



**33± ACRES**  
**MARION COUNTY, TN**  
**\$299,999**



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



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# THE MARION 33

## PROPERTY PROFILE

### LOCATION:

- Browns Trace Road South  
Pittsburg, TN 37380
- Marion County
- 10.4± Miles W of South Pittsburg
- 40.7± Miles W of Chattanooga
- 42.1± Miles NE of Scottsboro, AL
- 82.4± Miles NE of Huntsville, AL

### COORDINATES:

- 35.0235, -85.84675

### TAX INFORMATION:

- 2025 Tax Year
- Parcel ID 139 005.53: \$64.25
- Parcel ID 139 005.73: \$198.03

### PROPERTY USE:

- Hunting
- Recreational
- Investment
- Potential Home/Cabin Site

### PROPERTY INFORMATION:

- 33± Unrestricted Acres
- Gently Rolling Terrain
- Mixed Timber
- Seasonal Creek
- Deer/Turkey/Small Game



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**WILLIAM SMITH**

LAND SPECIALIST

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[william@smalltownproperties.com](mailto:william@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

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Information is believed to be accurate but not guaranteed.

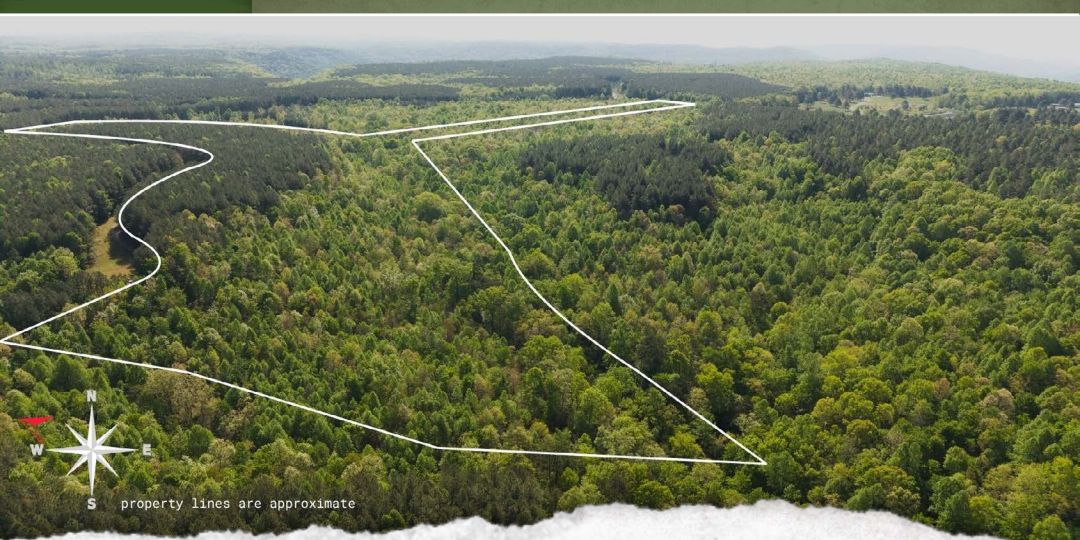
# WELCOME TO THE MARION 33

**WELCOME TO THE MARION 33, WHERE YOU COULD BUILD YOUR DREAM HOME ON ACREAGE OR INVEST IN A SMALL HUNTING TRACT.** Located in Marion County, Tennessee, just outside of South Pittsburg, this 33± acre property features gently rolling terrain and a nice mixture of pines on the front of the property and a beautiful hardwood bottom in the back, which is great for a small timber investment or hunting.

A driveway is split with the neighboring property, leading to the back of the Marion 33, which provides an excellent opportunity for building your private retreat. Abundant natural food sources throughout create an excellent habitat for deer, turkey, and small game, making for a strong recreational tract for hunting or outdoor enjoyment.

Whether you're looking for a private getaway, a hunting property, or a place to build your dream home, the Marion 33 presents a unique opportunity.

**Contact William Smith to schedule a private tour and experience #TheSmallTownWay.**



property lines are approximate



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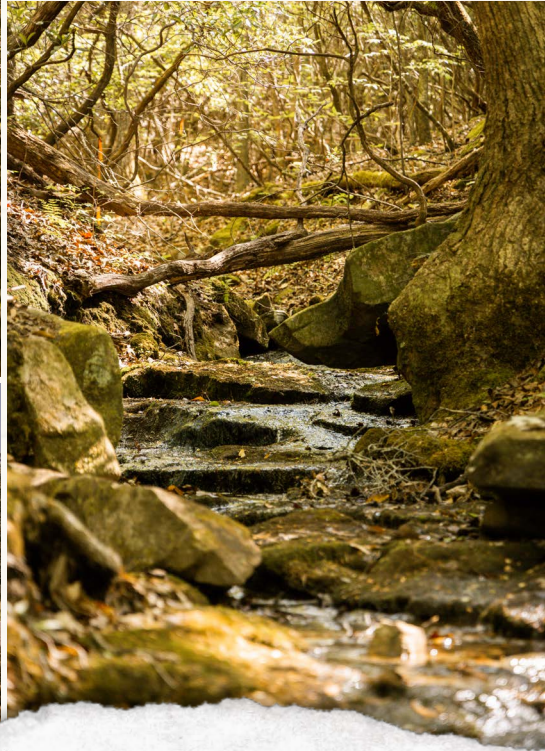
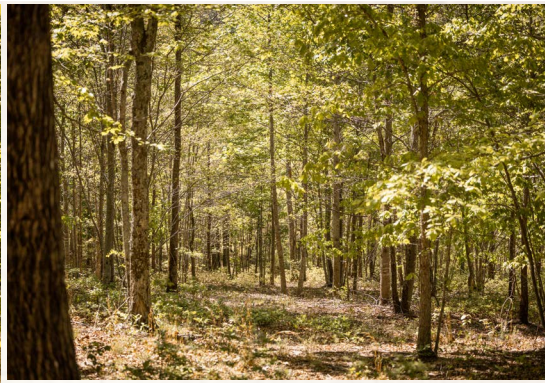
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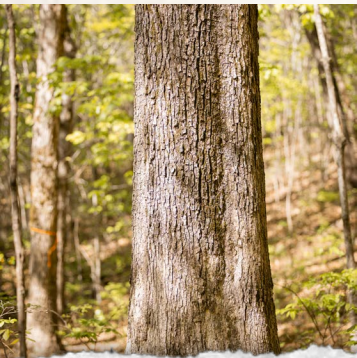
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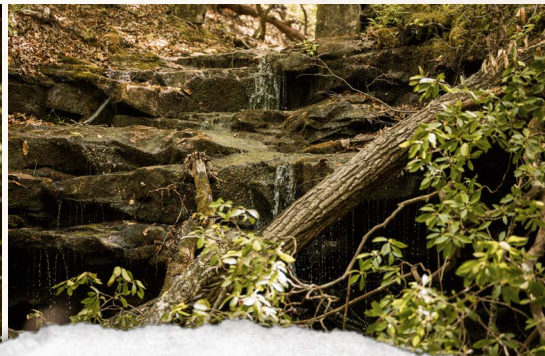
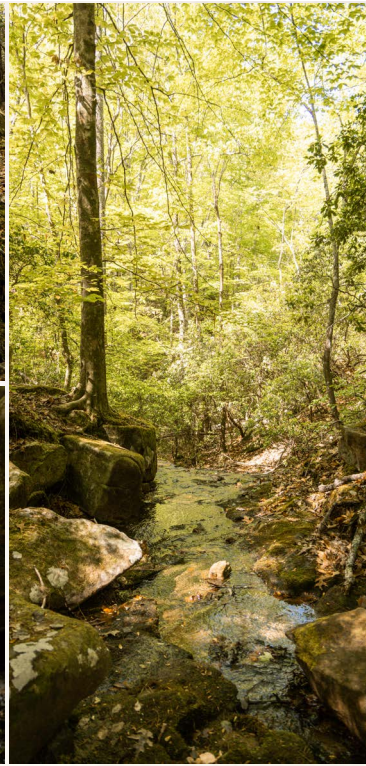
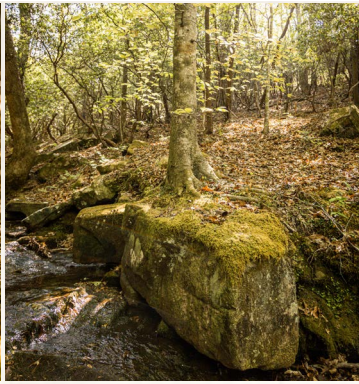
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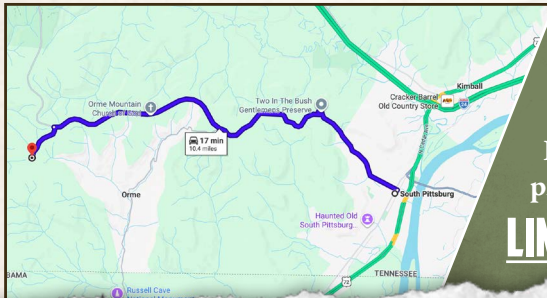
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land id. LINK



Directions From Downtown South Pittsburg, TN: Travel on South Pittsburg Mountain Road for 9.4 miles. Turn left onto Browns Trace Road, continue for 0.9 miles, and the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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