



# SMALLTOWN

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

**158± ACRES**  
**MEIGS COUNTY, TN**  
**\$599,900**

# THE MEIGS 158

## PROPERTY PROFILE

### LOCATION:

- 1500 Guinn Narrows Road  
Decatur, TN 37322
- Meigs County
- 3.2± Miles NE of Decatur
- 15.2± Miles NW of Athens
- 17.5± Miles NE of Dayton
- 55± Miles NE of Chattanooga
- 62.2± Miles SW of Knoxville

### COORDINATES:

- 35.537920, -84.759896

### TAX INFORMATION:

- Tax Annual Amount: \$1,298.46
- Deed Book: M6
- Deed Page: 621

### PROPERTY USE:

- Hunting
- Investment
- Recreational
- Target Practice
- Potential Home-Site

### PROPERTY INFORMATION:

- 158± Total Acres
- 65± Acres of Planted Pines
- 40± Acres of Mature Hardwoods
- 10± Acre Adjoining Tract
- 5± Miles of Trails
- 650'± Road Frontage
- Spring-Fed Creek
- Deer, Bear, & Turkey
- Tree Stands, Tripods,  
& Shooting House
- Home-Building Sites



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**BRYSON DALTON**

LAND SPECIALIST

C: 423-413-6202

O: 423-568-8339

bryson@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.





# WELCOME TO THE MEIGS 158

**WELCOME TO THE MEIGS 158, A DREAM TURN-KEY HUNTING TRACT IN DECATUR, TENNESSEE!** With 65± acres of 15± year-old planted pine trees and 40± acres of expansive mature hardwoods that provide marketable timber, this Meigs County tract offers 158± total acres of unmatched habitat diversity.

The power line, along with a majority of the 10± acre adjoining tract, is left to natural growth for nesting or fawning habitats (CRP, hay, sage, etc.). The 10± acre adjoining tract offers an incredible place to build your dream home, and it makes up part of the 650± feet of road frontage.



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## MORE ABOUT THE MEIGS 158

On the Meigs 158, you'll find a spring-fed creek, multiple tree stands, and a shooting house already standing. You'll find that you have the ability to target practice up to 600-700 yards safely as well. Miles of roads throughout the property make it fully accessible, and miles of trails make the property the perfect place for four-wheeling or dirt biking.

Only a 20± minute drive to Athens or Dayton and less than two miles from a number of restaurants, this property is in an excellent location.

**Contact Bryson Dalton today to schedule a private showing and experience #TheSmallTownWay!**



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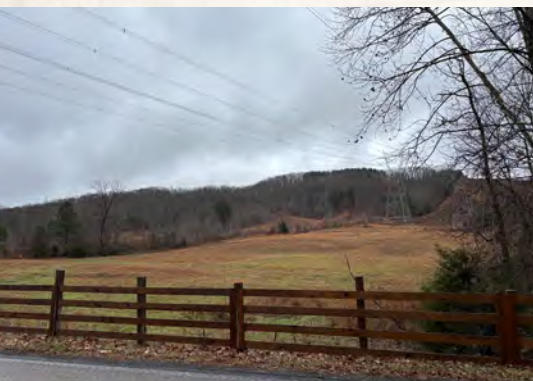
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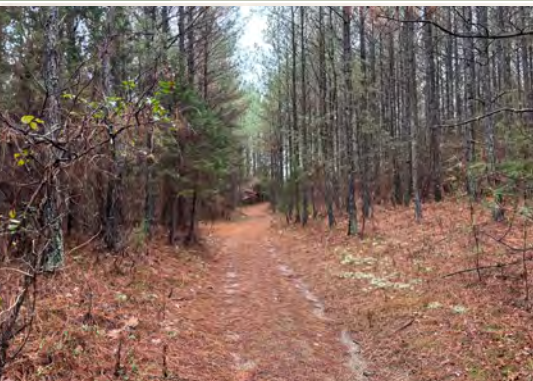
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land **id.** LINK



Directions from Decatur, TN:  
Travel for 1.8 miles on TN-58 N/  
HWY 58. Turn right onto Guinn  
Narrows Road. Continue for 1.4 miles  
and the destination will be on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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