

72± ACRES WITH A FARMHOUSE POLK COUNTY, TN

\$1,900,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE POLK 72

PROPERTY PROFILE

LOCATION:

- 626 Brush Creek Road
Copperhill, TN 37317
- Polk County
- Near the Ocoee River
- 1.5± Miles to the
Cherokee National Forest
- 3± Miles W of Ducktown
- 34± Miles E of Cleveland
- 26± Miles W of Murphy, NC
- 100± Miles N of Atlanta, GA

TAX INFORMATION:

- Tax ID- 103 003.00
- 2024 Taxes- \$965.97

COORDINATES:

- 35.05828, -84.40858

PROPERTY USE:

- Residential
- EcoTourism
- Hunting & Fishing
- Recreational
- Investment

PROPERTY INFORMATION:

- 72± Total Acres
- 21± Acre Pasture
- 960± SqFt Farmhouse
- 2,500'+ Frontage on Brush Creek
- Merchantable Timber
- Whitetail Deer, Turkey,
and Wild Hogs



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Information is believed to be accurate but not guaranteed.

WELCOME TO THE POLK 72

WHEN LOOKING FOR A TRACT OF LAND BACK IN THE LATE 1960S, THE ADAMS FAMILY WANTED SOMETHING THEY COULD RAISE A FAMILY ON, A PLACE TO LIVE A SIMPLE LIFE, AND PROVIDE ALL OF LIFE'S ESSENTIALS—FOOD AND WATER—AND NEVER LEAVE THE FARM. They settled on this 72± acre Polk County farm, just northwest of Ducktown, Tennessee, about 1.5 miles off Highway 64, and about the same distance from the Ocoee River and Cherokee National Forest. The family chose this farm over all the others in Polk County for a simple reason: it checked off everything they were hoping for in land. And those simple reasons are still just as important today as they were then.

A 960± square foot farmhouse is as sturdy now as it was when it was built in the 1900s. The home has been kept in immaculate condition, both inside and out, and the family still enjoys eating breakfast looking out the massive kitchen windows overlooking their 21± acre pasture.



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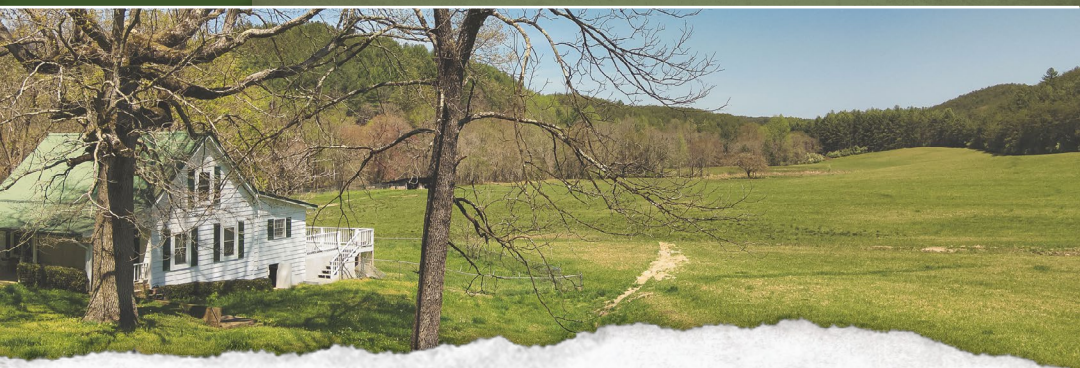
MORE ABOUT THE POLK 72

In the summers, the gardens produced more than enough produce to feed their family and neighbors. The same goes for pastures and their ability to always produce ample hay for livestock. The family believes it's due to Brushy Creek, which winds over 2,500' down the edge of the pasture and goes back through the pines in the back of the property. The "Brushy Creek Beach," which is located behind the shed, has always been a welcome spot during those hot Tennessee summer days, and cooling off in the cold mountain creek has remained a favorite way to spend time together.

The value of this property is in its potential. The gentle slope of the pasture could provide the layout for the family homestead, with so many probable sites for additional homes and barns. Across the road from the main home is a stand of mature timber that can be cut for income and create many more potential home or cabin sites. Now, the REAL opportunity exists at what is called Overlook Point, where a section of pine timber overlooks the pasture, and with convenient road access, someone with vision could only imagine the cabin sites and back porch views of the Cherokee National Forest. Be sure to review the interactive map and visualize it.

This property is conveniently situated 26± miles west of Murphy, NC, 34± miles east of Cleveland, TN, and 100± miles north of Atlanta, GA.

**There really isn't a substitute for visiting the Polk 72.
Contact Jason Heathcoe today and come see for yourself
this incredible piece of Tennessee dirt.**



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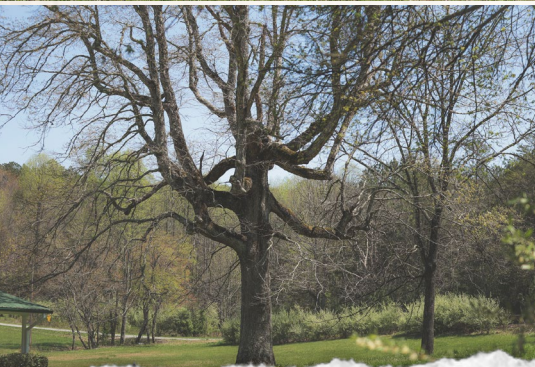
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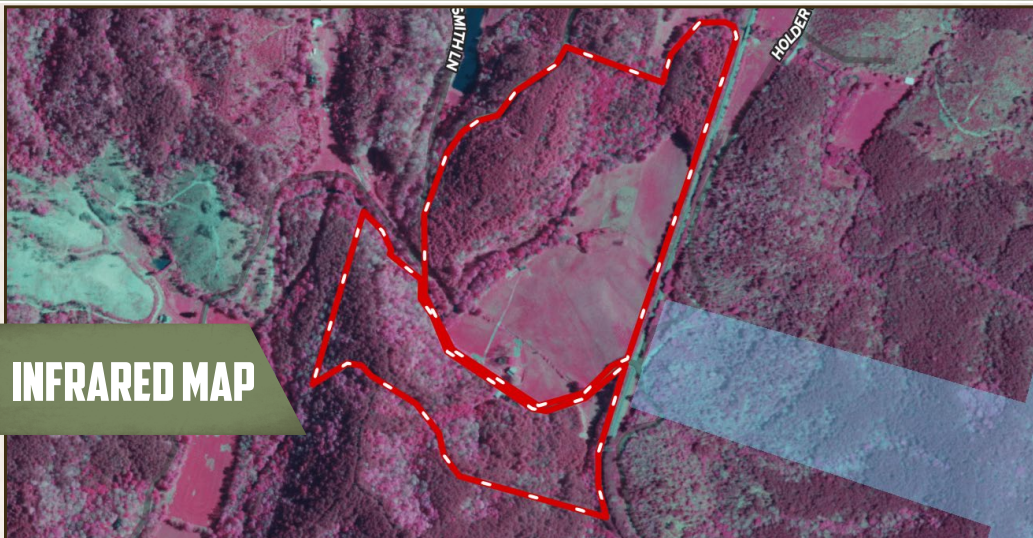
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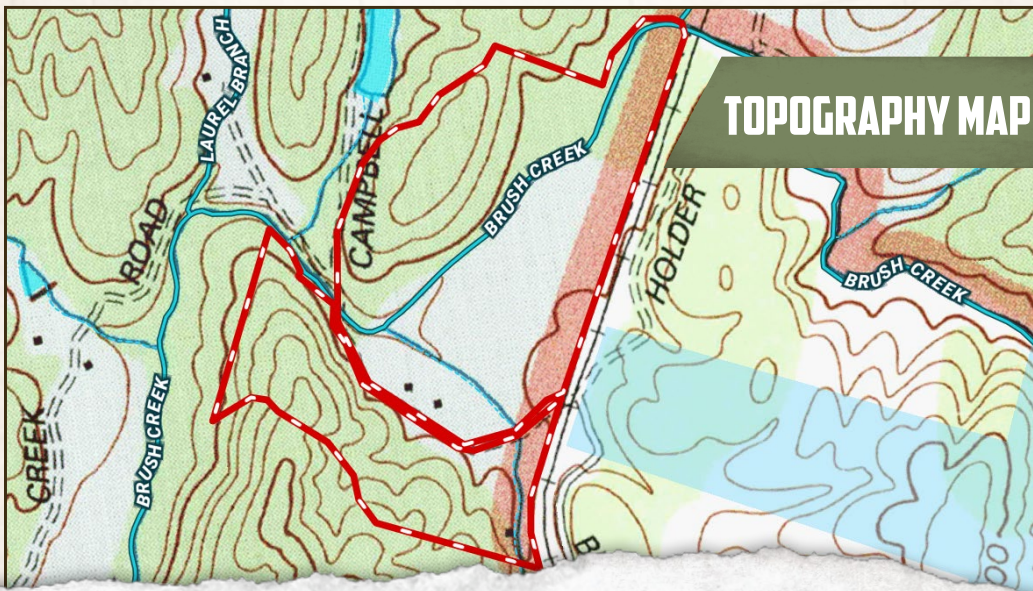
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INFRARED MAP



TOPOGRAPHY MAP



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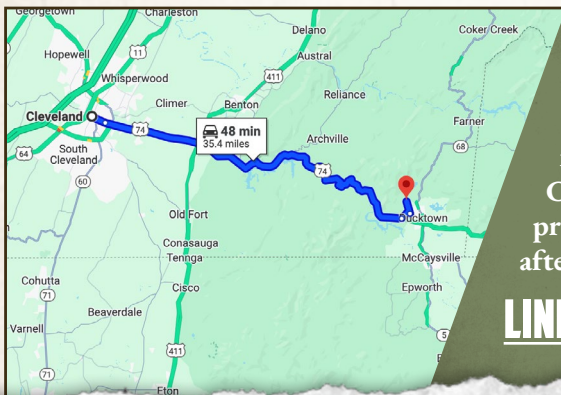
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POLK COUNTY, TENNESSEE

land id. LINK



Directions From Cleveland, TN:
Travel 32 miles on US-64 East. Turn left on Postelle Road, continue for 1.0 mile. Take a sharp left turn on to Brush Creek Road and proceed 1.3 miles. The property will be on both sides of the road after crossing the railroad tracks.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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