



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

**24± ACRES**  
**POLK COUNTY, TN**  
**\$324,900**

OFFICE (423) 568-8339 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)



# THE POLK 24

## PROPERTY PROFILE

### LOCATION:

- 227 McAllister Road  
Copperhill, TN 37317
- 5.4± Miles NE of Ducktown
- 7.1± Miles E of the  
Ocoee Adventure Center
- 8.1± Miles NE of Copperhill
- 17.1± Miles N of Blue Ridge, GA
- 18.1± Miles SW of Hiwassee Lake
- 26.5± Miles SW of  
Harrah's Murphy Casino
- 44.8± Miles NW of Chatuge Lake
- 76.9± Miles SW of Cherokee, NC

### PROPERTY INFORMATION:

- 24± Acres
- Mix of Pine and Hardwoods
- Road Frontage
- New Septic Tank
- Two Cleared Fields
- Year-Round Stream
- Storage Shed
- Incredible Views

### COORDINATES:

- 35.04729, -84.32366

### PROPERTY USE:

- Hunting
- Recreation
- Potential Home Sites
- Investment

### TAX INFORMATION:

- TBD



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**BRYSON DALTON**

LAND SPECIALIST

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P.O. Box 9 - Birchwood, TN 37308

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE POLK 24

NESTLED IN THE EAST TENNESSEE MOUNTAINS, RESTING ATOP AND ON THE SIDE OF A HILL IS THE POLK 24. With panoramic views, the 24± acre property is perfect for your next dream home, short-term rental cabins, hunting, farming, or any such combination. The Polk County land is located off McAllister Road, approximately five miles northeast of Ducktown and barely seven miles east of the Ocoee Adventure Center.

Multiple fields are already cut in, making foot plots or pasture land for horses easy work! A home site is staked out, and a septic tank is already put in. The forest yields about 60% pines and 40% hardwood, which is mostly made up of old oaks.



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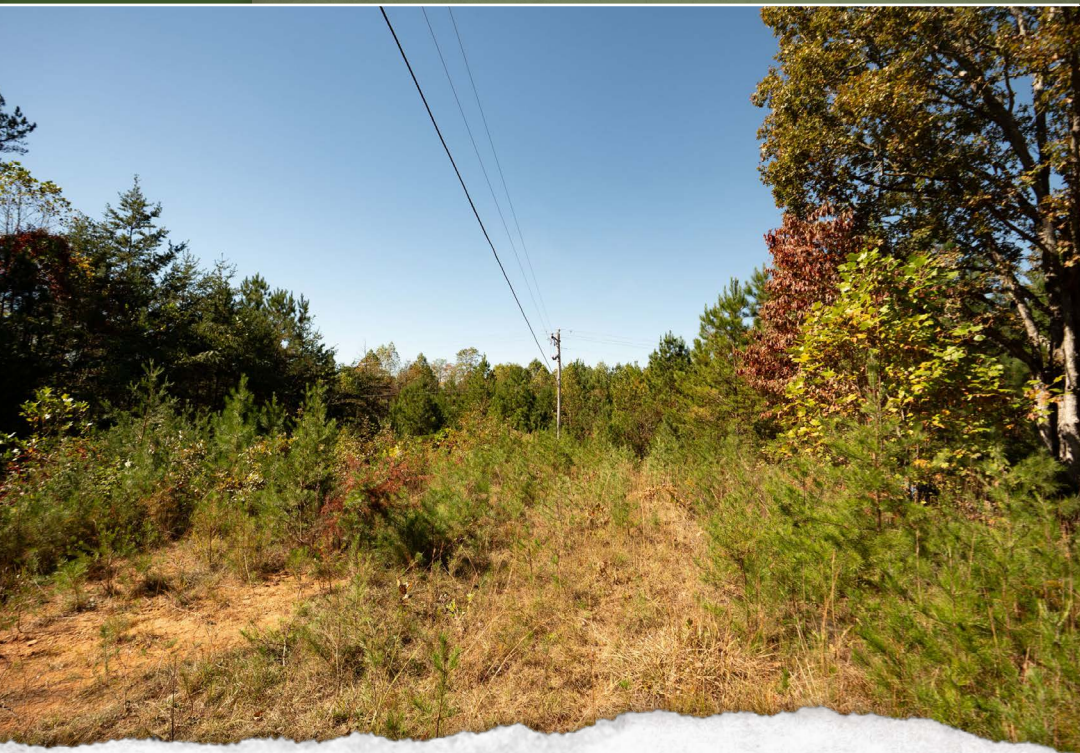


# MORE ABOUT THE POLK 24

At the bottom of the ridge you'll find a beautiful, year-round stream, providing a water source or just an awesome spot to hang out and listen to the running water. Many native artifacts have been found on the property—it holds tons of history.

The Polk 24 is convenient to Georgia, North Carolina, the mountains, many lakes, casinos, and outdoor recreation, specifically white-water rafting!

**Contact Bryson Dalton today to schedule  
a personal tour of this beautiful place!**



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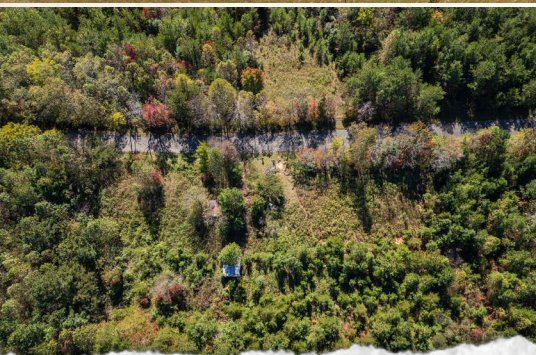
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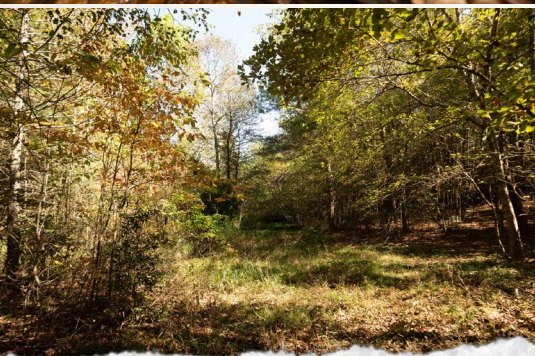
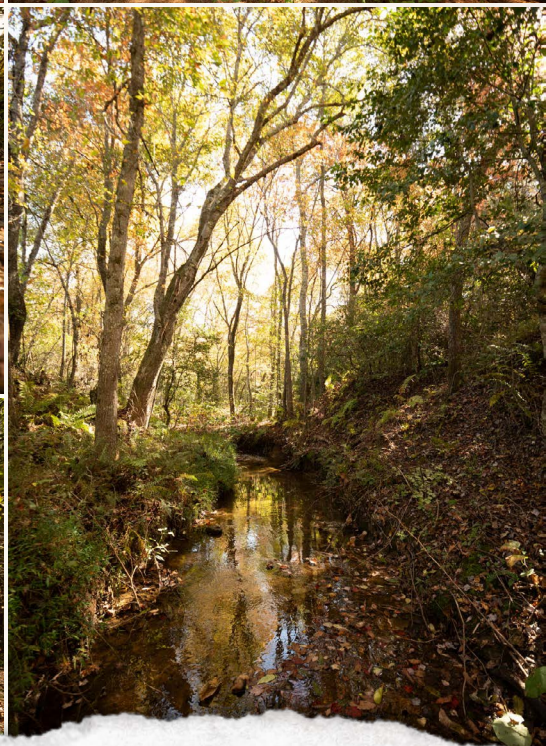
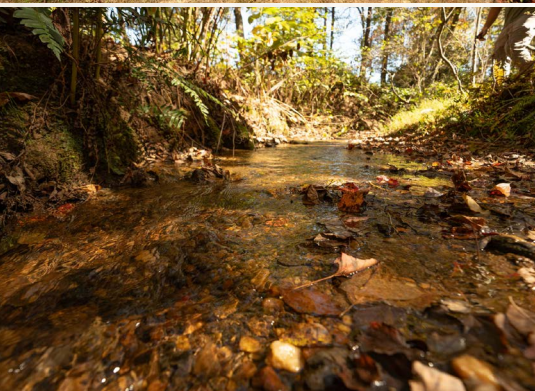
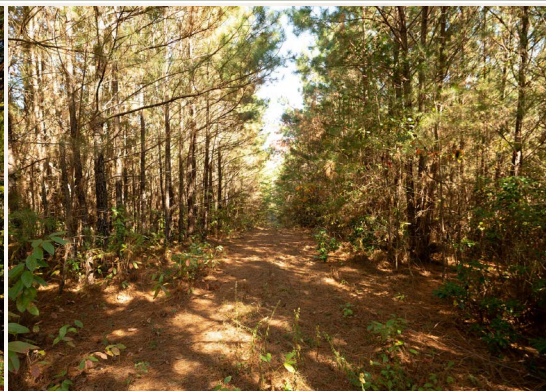
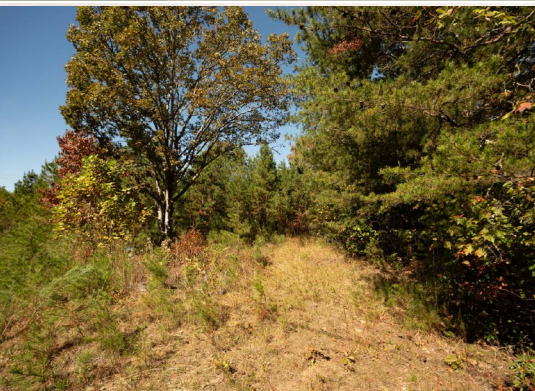
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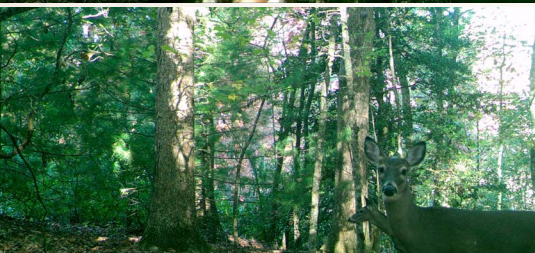
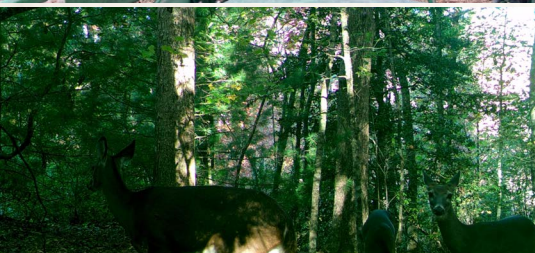
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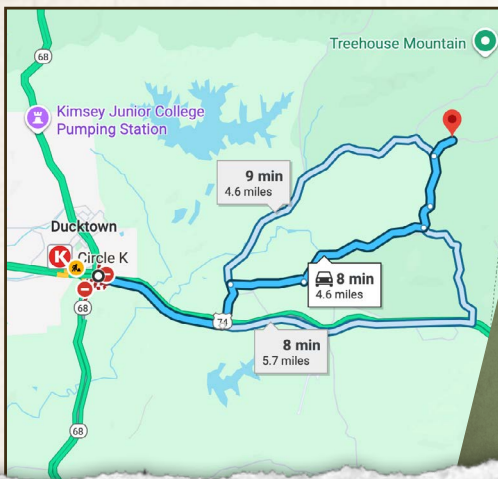
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land id. LINK



Directions From Ducktown, TN:  
Travel 1.26 miles east on Hwy 74.  
Turn left onto Stansbury Mountain Road and continue 0.4 miles. Turn right on Isabella Avenue and in 0.68 miles turn left on Golf Course Road. Travel 1.3 miles and turn left on Burgertown Road. In 0.7 miles turn right on McAllister Road. In 0.8 miles the property will be on the left and continues for 0.3 miles just beyond the power line.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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