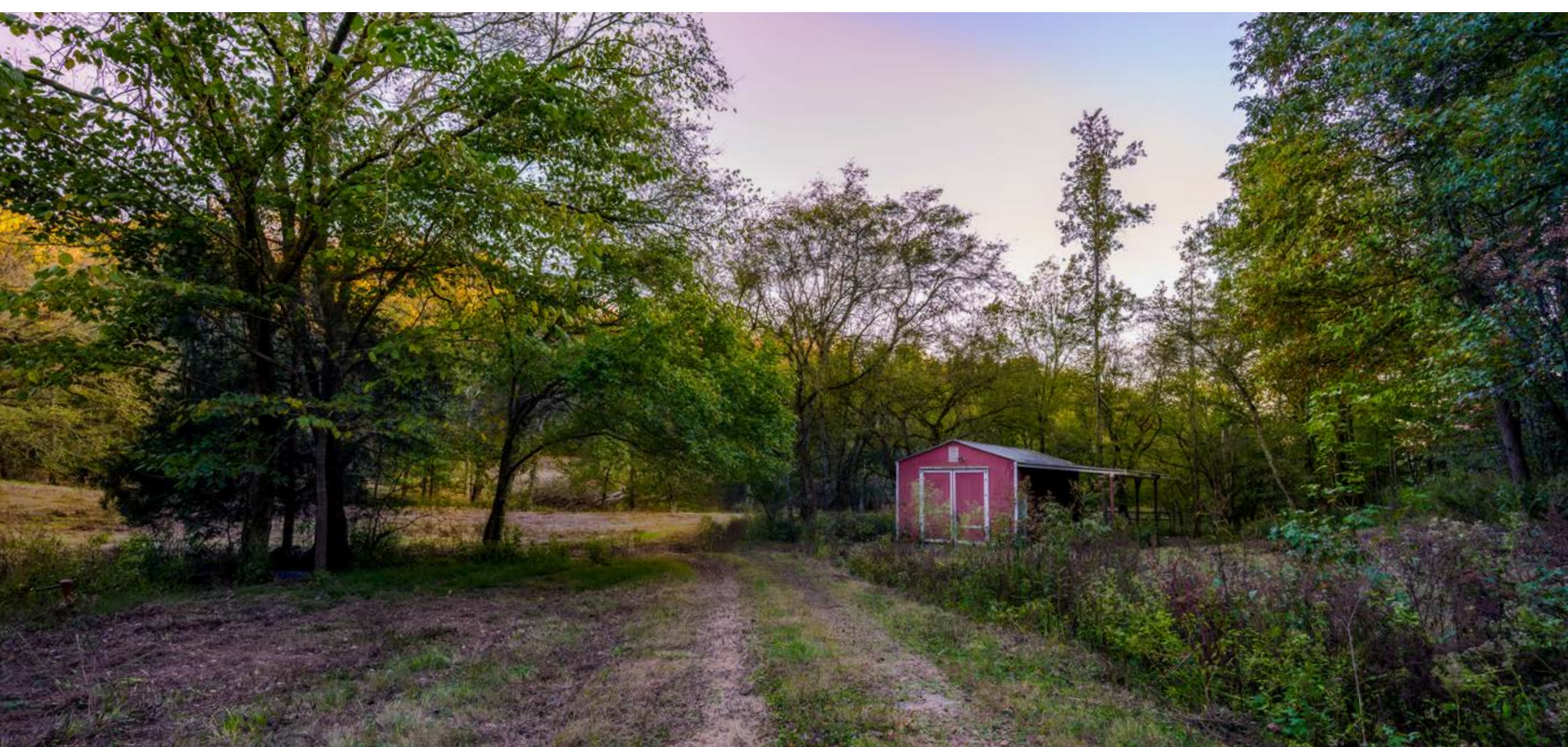


5 PONDS, 2 CREEKS, AND A WATERFALL



WELL-MAINTAINED TRAIL SYSTEM

A well-maintained trail system runs throughout, including a historic Wells Fargo wagon trail on the north end of the farm.

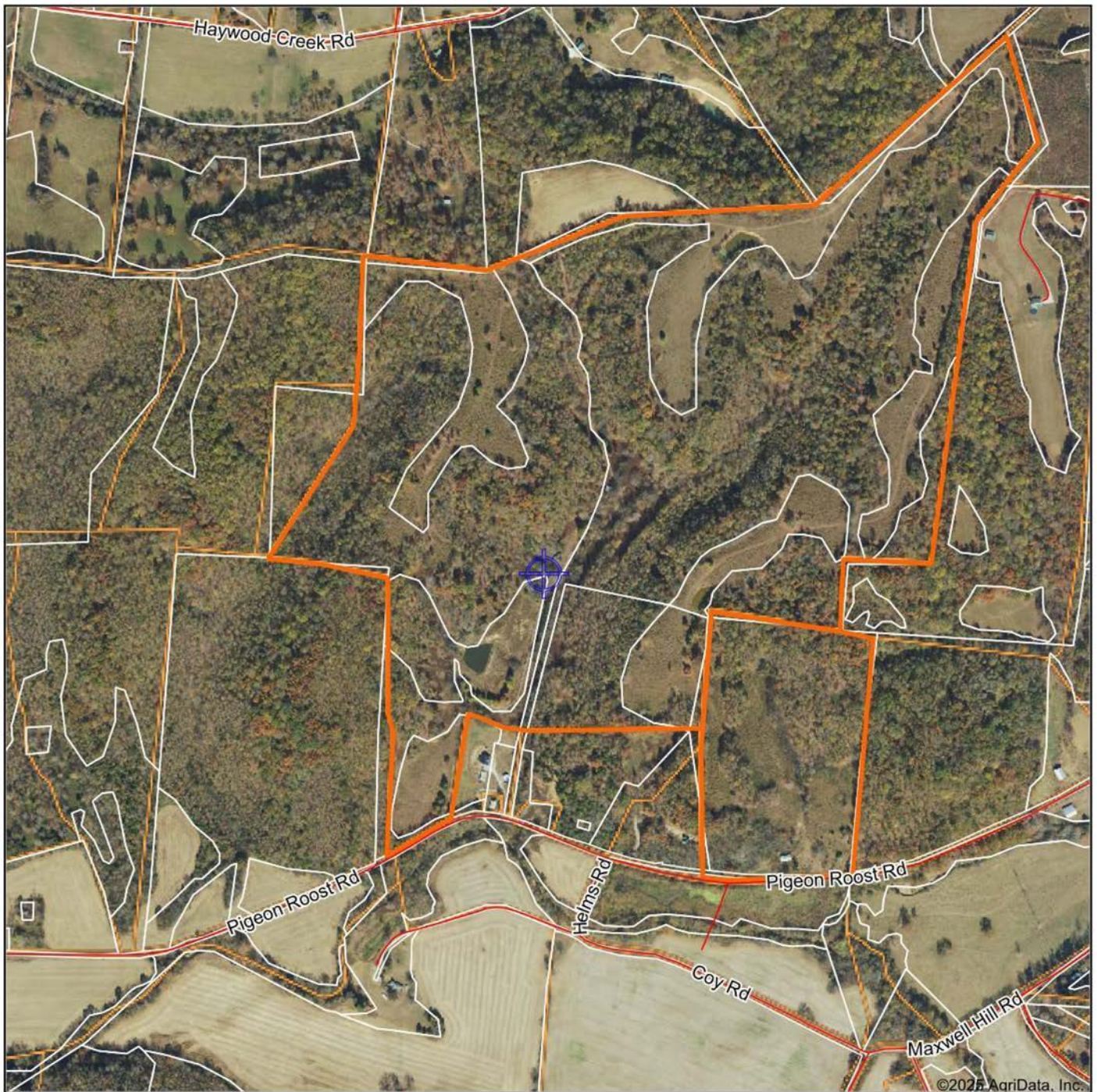


HUNTING OPPORTUNITIES

For the avid sportsman, this is a true hunter's paradise. Trail cameras and field reports show an incredible deer herd and flocks of 90+ wild turkeys. Few properties combine this level of wildlife, terrain diversity, and accessibility.



AERIAL MAP



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Boundary Center: 35° 15' 25.47, -86° 59' 35.12

0ft 863ft 1725ft



Maps Provided By:



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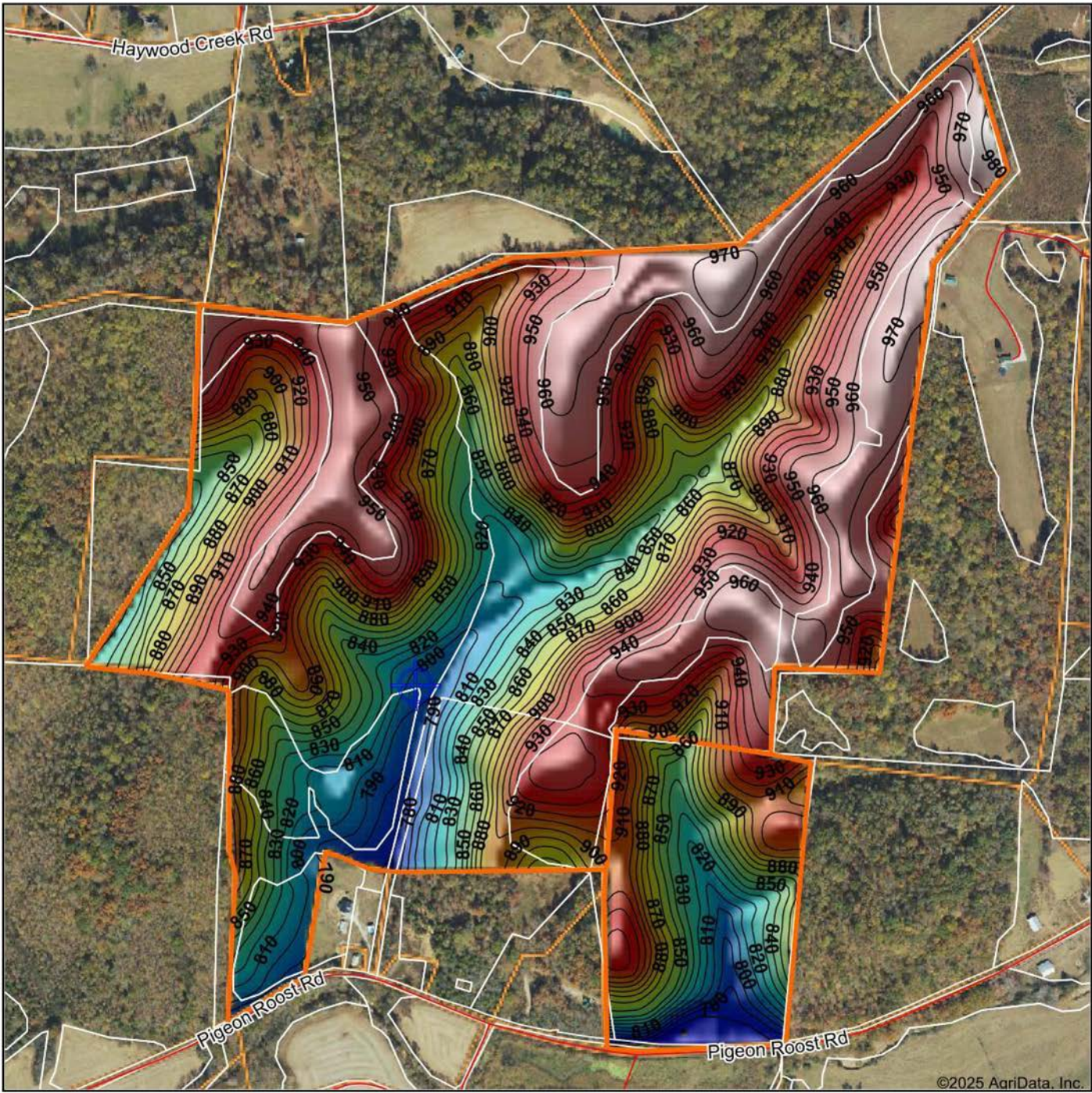
Giles County
Tennessee



10/17/2025

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

HILLSHADE MAP



©2025 AgriData, Inc.

Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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

Source: USGS 10 meter dem

Interval(ft): 10

Min: 761.0

Max: 985.7

Range: 224.7

Average: 897.8

Standard Deviation: 54.99 ft

0ft 721ft 1443ft

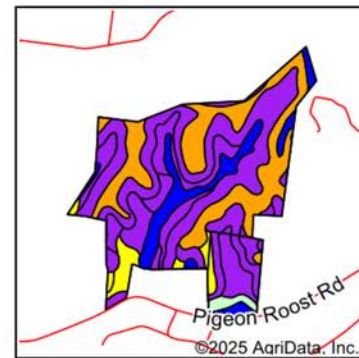
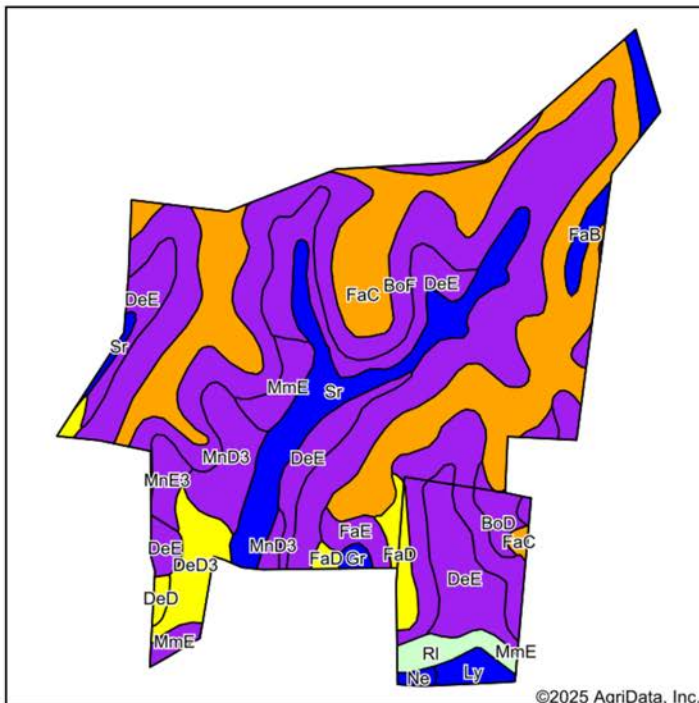


10/17/2025

**Giles County
Tennessee**

Boundary Center: 35° 15' 25.47, -86° 59' 35.12

SOILS MAP



State: **Tennessee**
 County: **Giles**
 Location: **35° 15' 25.47, -86° 59' 35.12**
 Township: **Pulaski**
 Acres: **236.61**
 Date: **10/17/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: TN055, Soil Area Version: 22

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
BoF	Bodine cherty silt loam, 20 to 45 percent slopes	81.41	34.4%		> 6.5ft.	Vlls	11	10	9	4	11
FaC	Fullerton cherty silt loam, 5 to 12 percent slopes	60.47	25.6%		> 6.5ft.	Ille	65	51	49	42	65
DeE	Dellrose gravelly silt loam, 20 to 30 percent slopes, eroded	32.03	13.5%		> 6.5ft.	Vle	14	12	11	5	14
Sr	Staser cherty silt loam	18.25	7.7%		> 6.5ft.	Ilw	70	70	56	55	67
MnD3	Mimosa gravelly silty clay, 12 to 20 percent slopes, severely eroded	8.11	3.4%		4.6ft. (Lithic bedrock)	Vle	52	49	41	29	52
DeD3	Dellrose gravelly silt loam, 12 to 20 percent slopes, severely eroded	6.16	2.6%		> 6.5ft.	IVe	51	45	38	29	51
MmE	Mimosa gravelly silt loam, 20 to 35 percent slopes, eroded	4.92	2.1%		4.6ft. (Lithic bedrock)	Vlle	14	14	12	5	14
FaD	Fullerton cherty silt loam, 12 to 20 percent slopes	4.11	1.7%		> 6.5ft.	IVe	61	47	44	37	61
FaB	Fullerton cherty silt loam, 2 to 5 percent slopes	3.75	1.6%		> 6.5ft.	Ille	67	52	50	44	67
Ri	Rockland (Rock outcrop-Barfield)	3.48	1.5%		0ft. (Lithic bedrock)		21	21	19	12	17
BoD	Bodine cherty silt loam, 5 to 20 percent slopes	3.23	1.4%		> 6.5ft.	Vls	44	40	35	27	44
MnE3	Mimosa gravelly silty clay, 20 to 30 percent slopes, severely eroded	2.87	1.2%		4.6ft. (Lithic bedrock)	Vlle	13	12	11	4	13
FaE	Fullerton cherty silt loam, 20 to 30 percent slopes	2.65	1.1%		> 6.5ft.	Vle	15	12	11	6	15
Ly	Lynnville silt loam	2.34	1.0%		> 6.5ft.	Ilw	87	87	63	77	78
DeD	Dellrose cherty silt loam, 12 to 20 percent	1.39	0.6%		> 6.5ft.	IVe	56	47	39	38	56
Gr	Greendale cherty silt loam	0.77	0.3%		> 6.5ft.	Ille	80	69	55	54	80
Ne	Newark silt loam	0.67	0.3%		> 6.5ft.	Ilw	74	74	40	59	72
Weighted Average							*n 36.1	*n 31	*n 27.8	*n 22.2	*n 35.7

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.



REAGAN HANISH

LAND AGENT

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RHanish@MidwestLandGroup.com



MidwestLandGroup.com

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