

30± ACRES
MEIGS COUNTY, TN
\$169,990

PANTHER
SPRINGS
DEER CAMP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE MEIGS 30

PROPERTY PROFILE

LOCATION:

- Meigs County, TN
- 2± Miles SE of Decatur
- 12± Miles E of Dayton

COORDINATES:

- 35.48217, -84.7923

PROPERTY INFORMATION:

- 30± Acres
- Two Access Points from Proffitt Lane and Polymer Drive
- Excellent Deer and Turkey Hunting
- Great Hardwood Timber
- Interior Road System
- Existing Camp House Requiring Work

PROPERTY USE:

- Hunting
- Timber
- Weekend Retreat

TAX INFORMATION:

2023 - \$410

- Tax ID: 052 039.01



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JASON HEATHCOE

PRINCIPAL BROKER

C: 931-808-0624

O: 769-888-2522

jason@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MEIGS 30

THERE'S AN OLD SAYING WHEN IT COMES TO HUNTING LAND: "IT DOESN'T HAVE TO BE A LOT OF ACRES, JUST AS LONG AS IT'S THE RIGHT ACRES". The Meigs 30 fits the old adage to a T! This tract really is "the RIGHT tract" when it comes to smaller acreage in Meigs County, TN. Entrances from Proffitt Lane and Polymer Drive provide a great opportunity to access the property based on wind conditions for hunting, or allowing for construction equipment. Your future cabin/home will be the perfect place to spend quiet mornings before enjoying your own 30+/- acres of beautiful timber.

Over the years, the tract affectionally known as "Panther Springs Deer Camp" has been the source of countless memories to its current owners. At the start of the deer camp over a decade ago, the group went in and built what is the camp house. In its day, it was a great sight to see after those cold November mornings chasing rutting bucks. Time and mother nature have gotten the best of the old deer camp. Currently, the wrap-around porch needs to be replaced, as well as the windows. With some TLC, the camp that is nestled on top of the ridge will once again be brought to life in a way that would make anyone comfortable and proud to show off to friends and family.



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MORE ABOUT THE MEIGS 30

Upon initial inspection, there were deer rubs and scrapes too numerous to count. It's very obvious that even though this property hasn't been hunted in a handful of years, the whitetail deer still thrive here and are using the property very frequently. Several does were bedded up almost immediately when we entered the property. Moving up the road a little further, turkey scratching and signs were noted all in the hardwoods and along the trail system. This place really has a great amount of recreational value, while being one of the lowest priced properties in the county.

The sellers of the Meigs 30 have cherished this place but are now ready to pass along this treasured land to new owners who will continue to enjoy and preserve it for future generations. Whether you're looking for a hunting retreat, a timber investment, or a peaceful getaway, this property is worth visiting.

Contact Jason Heathcoe today to schedule a private showing.



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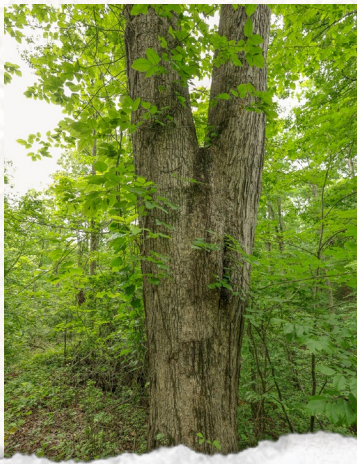
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30 ± ACRES **MEIGS COUNTY, TENNESSEE**



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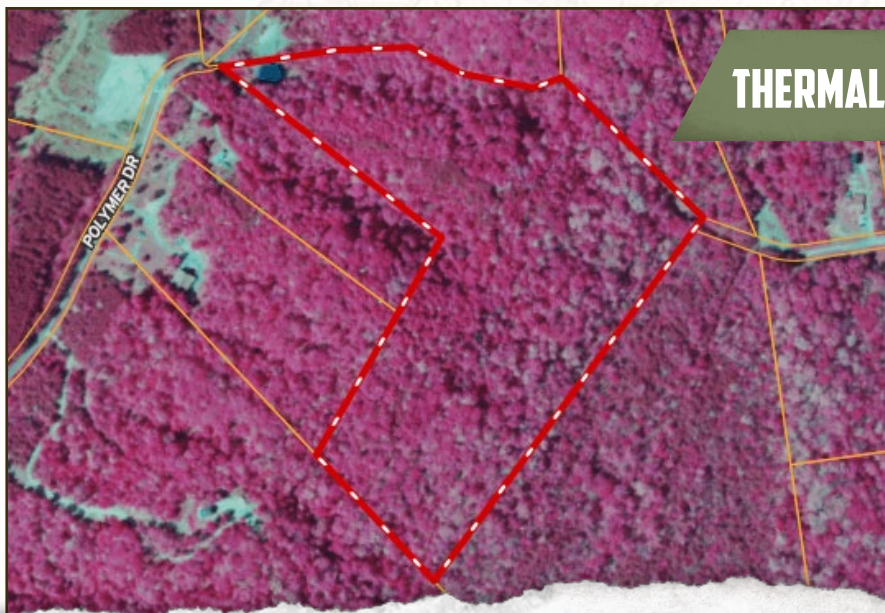
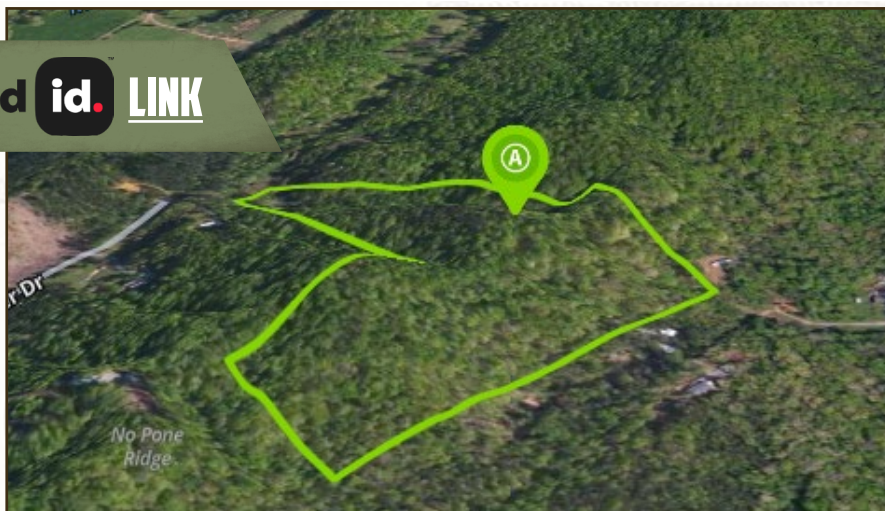
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land id. LINK



THERMAL MAP



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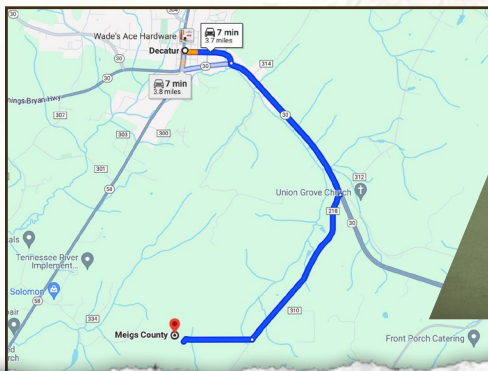
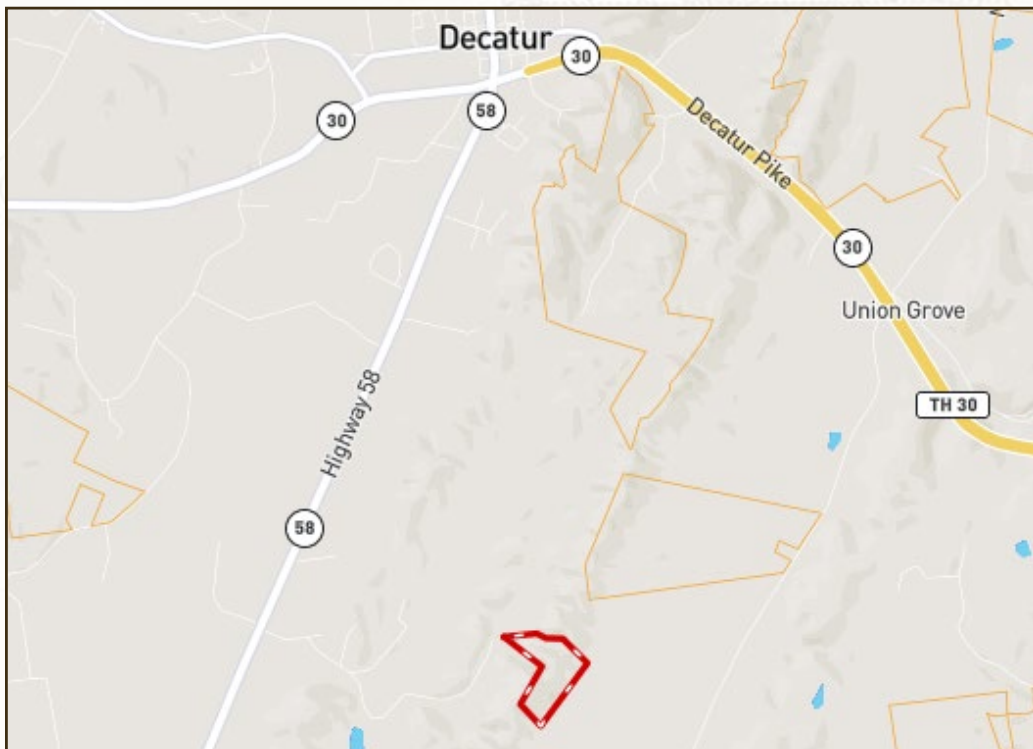
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Directions from Decatur, TN: Turn left onto TN-30 E and travel 1.7 miles. Turn right onto S No Pone Valley Road and continue for 1.4 miles. Turn right onto Proffitt Lane and the destination will be on your right in 0.5 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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