



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

24± ACRES
MEIGS COUNTY, TN
\$198,000



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

THE MEIGS 24

PROPERTY PROFILE

LOCATION:

- Polymer Drive
Decatur, TN 37322
- Meigs County
- 16.3± Miles W of Athens
- 16.6± Miles E of Dayton
- 30± Miles N of Cleveland
- 42± Miles N of the Chattanooga
Metropolitan Airport

COORDINATES:

- 35.48328, -84.79899

TAX INFORMATION:

- Tax ID: 052 038.00
- 2024 Taxes: \$64.16

PROPERTY USE:

- Potential Home Sites
- Homesteading
- Recreational
- Hunting
- Livestock

PROPERTY INFORMATION:

- 24± Acres
- Natural Regeneration
- Road Frontage
- Great Whitetail Deer
Population



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JASON HEATHCOE

PRINCIPAL BROKER

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P.O. Box 9 - Birchwood, TN 37308

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE MEIGS 24

WELCOME TO THE MEIGS 24, AN AFFORDABLE TRACT OFFERING QUIET COUNTRY LIVING. The 24± acre property is located on Polymer Drive, about 1.5 miles off Highway 58 in Decatur, Tennessee, and a lot of work is already done, making it an incredible place to call home. The Meigs County property recently had timber cut, creating multiple open areas, ideal for homesites on the ridgeline that runs through the middle of the tract. While the openings are currently in natural vegetation, not much work is needed to get them cleared and ready for construction.



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MORE ABOUT THE MEIGS 24

This tract is large enough to use as a homestead with no zoning restrictions or covenants. If you dream of having a big garden, building barns, keeping some livestock, planting an orchard, and having the ability to hunt all on the same tract, the Meigs 24 may be the one. Upon initial visit, there were a handful of deer using the property, along with many deer beds. I think with the creation of a couple of food plots and trails cut out again in the natural growth, you could have great success with the thriving local whitetail deer population. The open space created from timber harvests gives you immediate room for gardens or pasture, making this property ideal for self-sufficiency and freedom to farm, raise animals, and be self-sustaining.

The Meigs 24 is worth considering for your family!
Contact Jason Heathcoe today to schedule a personal tour
and experience #TheSmallTownWay.



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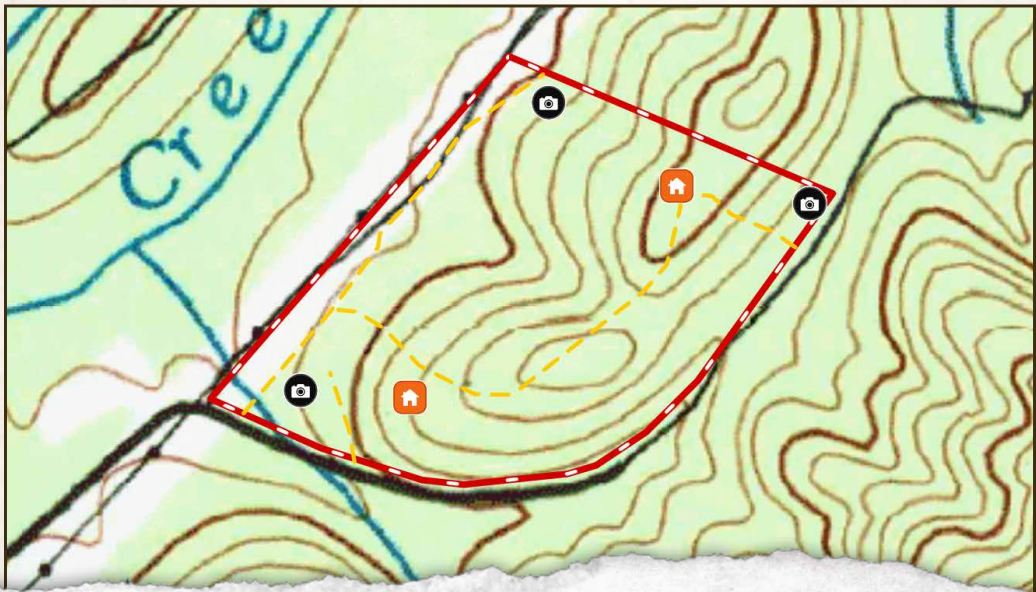
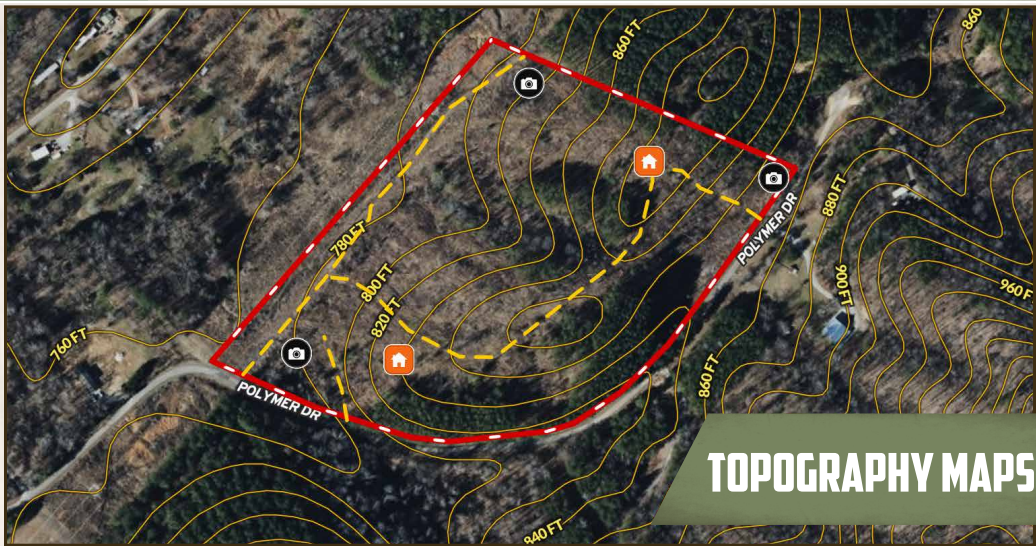
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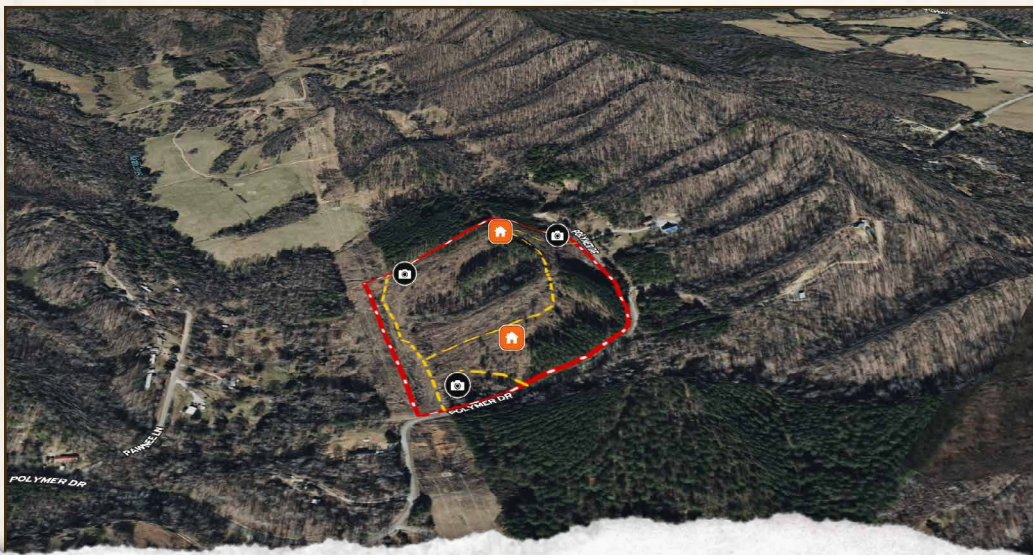
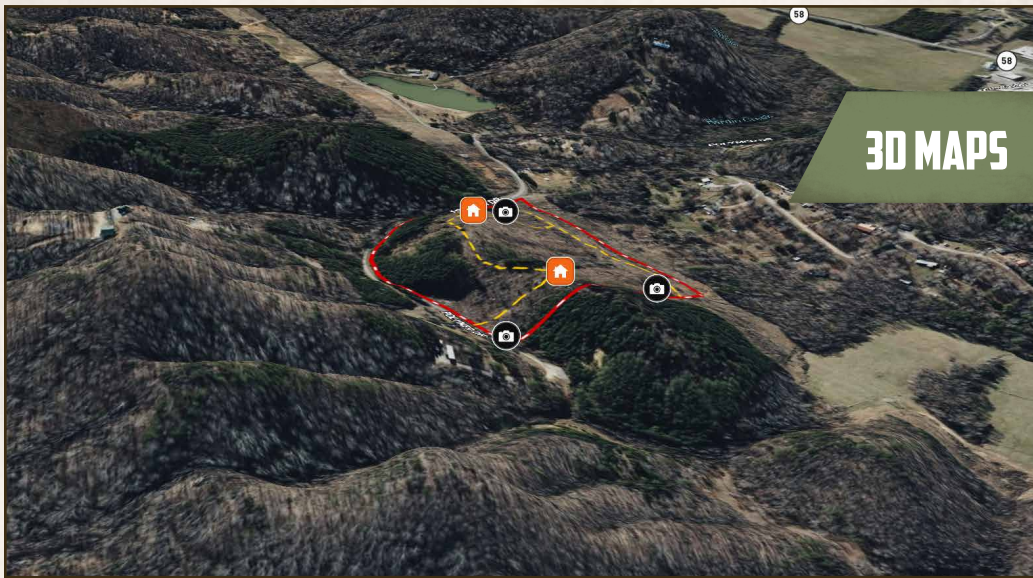
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3D MAPS



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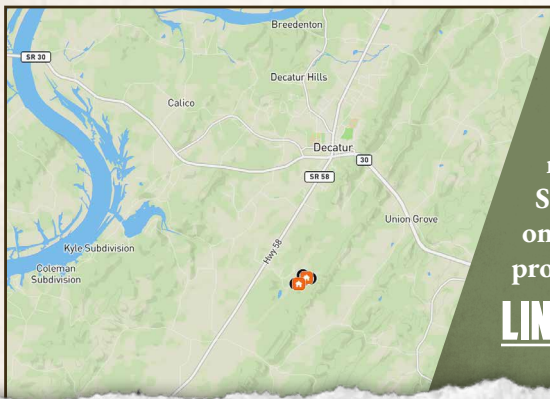
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MEIGS COUNTY, TENNESSEE

land id. **LINK**



Directions From US-27 in Dayton, TN: Travel 16 miles south on US-27. Turn left onto TN-30 East toward Decatur and continue 6 miles. Turn right on North Main Street (TN-58 South) and proceed 1.5 miles. Turn left on Polymer Drive and in 1.5 miles the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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