



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

70± ACRES
MORGAN COUNTY, TN
\$385,000



OFFICE (423) 568-8339 | WWW.SMALLTOWNPROPERTIES.COM

THE MORGAN 70

PROPERTY PROFILE

LOCATION:

- Cherokee Trail
Wartburg, TN 37887
- Adjacent to the Emory River
- Obed Scenic Community
- Morgan County
- 2± Miles E of the
Rock Creek Campground
- 2± Miles SE of the
Obed Scenic and Wild River
- 5± Miles SW of Wartburg
- 5± Miles E of the Catoosa WMA
- 8± Miles E of the Lone
Mountain State Forest
- 10± Miles SW of the Frozen
Head State Park
- 53± Miles NW of Knoxville
- 148± Miles E of Nashville

TAX INFORMATION:

- Tax IDs:
- 116 004.06 (10.48± Acres): \$298
- 116 005.05 (10± Acres): \$217
- 116 005.22 (50± Acres): \$170

COORDINATES:

- 36.0619, -84.63215

PROPERTY USE:

- Potential Home/Cabin Site
- Hunting & Fishing
- Recreational
- ATV Riding

PROPERTY INFORMATION:

- 70± Secluded Acres
- 1,700'± Bear Branch Frontage
- Mountainous Terrain
- Several Waterfalls
- Rock Features
- Mixed Timber
- Deer & Turkey
- Gated Community
- Utilities Available at the Road



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JASON HEATHCOE, ALC

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QUALIFYING BROKER, GA

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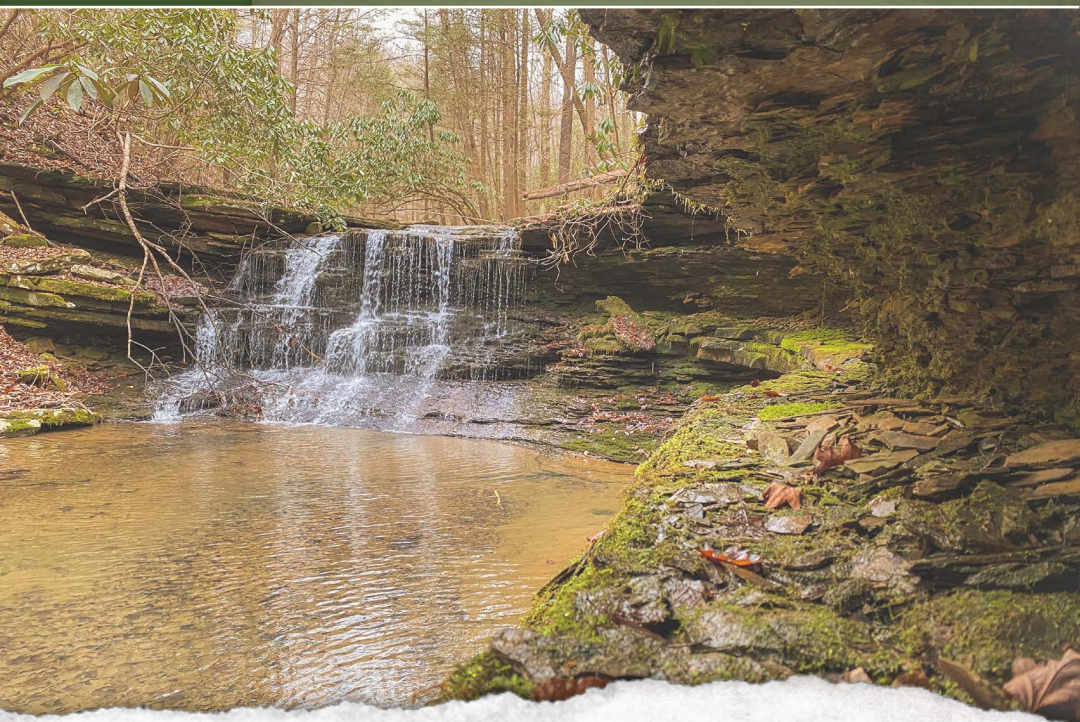
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WELCOME TO THE MORGAN 70

WELCOME TO THE MORGAN 70. If you've been looking for your own tract of land adjacent to the Emory River, Obed Scenic and Wild River, Frozen Head State Park, the Cumberland Trail, and minutes from the Catoosa Wildlife Management Area, this 70± acre property in Morgan County, Tennessee is worth a look! Located approximately 10 minutes from downtown Wartburg in the gated Obed Scenic Community at the end of Cherokee Trail, the property offers a good combination of seclusion and accessibility. Power, water, and fiber internet are available at the road, making this tract worth considering for a primary residence, cabin, recreational retreat, or hunting property. A potential homesite sits along a ridge surrounded by mature hardwood timber while remaining reasonably close to the road and utilities. Being at the end of Cherokee Trail also limits through traffic and provides additional privacy.



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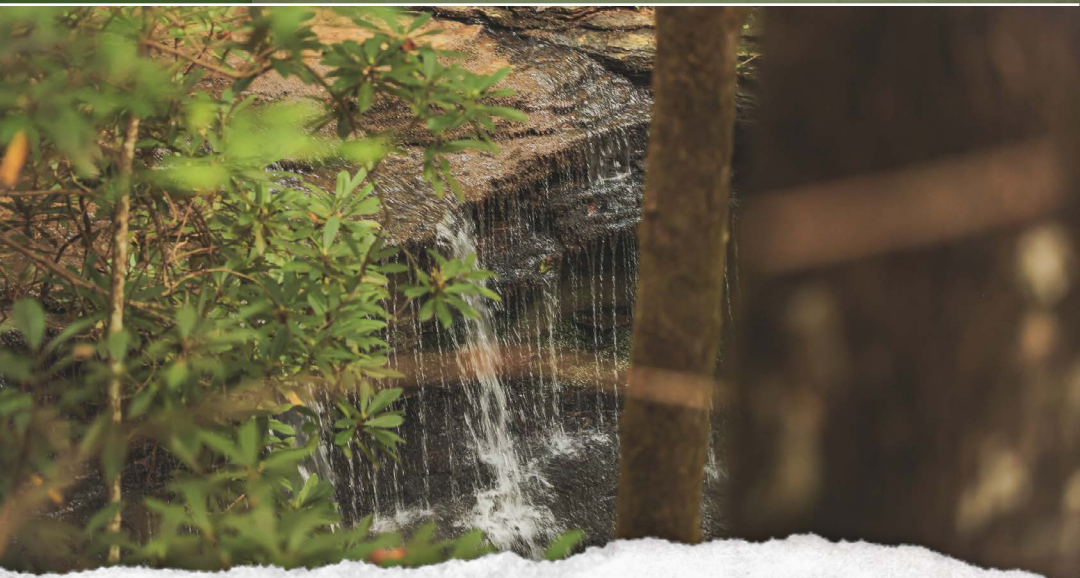
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MORE ABOUT THE MORGAN 70

The 70± acres consist of a diverse mix of hardwood timber, pine, ridges, creek bottoms, and mountain terrain typical of the Cumberland Plateau. White oak, red oak, and hickory are some of the predominant hardwood species found across the property. As the terrain drops toward Bear Branch, mountain laurel and umbrella magnolia become more common, with white pine scattered along the hillsides and creek bottoms. One of the main features of the Morgan 70 is the 1,700± feet of Bear Branch frontage, which flows toward the Emory River. The creek, along with several waterfalls, rock features, hardwood ridges, and wooded bottoms, gives the property plenty to explore. The combination of water, timber, elevation changes, and secluded terrain also creates good habitat for East Tennessee wildlife.

For buyers searching for hunting land in Tennessee, the Morgan 70 offers nice potential for both whitetail deer and wild turkey hunting. Turkey sign was observed along the roads and finger ridges, along with well-used deer trails and old buck rubs. The oak and hickory timber provides an important fall food source, while Bear Branch Creek and the wooded bottoms provide water and cover.



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MORE ABOUT THE MORGAN 70

The recreational opportunities extend well beyond the property's boundaries. The Crooked Fork Unit of the Catoosa Wildlife Management Area (WMA) is only 10± minutes away, providing access to additional public hunting and outdoor recreation. The larger Catoosa WMA encompasses tens of thousands of acres of rugged Cumberland Plateau country known for deer, turkey, hiking, camping, and backcountry recreation.

Wartburg is a small town surrounded by some of the best-known public lands and outdoor destinations on the Cumberland Plateau. Nearby attractions include the Frozen Head State Park, the Obed Wild and Scenic River, the Emory River, the Cumberland Trail, the Lone Mountain State Forest, and the Catoosa WMA. The surrounding area offers opportunities for hunting, fishing, hiking, kayaking, camping, rock climbing, and wildlife viewing. In Wartburg, local stops include the Tanners Historic Cafe, the Partner's Pizza & Deli, and the Gather Coffee Lounge. The property is close enough to town for everyday needs while maintaining the privacy and rural setting many buyers are looking for when searching for acreage, hunting land, recreational property, or mountain land for sale in East Tennessee.

Featuring 70± acres, 1,700± feet of Bear Branch frontage, waterfalls, hardwood timber, hunting opportunities, a potential homesite, and utilities available at the road, the Morgan 70 brings together many of the features that make East Tennessee land so special.

**Call Jason Heathcoe today to schedule a private showing
and experience #TheSmallTownWay!**



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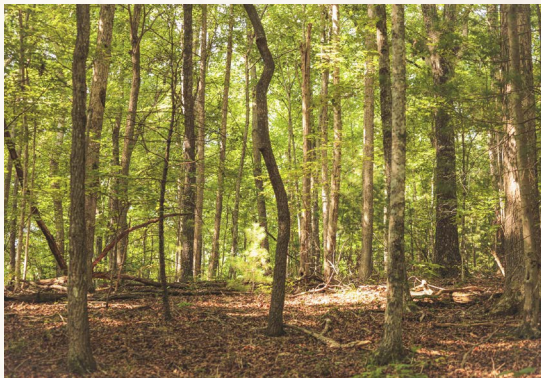
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70± ACRES

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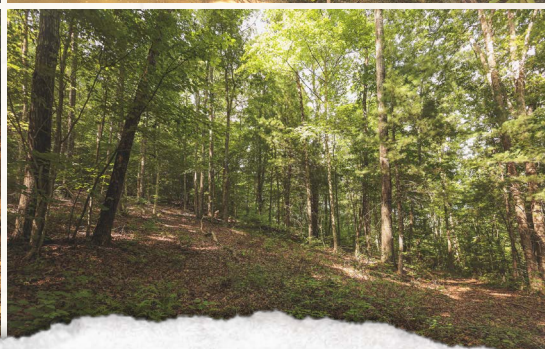
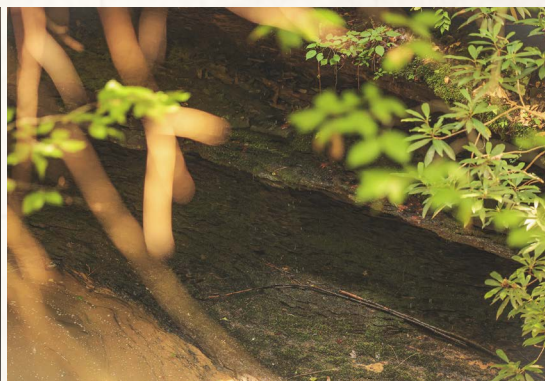
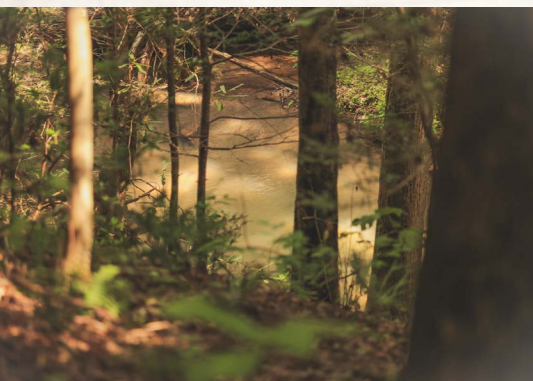
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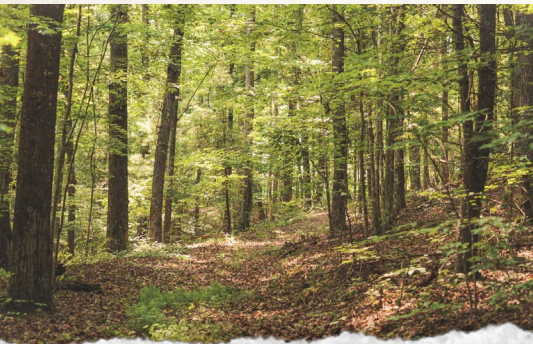
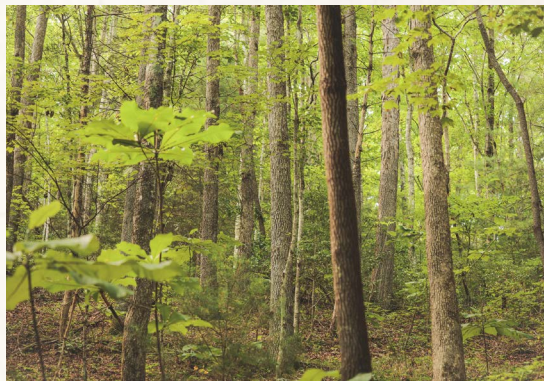
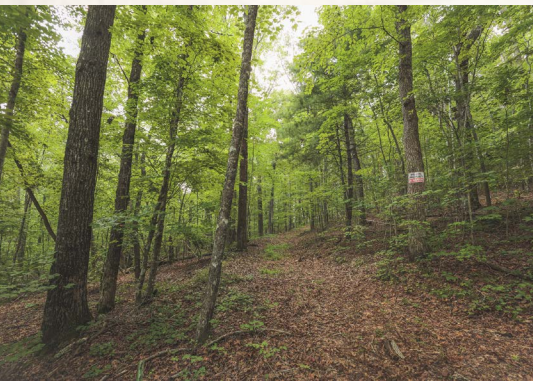
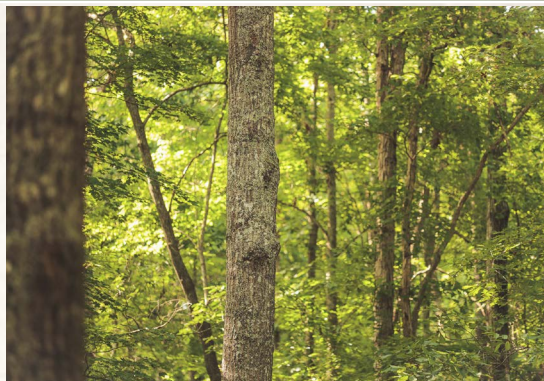
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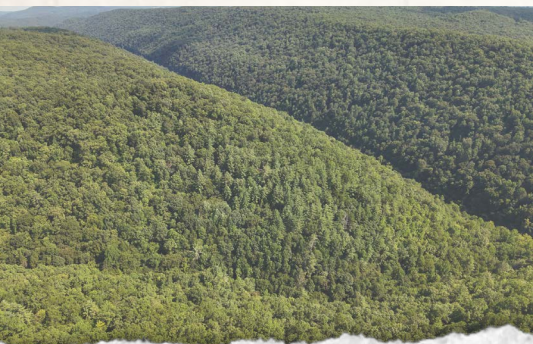
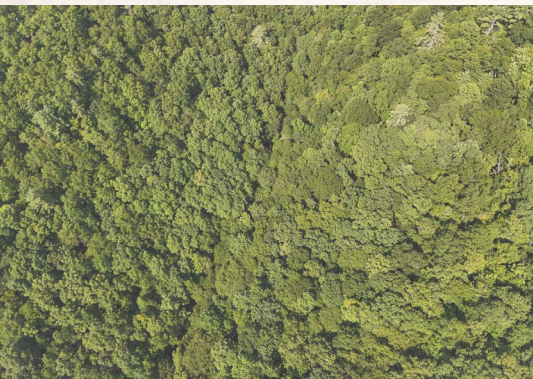
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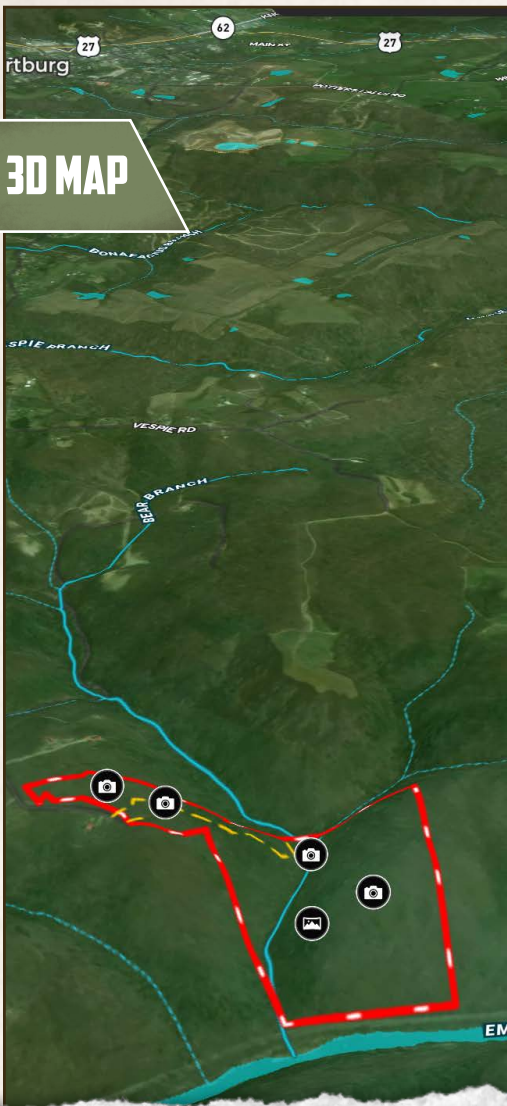
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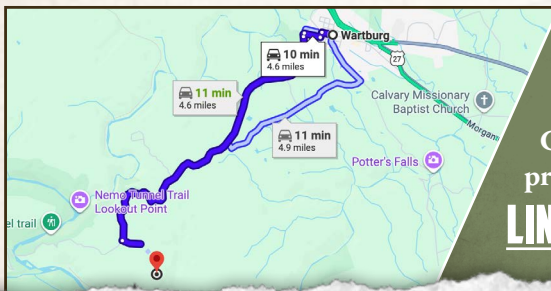
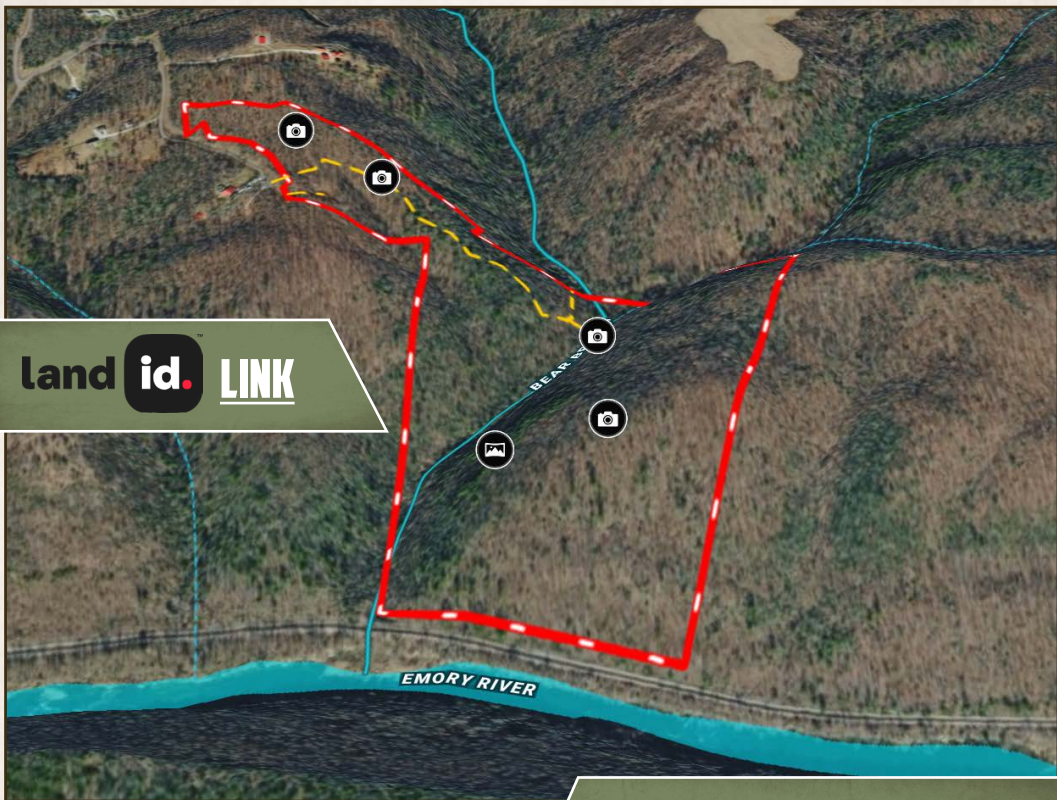
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land id. LINK



Directions From Wartburg, TN:
Travel on Catoosa Road for 4 miles.
Turn left onto Hidden Hills Road. In
0.6 miles, take a slight right turn onto
Cherokee Trail. Continue 0.3 miles to the
property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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