



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

100± ACRES WITH A CABIN
MARION COUNTY, TN
\$735,000



OFFICE (769) 888-2522

THE MARION 100

PROPERTY PROFILE

LOCATION:

- Deerwood Drive
Sewanee, TN 37375
- Marion County
- 16± Miles from South Pittsburg
- 41.8± Miles from Chattanooga
- 70.8± Miles from Dalton, GA
- 78.8± Miles from Dayton, TN
- 104± Miles from Nashville, TN
- 166± Miles from Birmingham, AL

COORDINATES:

35.09359, -85.7852

PROPERTY INFORMATION:

- 100± Acres
- Seven Wildlife Food Plots
- Multiple Stands Already in Place
- Solar Powered Off-Grid Cabin
- Incredible Whitetail Deer & Turkey Hunting

PROPERTY USE:

- Hunting
- Recreational
- Brow-Lot Build Sites
- Incredible Views

TAX INFORMATION:

- Tax ID :111 003.09
- Annual Taxes: \$1,025



JASON HEATHCOE | PRINCIPAL BROKER
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JUSTIN HASTY | LAND SPECIALIST
C: 706-671-4554 | justin@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308 | O: 769-888-2522 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MARION 100

WE ARE PROUD TO INTRODUCE A TRUE WILDLIFE SANCTUARY IN MARION COUNTY, TENNESSEE. This 100± acre tract, located near Sewanee, is a completely turn-key hunting and recreational haven. Everything about this property was designed to make it as beneficial to the wildlife that live here as possible. Seven well-maintained wildlife food plots are in place and have already been planted for the 2024 season. Not only are the food plots providing a great food source, but the natural browse on the property is second to none. Many species of oaks, grasses and too-many-to-count persimmon trees have created a buffet for the whitetail deer and turkey. And the trail camera photos prove the this place is special, to say the least. Many large bucks live on the property, and during the spring, the sound of gobblers sounding off can have you wondering which direction to go while hunting because of so many options!

Adding some “creature comforts” for you is a warm, inviting lofted cabin offering all the comfort you need while spending time here. The cabin is wired to run on a generator and has solar powered lighting and gas heat. The front porch showcases a breathtaking view—truly a \$1,000,000 vista—the perfect place to warm up to a cup of coffee after a morning hunt. In the evenings, you would be hard-pressed to find a better spot to relax than the fire pit which has incredible views of the Cumberland Plateau.



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MORE ABOUT THE MARION 100

This property has more value than just the recreational aspect. For someone wanting to plant permanent roots for a home, or family compound, this property has numerous brow-view building sites, where you feel like you are on top of the world, overlooking Sweetens Cove. With a little tree removal work, the views would be unrivaled, and an opportunity to really create something to leave behind your legacy, and be proud of.

To fully appreciate and grasp how wonderful this place is, you must see it in person! Call Justin Hasty or Jason Heathcoe today to schedule a private showing and experience #thesmalltownway.



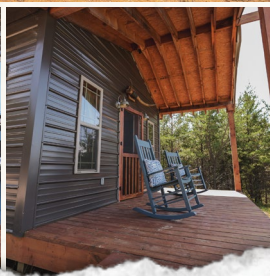
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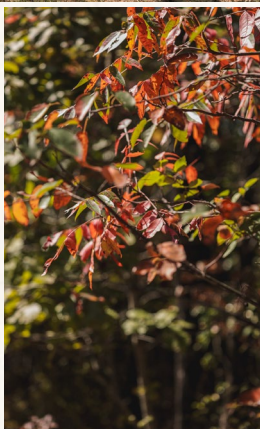
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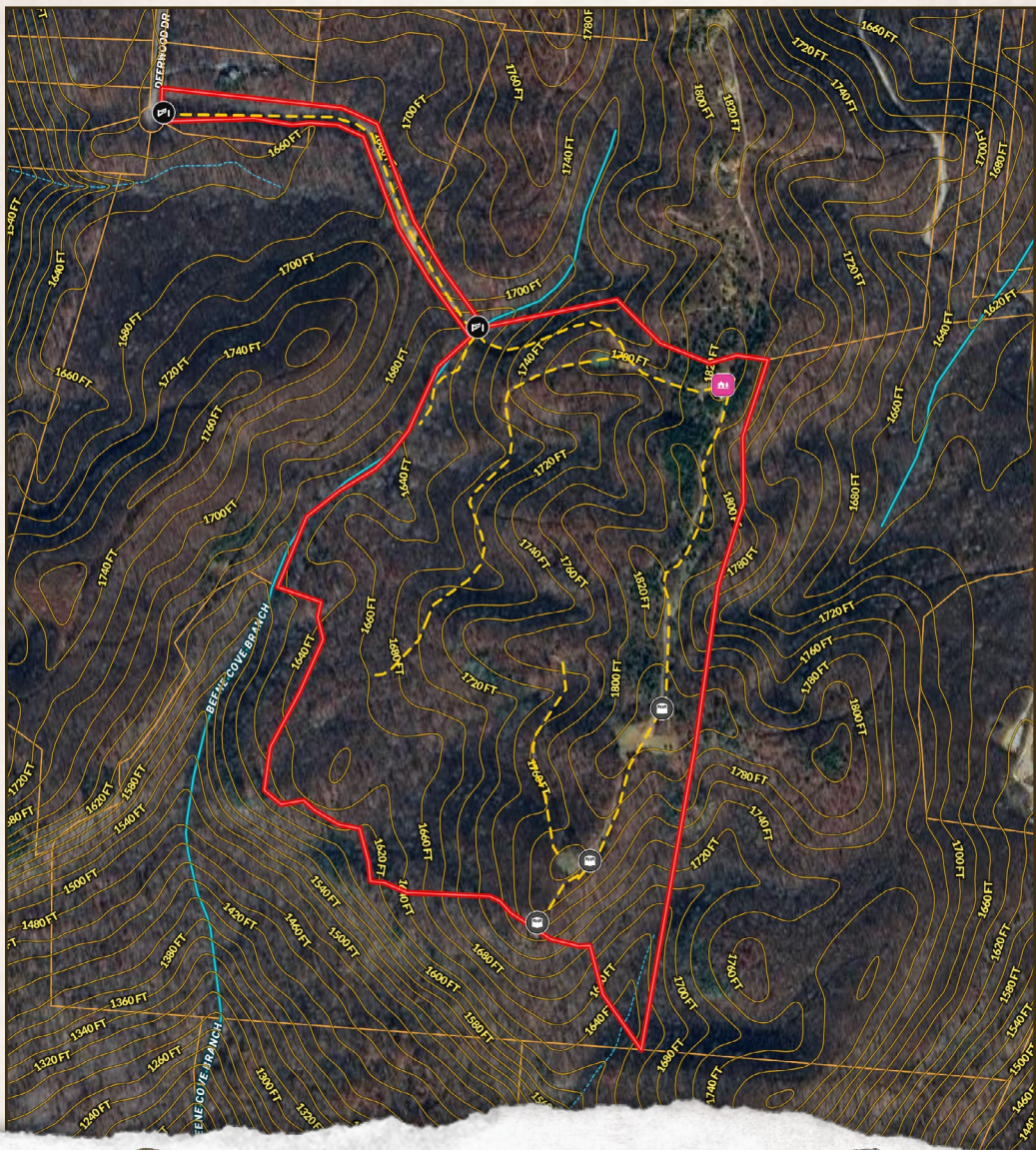
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land id. LINK



Directions From Chattanooga, TN:
Follow I-24 W toward Nashville/
Birmingham and take exit 152B
for US-64 E/US-72 E toward US-41/
Kimball. Turn right onto US-64 E/US-
72 E, then turn left onto Battle Creek
Road. Turn left onto Stagecoach Road.
Turn left onto Jackson Point Road, then
turn right onto Deerwood Drive. The
property will be on the left at the deadend.

LINK TO GOOGLE MAP DIRECTIONS



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