

**21.7+/- Acres in Meigs County, TN**

**\$175,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

**769-888-2522 office**

# Property Profile

## The Meigs 21

### Location:

- Meigs County, TN
- 2± Miles West of Decatur
- 45± Miles North of Chattanooga
- Off Hobe Colbaugh Road

### Coordinates:

- 35.525349, -84.817914

### Property Information:

- 21.7± Acres
- 360 Degree Mountain Views
- Timber was Harvested around 2021
- Home/Cabin Site
- Utilities Available At Road
- Great Whitetail Deer Population

### Property Use:

- Family Home
- Recreation
- Investment
- ATV/Horse Riding

### Tax Information:

- Parcel ID- 042 004.03: \$310.26 for 2022



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JASON HEATHCOE**

PRINCIPAL BROKER

C: 931-808-0624

O: 769-888-2522

[jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



When you hear the term “views for days”, they were talking about this 21.7± acre property in Meigs County, Tennessee. The Meigs 21 features one of the best views in all of the county, it's as if you can see for 100 miles. The mountain views are truly spectacular. When you enter your private gate off Hobe Colbaugh Road, the gravel drive leads directly to the cleared building site situated at the highest point of the property. Unlike tracts with high ridges and difficult access, this one is a pleasant drive and very easy to reach due to the gradual slope of the land. Power, water and internet are available at the road.



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JASON HEATHCOE**  
PRINCIPAL BROKER

C: 931-808-0624

O: 769-888-2522

[jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JASON HEATHCOE**  
PRINCIPAL BROKER

C: 931-808-0624

O: 769-888-2522

[jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



In addition to the home site, the rest of your property is a “blank slate” for wildlife. The timber was harvested around 2021, so the habitat currently is ideal for whitetail deer. The established road system would make it very easy to set-up food plots. Add a nice shooting house and food plot and you'll have a heck of an opportunity at some of the big bucks known to live in this part of Meigs County. When you combine the views, the ease of building, proximity to town, and opportunity to have great hunting out your back door, the Meigs 21 is a home run. Contact Jason Heathcoe today to schedule a private showing.



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JASON HEATHCOE**

PRINCIPAL BROKER

C: 931-808-0624

O: 769-888-2522

[jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# **SMALLTOWN**

**HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>**

**JASON HEATHCOE**  
PRINCIPAL BROKER

C: 931-808-0624

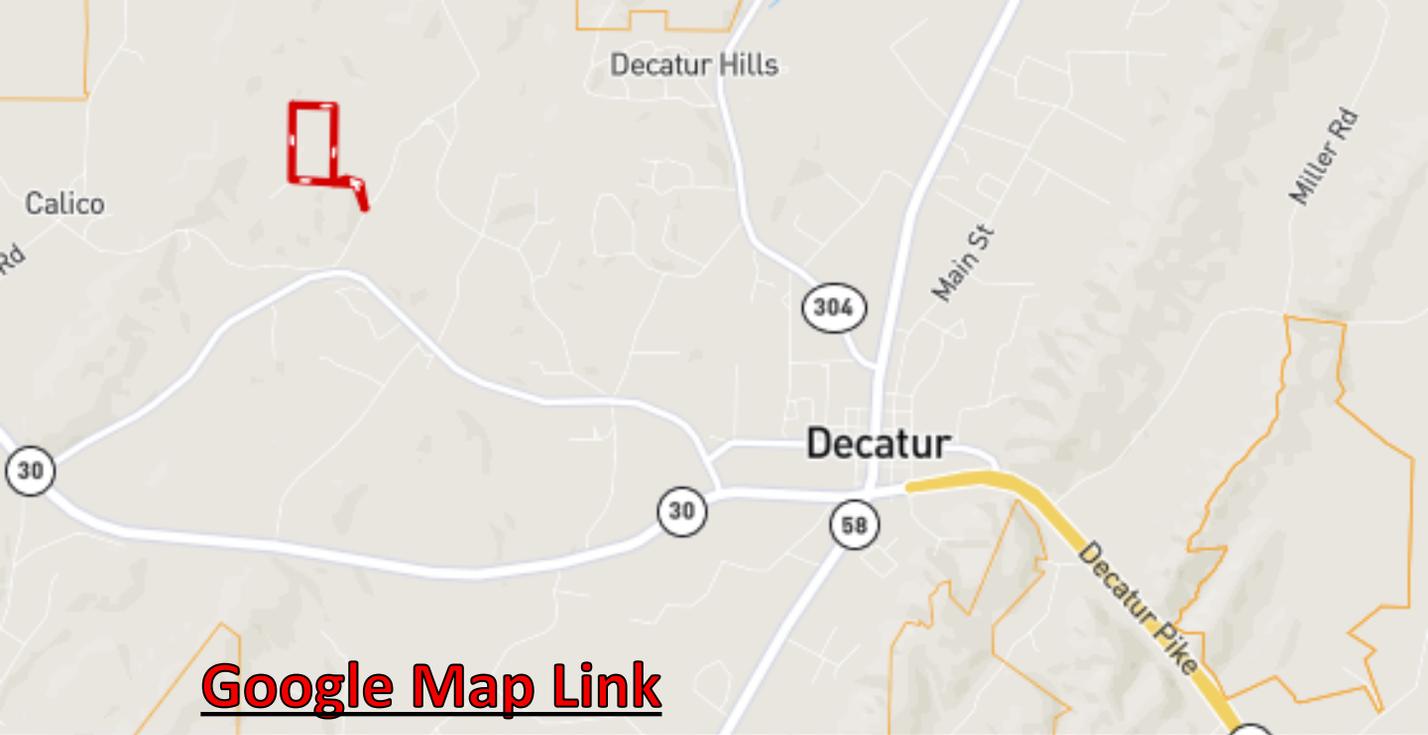
O: 769-888-2522

[jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



[Google Map Link](#)



[Mapright Interactive Map](#)



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JASON HEATHCOE**  
PRINCIPAL BROKER

C: 931-808-0624

O: 769-888-2522

[jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.