

**Tract 2 Powell Ridge Recreation Property**  
0 Powell Ridge Road  
Speedwell, TN 37870

**\$162,000**  
37.5± Acres  
Claiborne County



**Tract 2 Powell Ridge Recreation Property  
Speedwell, TN / Claiborne County**

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**SUMMARY**

**Address**

0 Powell Ridge Road

**City, State Zip**

Speedwell, TN 37870

**County**

Claiborne County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

36.4869 / -83.7403

**Acreage**

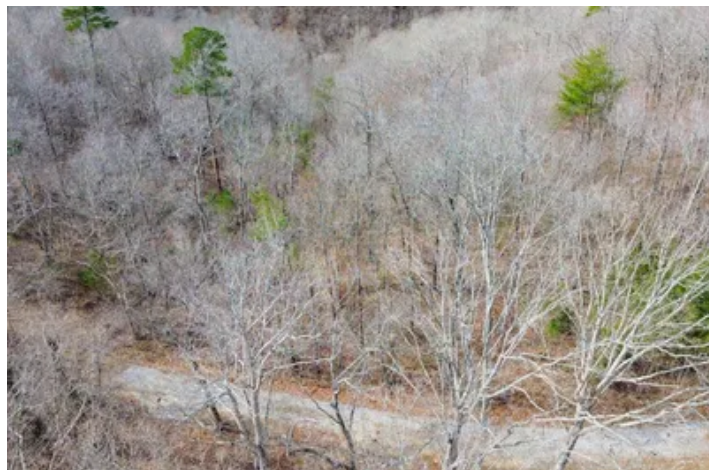
37.5

**Price**

\$162,000

**Property Website**

<https://arrowheadlandcompany.com/property/tract-2-powell-ridge-recreation-property/claiborne/tennessee/96763/>



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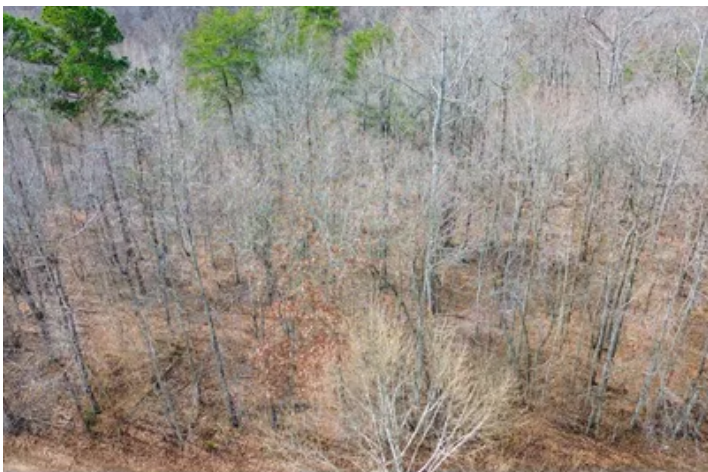
### **PROPERTY DESCRIPTION**

Located within the Elk Restoration Zone in scenic Claiborne County, TN, this 37.5 +/- acre tract is secluded and in a great location for outdoorsmen, as this area has a large and thriving whitetail population (as evidenced in the photos), as well as numerous other game species opportunities! This tract is part of a 75 +/- acre property that can also be purchased as a whole. In addition, it is just a short drive to the Powell River, numerous public hunting areas, the Cumberland Gap National Park and the Kentucky state line, all being within a 20 +/- minute drive. The property features steep slopes, deep hollows and flatter ridge tops. The property consists of a mix of hardwoods and pines, with some decent secondary growth areas from a select cut timber operation some years ago. There are old logging roads throughout the property that could be opened up to easily access the entire property. With the amount of deer sign throughout the property this could be a great opportunity for someone looking for a productive property in a great area. There is an active mountain stream that runs through the middle of the property that should provide a water source for wildlife for a majority of the year. There are a couple of different spots along Powell Ridge Road that would be suitable as build sites for your home or cabin with electricity already available at the road. Take advantage of this great opportunity to own this beautiful East Tennessee property! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brian Whitt at [\(423\) 494-7793](tel:(423)494-7793), Vance Goad at [\(423\) 539-2137](tel:(423)539-2137), or Jason Artrip at [\(304\) 910-6728](tel:(304)910-6728).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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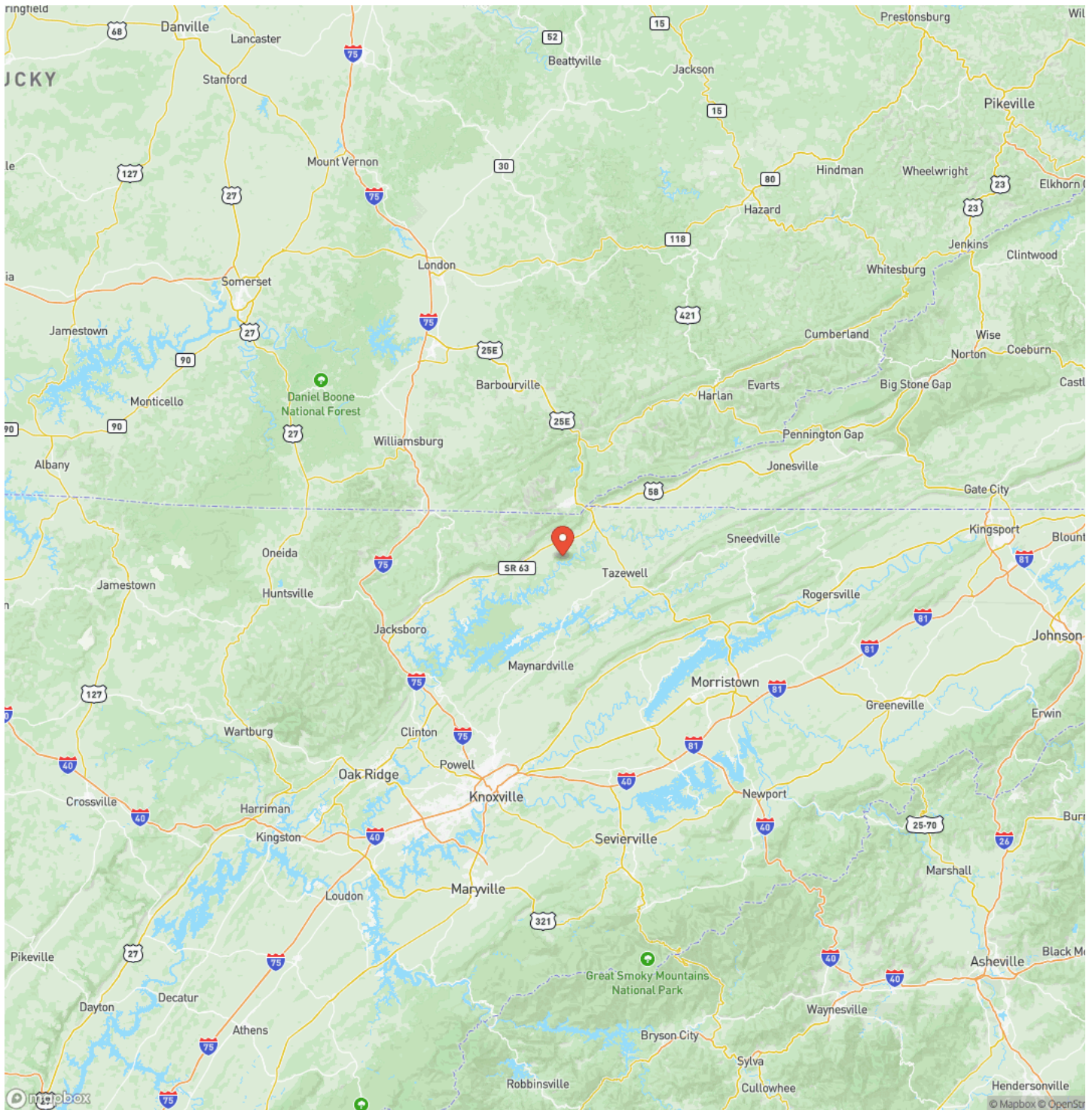
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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