



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

21± ACRES
MONROE COUNTY, TN
\$168,000



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

THE MONROE 21

PROPERTY PROFILE

LOCATION:

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

COORDINATES:

- 35.27695, -84.42475

TAX INFORMATION:

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

PROPERTY INFORMATION:

- 21± Surveyed Acres
- Mature Hardwoods
- White Pines
- Road Frontage
- Power Available

PROPERTY USE:

- Investment
- Potential Home Site
- Hunting



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WILLIAM SMITH

LAND SPECIALIST

C: 662-647-4788

O: 423-568-8339

william@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

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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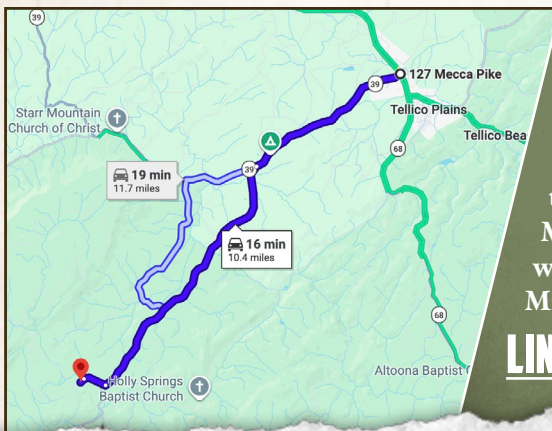
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21± ACRES**MONROE COUNTY, TENNESSEE****land id. LINK**

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](#)**SMALLTOWN**
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