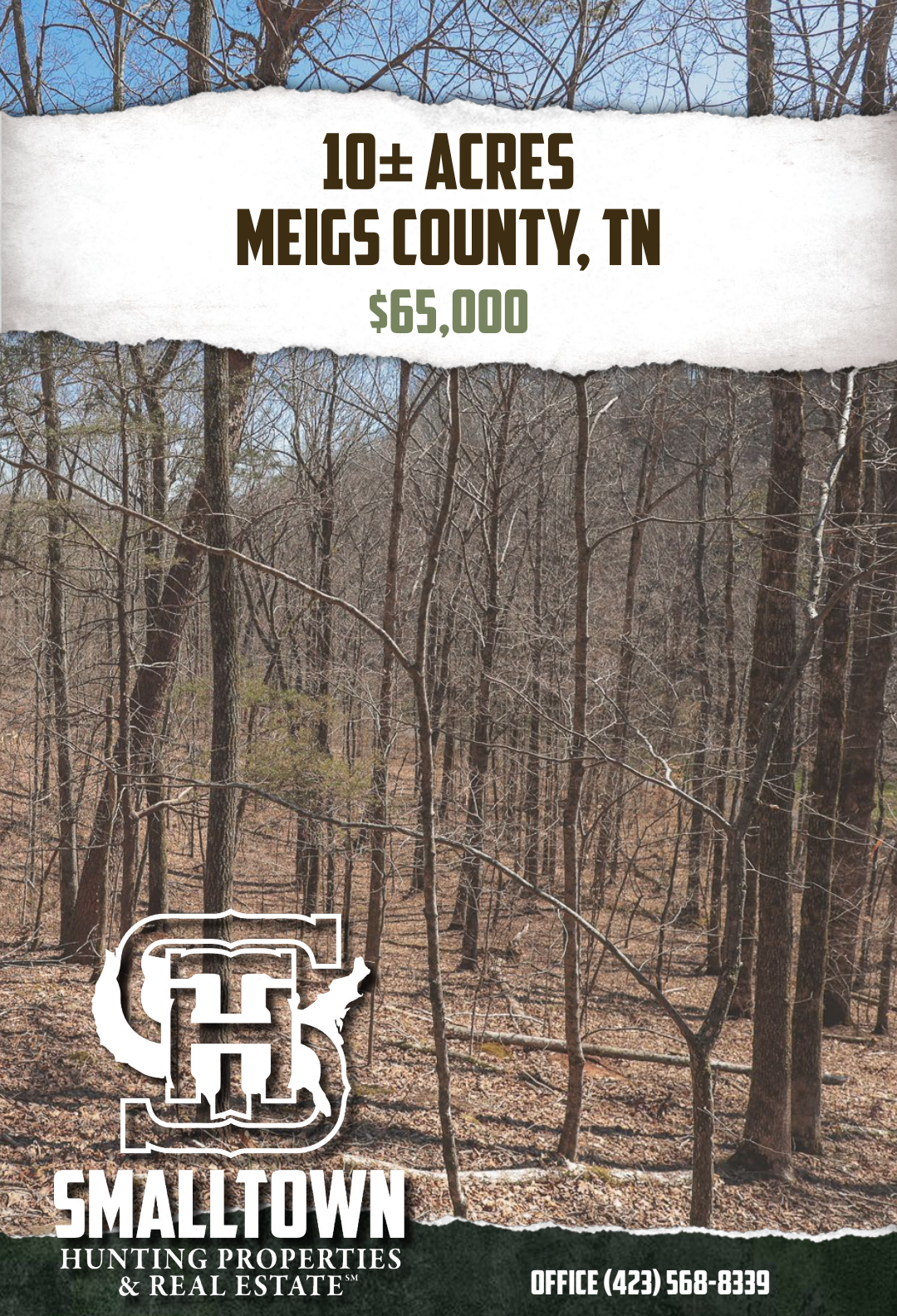




10± ACRES
MEIGS COUNTY, TN
\$65,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (423) 568-8339

THE MEIGS 10

PROPERTY PROFILE

LOCATION:

- Fisher Hollow Road
Georgetown, TN 37336
- Meigs County
- Borders "Texas Knobs"
- Minutes to the New TVA
Offices on TN-58
- 14.3± Miles N of Cleveland
- 18.8± Miles S of Dayton
- 34.3± Miles NW of Chattanooga

COORDINATES:

- 35.33054, -84.9046

PROPERTY INFORMATION:

- 10± Acres (2 Parcels)
- Wooded
- 500'± of Road Frontage
- Electricity Available at the Road
- Loaded with Deer & Turkey Sign

PROPERTY USE:

- Potential Home/Cabin Site
- Hunting
- ATV/ Horseback Riding
- Recreation

TAX INFORMATION:

2024 - \$206

- TAX ID: 086 011.21
- TAX ID: 086 011.20



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JASON HEATHCOE

PRINCIPAL BROKER

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE MEIGS 10

LOCATED IN MEIGS COUNTY, TENNESSEE, ON FISHER HOLLOW ROAD IN GEORGETOWN, THE MEIGS 10 IS A BLANK SLATE OFFERING PRIVACY, POTENTIAL, AND NATURAL BEAUTY. With 500 feet of road frontage, this tract is easily accessible and has the potential to be used for a homesite, a hunting tract, or an investment.

Whether you're looking for a small hunting tract or a place to build your dream home, this 10± acre property is worth a look. The place is loaded with whitetail deer and turkey sign, and the acreage consists predominantly of hardwood timber, shaggy bark oak, white and red oak, and hickory. The property also leads up to the highest point in Meigs County, known as Texas Knobs, providing stunning views and an incredible vantage point for the area. This would be an incredible place to camp with the family. Currently, electricity is located conveniently on Fisher Hollow Road.



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MORE ABOUT THE MEIGS 10

Meigs County, nestled in the heart of East Tennessee, is known for its rich history, scenic landscapes, and outdoor adventures. The county offers plenty of recreational opportunities, from hiking and hunting to fishing in the nearby Lake Chickamauga, Watts Bar Lake, and the Tennessee River. The peaceful rural community has easy access to local amenities, making it a great place to escape from the hustle and bustle of city life while still being close to essential services.

The Meigs 10 is just minutes from the new TVA offices on Highway 58, providing quick access to work, utilities, and regional amenities while still maintaining that peaceful, private setting. Whether you're an investor, a hunter, or someone looking for a serene getaway, this tract of land checks many boxes.

For a private tour, contact Jason Heathcoe today!



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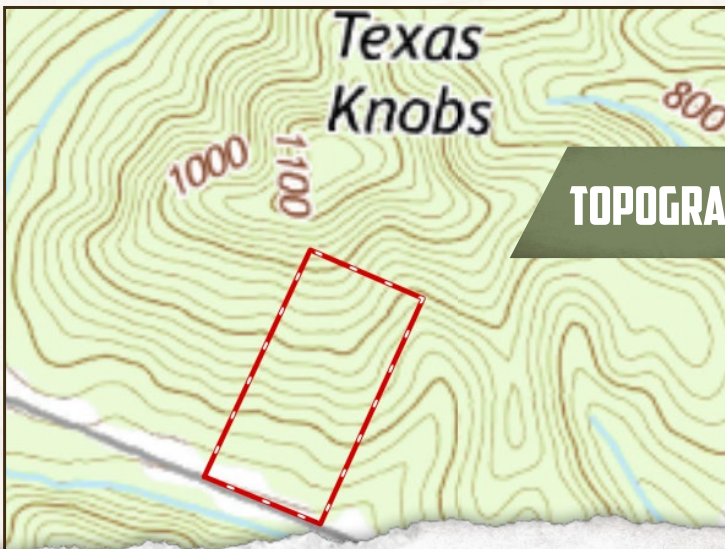
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10± ACRES

MEIGS COUNTY, TENNESSEE

INFRARED MAP



TOPOGRAPHY MAP



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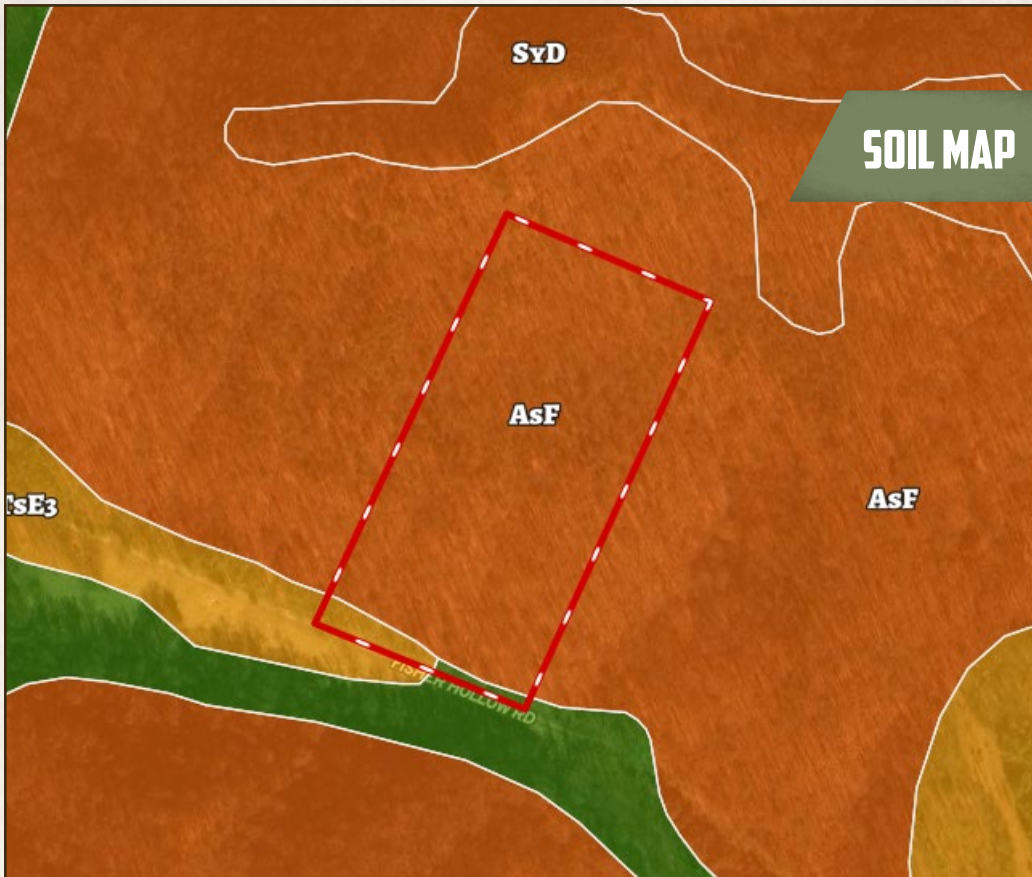
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10± ACRES

MEIGS COUNTY, TENNESSEE

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AsF	Apison-Sunlight-Salacoa complex, 25 to 65 percent slopes	10.55	95.74	0	12	7s
TsE3	Townley-Salacoa complex, 5 to 30 percent slopes, gullied	0.35	3.18	0	22	6e
Ha	Hamblen-Tupelo complex, 0 to 3 percent slopes, occasionally flooded	0.13	1.18	0	83	2w
TOTALS		11.03(*)	100%	-	13.17	6.91



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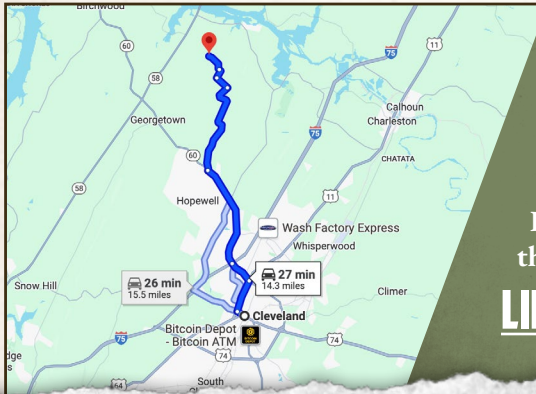
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10± ACRES

MEIGS COUNTY, TENNESSEE

land id. LINK



Directions From Cleveland, TN:
Turn left onto TN-60 N and travel 10.4 miles. Turn right onto Highway 58 (TN-58) and proceed 3.6 miles toward Decatur. Turn right onto Fisher Hollow Road, and in 1.2 miles the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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