

9.4± ACRES
MARION COUNTY, TN
\$120,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (423) 568-8339

THE MARION 9.4

PROPERTY PROFILE

LOCATION:

- Palmer Firetower Road
Palmer, TN 37365
- Marion County
- 11.6± Miles N of Whitwell
- 17± Miles E of Coalmont
OHV Park
- 25± Miles SW of Dunlap
- 30± Miles N of South Pittsburg

COORDINATES:

- 35.31258, -85.58235

PROPERTY USE:

- Hunting/Recreation
- Development
- Investment

PROPERTY INFORMATION:

- 9.4± Acres
- Predominantly
Hardwood Timber
- Frontage on Palamer
Firetower Road
- 5 Potential Entrances
for Cabins/Campsites
- Great Internal Trail System

TAX INFORMATION:

- TAX ID: 005-008.00
- 2023 Taxes- \$138



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JASON HEATHCOE

PRINCIPAL BROKER

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P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MARION 9.4

WHEN YOU LOOK FOR LAND IN TENNESSEE, YOU EXPECT NICE VIEWS, BEAUTIFUL TIMBER, AND WILDLIFE. The Marion 9.4 checks all of those boxes and more! Whether you are looking to build your dream home in the woods or are interested in the hospitality market with short-term rentals, this 9.4± acre Marion County property is definitely worth considering.

This tract is really special! The open hardwoods provide an incredible view, and you just get a warm feeling there. Bordered by bigger tracts on all sides, as well as just a few houses in the near vicinity, this place will be a sweet little “honey hole” when it comes to whitetail deer and turkey. Lots of deer tracks were noted on the trail system during the initial evaluation.



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MORE ABOUT THE MARION 9.4

The vision for this property really is to create a place for folks to enjoy the outdoors. The internal trail system is easily navigable by foot or vehicle, and the seller has created several spots that would be ideal for creating an incredible campground or cabin-style getaway that Tennessee is so known for. A majority of the hard work has already been done with the road system; all that's left is your personal touch and seeing this place to its full potential.

The property is conveniently located within a half hour's drive of Coalmont OHV Park, a 1,347± acre off-highway vehicle (OHV) park that meets the needs of the OHV community for a reasonable cost. The park consists of many types of off-roading trails of varying difficulty, located in the natural and beautiful mountainous terrain of the Cumberland Plateau.

The Marion 9.4 is ready for you and your vision to come to life in the Tennessee Hills. To schedule a private tour, call Jason Heathcoe today and experience #TheSmallTownWay.



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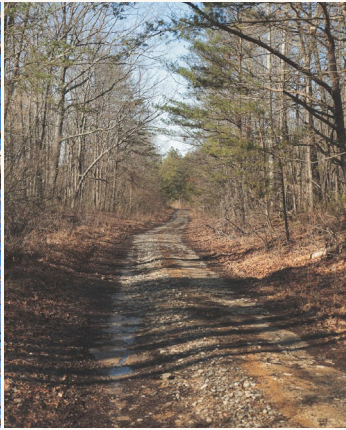
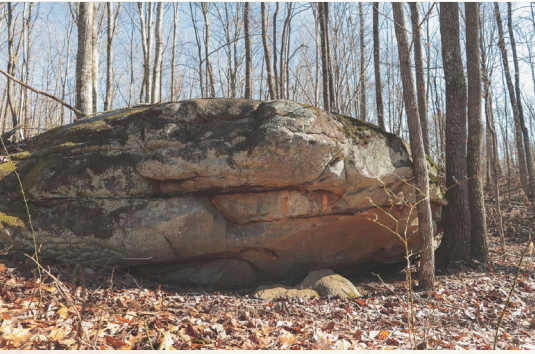
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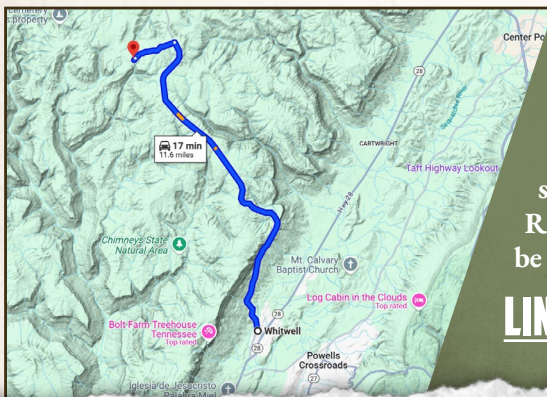
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land id. LINK



Directions From Whitwell, TN: Turn left onto TN-108 N/ Cumberland Drive and proceed 10.3 miles. Turn left onto Palmer Firetower Road and travel 1.2 miles. Continue straight to stay on Palmer Firetower Road and in 0.5 miles, the property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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