

5.3± TOTAL ACRES
MCMINN COUNTY, TN
\$100,000

ALSO AVAILABLE AS 4 SEPARATE LOTS

Lot 7: 2.01± Acres \$35,000

Lot 8: 0.87± Acres \$25,000

Lot 9: 0.85± Acres \$25,000

Lot 10: 1.65± Acres \$35,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

THE MCMINN 5.3 | 4 LOTS

PROPERTY PROFILE

LOCATION:

- County Road 5
Calhoun, TN 37309
- McMinn County
- 5.7± Miles from Calhoun
Elementary School
- 6± Miles NW of Charleston
- 16± Miles N of Cleveland
- 45± Miles NE of Chattanooga
- 71± Miles SW of Knoxville

COORDINATES:

- 35.3335400, -84.8024590

PROPERTY USE:

- Potential Home Sites
- Investment
- Hunting

PROPERTY INFORMATION:

- 5.3± Total Acres
- Lots Offered Individually As:
 - Lot #7: 2.01± Acres: \$35,000
 - Lot #8: 0.87± Acres: \$25,000
 - Lot #9: 0.85± Acres: \$25,000
 - Lot #10: 1.65± Acres: \$35,000
- Gently Rolling Topography
- Mostly Hardwoods
- Road Frontage
- Deer

TAX INFORMATION:

- Parcel ID/Tax ID: 101 051.01
- County Taxes: \$110.67
- No City Taxes



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ALEX TWEED

LAND SPECIALIST

C: 423-331-8186

O: 423-568-8339

alex@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MCMINN 5.3 | 4 LOTS

WELCOME TO THE MCMINN 5.3—YOUR FUTURE HOMESITE IN CALHOUN, TENNESSEE. Located off County Road 5 in McMinn County, roughly two miles from Exit 36 in Calhoun, these four lots offer a great opportunity to build your dream home or hunt on! Approved for two-and three-bedroom homes, the mostly wooded acreage has a mild slope down to the road. While walking around, I found some fresh deer signs. If you enjoy the peace and quiet of country living and the opportunity to hunt in your own backyard, consider this property for your future home site!

**Call Alex Tweed today to schedule a private showing
and experience #TheSmallTownWay!**



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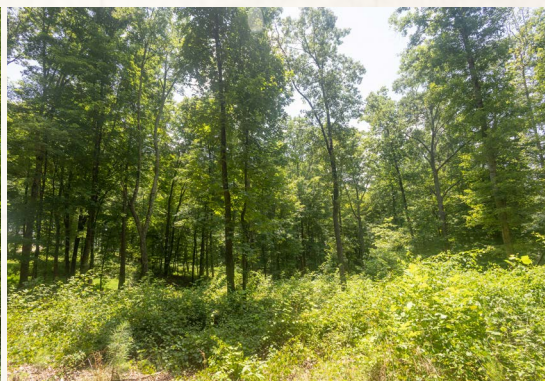
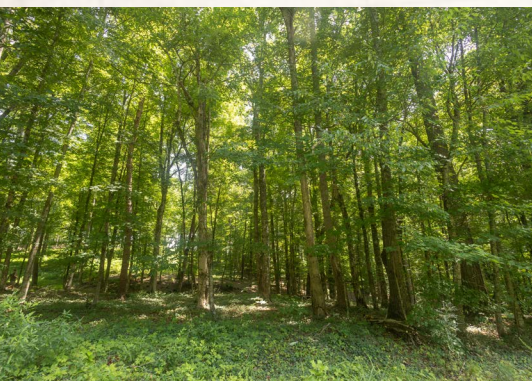
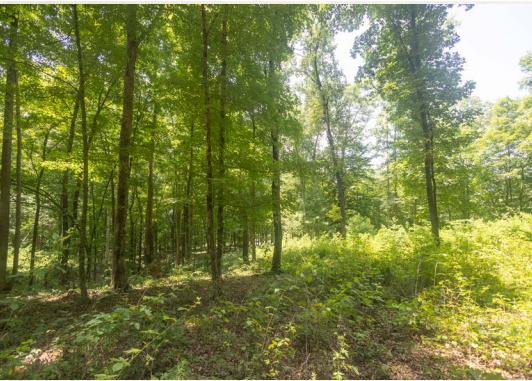
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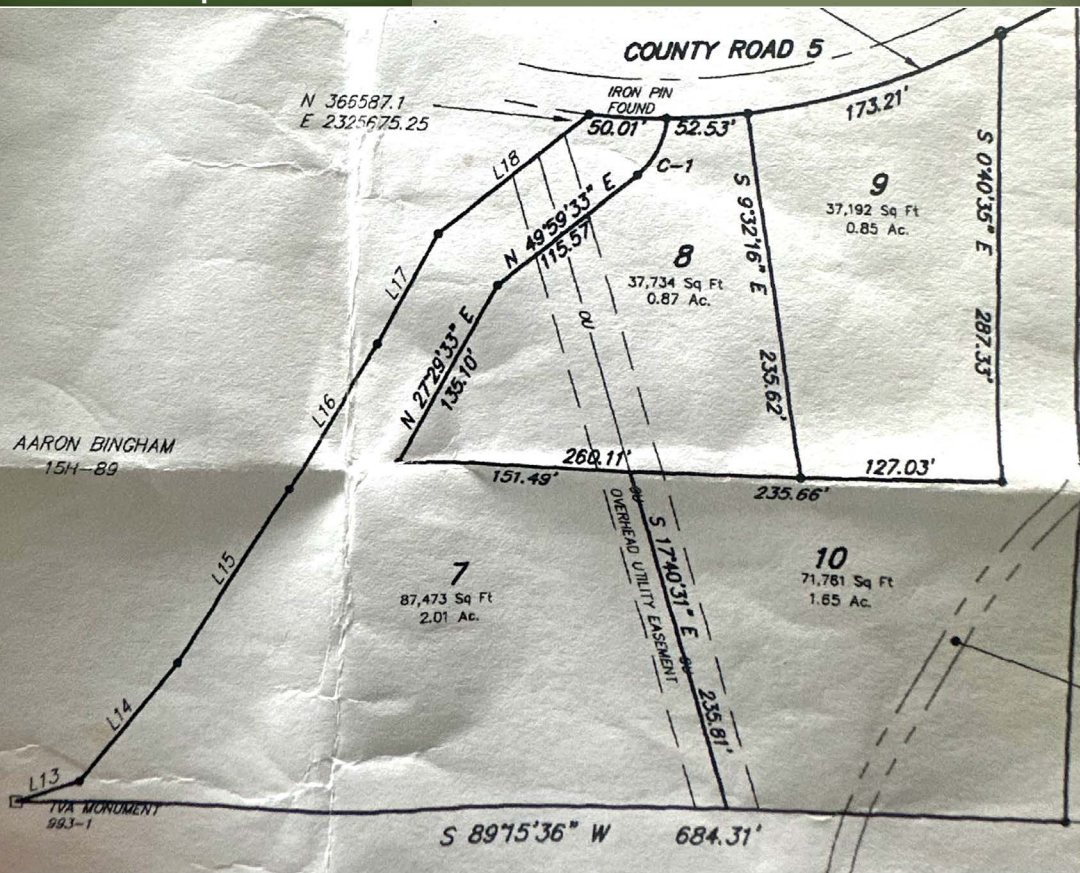
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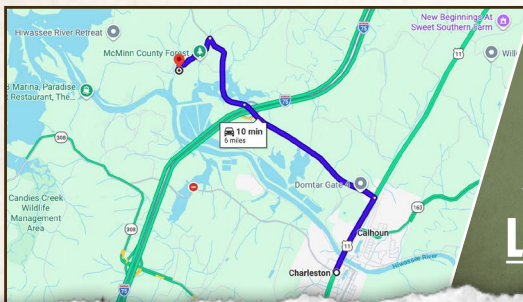
MCMINN COUNTY, TENNESSEE

land id. LINK



Directions from Charleston, TN:
Travel north on US-11 for 1.3 miles.
Turn left onto TN-163 and continue
for 2.6 miles. Proceed straight onto
Lamontville Road and travel for 1.4
miles. Turn left onto County Road 2/
Lower Spring Creek Road. In 0.3 miles,
turn right onto County Road 5/Sivils
Road. The property and sign will be on
the left in 0.4 miles.

LINK TO GOOGLE MAP DIRECTIONS



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