



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**21± ACRES  
MONROE COUNTY, TN  
\$168,000**



OFFICE (423) 568-8339 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE MONROE 21

## PROPERTY PROFILE

### LOCATION:

- Maple Springs Road
- Tellico Plains, TN 37385
- Monroe County
- $11.6 \pm$  Miles SW of Tellico Plains
- $24.6 \pm$  Miles SE of Athens
- $30.9 \pm$  Miles W of the Tellico Trout Hatchery
- $35.9 \pm$  Miles NE of Cleveland
- $68.4 \pm$  Miles NE of Chattanooga

### PROPERTY USE:

- Investment
- Potential Home Site
- Hunting

### COORDINATES:

- 35.27695, -84.42475

### TAX INFORMATION:

- Tax ID: 185 023.00
- 2025: \$55.58

### PROPERTY INFORMATION:

- $21 \pm$  Surveyed Acres
- Mature Hardwoods
- White Pines
- Road Frontage
- Power Available



**WILLIAM SMITH**

LAND SPECIALIST

C: 662-647-4788

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE MONROE 21

IF YOU ARE SEARCHING FOR A QUIET PLACE TO RELAX, HUNT, OR BUILD YOUR WEEKEND GETAWAY, THE MONROE 21 IS A SOLID CHOICE! The 21± acre property, located in Monroe County, Tennessee, is approximately 11 miles southwest of Tellico Plains and offers a great place to enjoy the outdoors.

The land would make a perfect small hunting tract or a quiet spot to build a cabin or home in the woods. The acreage is mostly wooded, giving you privacy and a peaceful setting. With plenty of deer and turkey in the area, this would be a great hunting spot. The property is in an ideal location for outdoor lovers, with easy access to well-known trout fishing waters like the Hiwassee River and the Tellico River.

Call William Smith today to schedule a private showing and experience #TheSmallTownWay!



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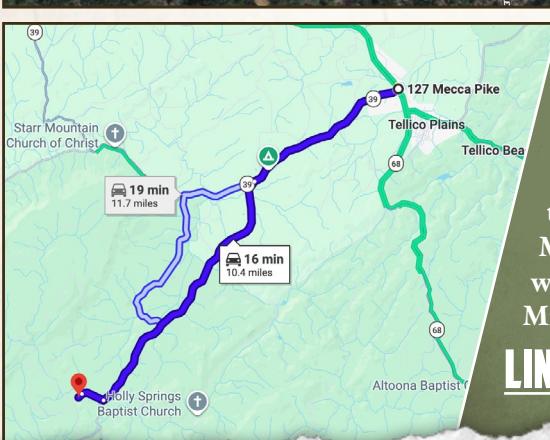
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21± ACRES

MONROE COUNTY, TENNESSEE



land id. **LINK**



Directions From the Intersection of TN-39 and New Hwy 68 in Tellico Plains, TN: Travel 3.8 miles on TN-39. Make a slight left on TN-315 S and continue 6 miles. Turn right on Maple Springs Road/Martin Road and travel 0.5 miles. Make a slight left on Maple Springs Road and the destination will be on the left next to Maple Springs Missionary Baptist Church.

**LINK TO GOOGLE MAP DIRECTIONS**



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