

10.88± ACRES WITH TWO HOMES **POLK COUNTY, TN**

\$215,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE POLK 10.88

PROPERTY PROFILE

LOCATION:

- 108 Duke Drive
Ducktown, TN 37317
- Polk County
- Minutes From the
Cherokee National Forest
- 3.1± Miles E of Ducktown
- 4± Miles W of the NC State Line
- 6± Miles N of the GA State Line
- 37.6± Miles E of Cleveland
- 23.9± Miles W of Murphy, NC

COORDINATES:

- 35.03618, -84.35524

PROPERTY USE:

- Residential
- Homesteading
- Investment
- Mini-Farm
- Hunting

TAX INFORMATION:

- Tax ID - 116 148.00
- 2024 - \$148.68

PROPERTY INFORMATION:

- 10.88± Acres
- Two Homes
 - Double-Wide Mobile Home
 - 980± SqFt Mobile Home
- Small Spring-Fed Creek
- Gravel Driveway



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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 POLK 10.88

ARE YOU LOOKING FOR PEACEFUL COUNTRY LIVING IN EAST TENNESSEE? The Polk 10.88 may be worth a visit. Located on Duck Drive just outside of Ducktown, roughly four miles west of the North Carolina border and the Ocoee River, this 10.88± acre property offers lots of space, plus quiet surroundings and beautiful nature all around. It's perfect for anyone wanting a private place to live, farm, enjoy the outdoors, and be close to the Cherokee National Forest.

The property includes two homes: 1) a double-wide mobile home constructed in 2021 offering three bedrooms and two baths and 2) a single-wide mobile home manufactured in 1988. The smaller home is ideal for family, guests, or can be used as rental income.



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MORE ABOUT THE POLK 10.88

A small spring-fed creek runs through the property; imagine sitting by the water with your morning coffee or taking an evening stroll while listening to the stream.

The Polk 10.88 is a great place to create a small acreage hunting tract out of your back door. Or if you need a larger space to ride ATVs or shoot deer, turkey, or bear, the 650,000-acre Cherokee National Forest is just minutes away!

If you've been looking for a turnkey property offering quiet country living, the Polk 10.88 is worth considering. With a little work and a vision, this place could become your perfect mountain getaway!

Contact William Smith today to schedule a private tour!



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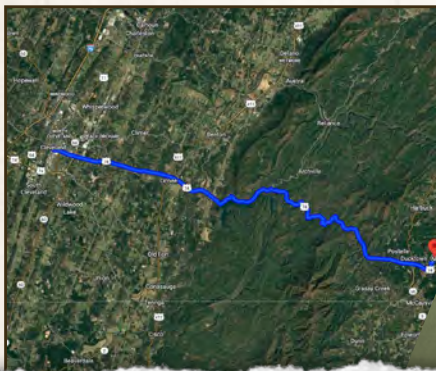
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POLK COUNTY, TENNESSEE

land id. **LINK**



Directions From US-64 in Cleveland, TN: Travel 35.2 miles east on US-64/Old Copper Road. Turn left on Stansbury Mountain Road and continue 1.1 miles. Turn left on Duke Drive and the property will be at the first driveway on the right.

LINK TO GOOGLE MAP DIRECTIONS



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