



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

WELCOME TO

Bennett Farms

94± ACRES
POLK COUNTY, TN
\$895,000



OFFICE (423) 568-8339 | WWW.SMALLTOWNPROPERTIES.COM

THE POLK 94

PROPERTY PROFILE

LOCATION:

- 554 Rocky Ford Road
Turtletown, TN 37391
- Access via Two Deeded Easements
- Polk County
- 8.7± Miles NE of Ducktown
- 44± Miles E of Cleveland
- 25.3± Miles W of Murphy, NC
- 23.6± Miles N of Blue Ridge, GA
- 116± Miles N of Atlanta, GA

COORDINATES:

- 35.09115, -84.32785

PROPERTY USE:

- Livestock Operation
- Hunting
- Recreational
- Residential
- Investment

PROPERTY INFORMATION:

- 94± Surveyed Acres
- Fenced & Cross-Fenced
- Up To 800 Yards
of Shooting Range
- 0.5± Mile of Hall
Creek Frontage
- 7,500± SqFt Barn
 - 4 Horse Stalls
 - Wash Room
 - Tack Room
- Double-Wide Mobile Home

TAX INFORMATION:

- Tax ID: 083 046.00
- 2025 Taxes: \$1,431.43



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WILLIAM SMITH

LAND SPECIALIST

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P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE POLK 94

WELCOME TO THE POLK 94, ALSO KNOWN AS BENNETT FARMS. Located just outside of Turtletown, Tennessee, off Rocky Ford Road, this beautiful tract is nothing short of breathtaking with its rolling hills, pastures, and water features. With a vision in mind, the Bennett family pieced together three parcels to create one 94± acre special place.

As soon as you enter the property you will see the topography that makes this place special. The ridges surrounding the land create a bowl, which makes the large barn, mobile home, and shooting range the center of this property. The 7,500± square foot barn offers abundant storage space for equipment as well as four horse stalls, a washroom, a tack room, and an office. A 1997 double-wide mobile home offers three bedrooms, two bathrooms, and established electricity, well water, and septic. The shooting range is cleared to shoot up to 800± yards.



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MORE ABOUT THE POLK 94

At one time, Bennett Farms was covered in livestock! The property is fully fenced and cross-fenced with high-tensile steel wire. With a couple of days of labor, the fence can be re-stretched and become livestock-ready once again. Hall Creek winds through the property for nearly 0.5 miles and runs adjacent to a small pond, creating plenty of water resources.

The habitat within the Polk 94 and the surrounding tracts makes for a standout hunting tract as well. Upon initial evaluation of the property, a large number of turkeys were spotted.

Additionally, outdoor adventure awaits with whitewater rafting and trout fishing opportunities just a few miles away and the Cherokee National Forest nearby.

If you're looking for a small cattle operation, a hunting sanctuary, or a place to call home in a rural, quiet setting, the Polk 94 is the place for you.

**Contact William Smith today to schedule a personal tour
and experience #TheSmallTownWay!**



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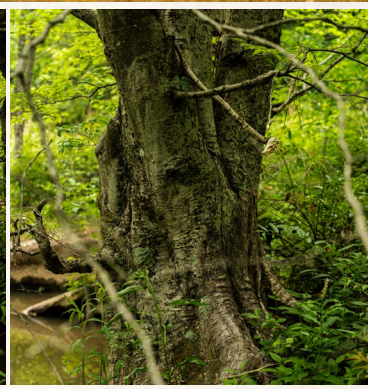
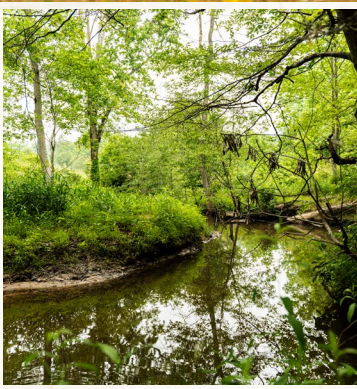
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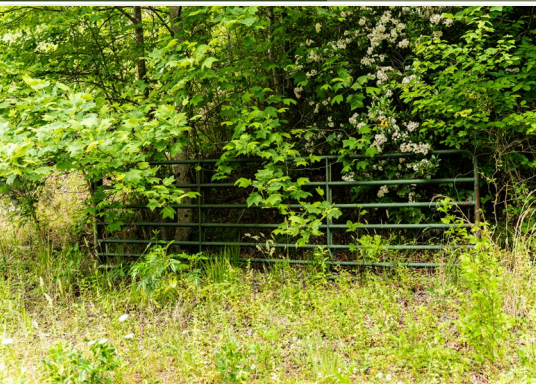
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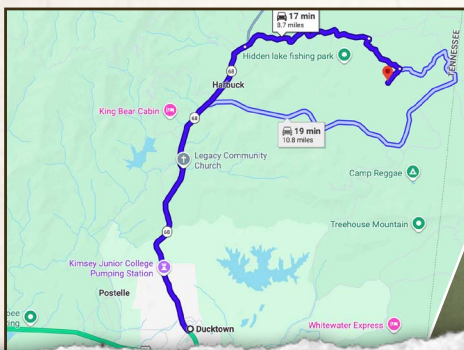
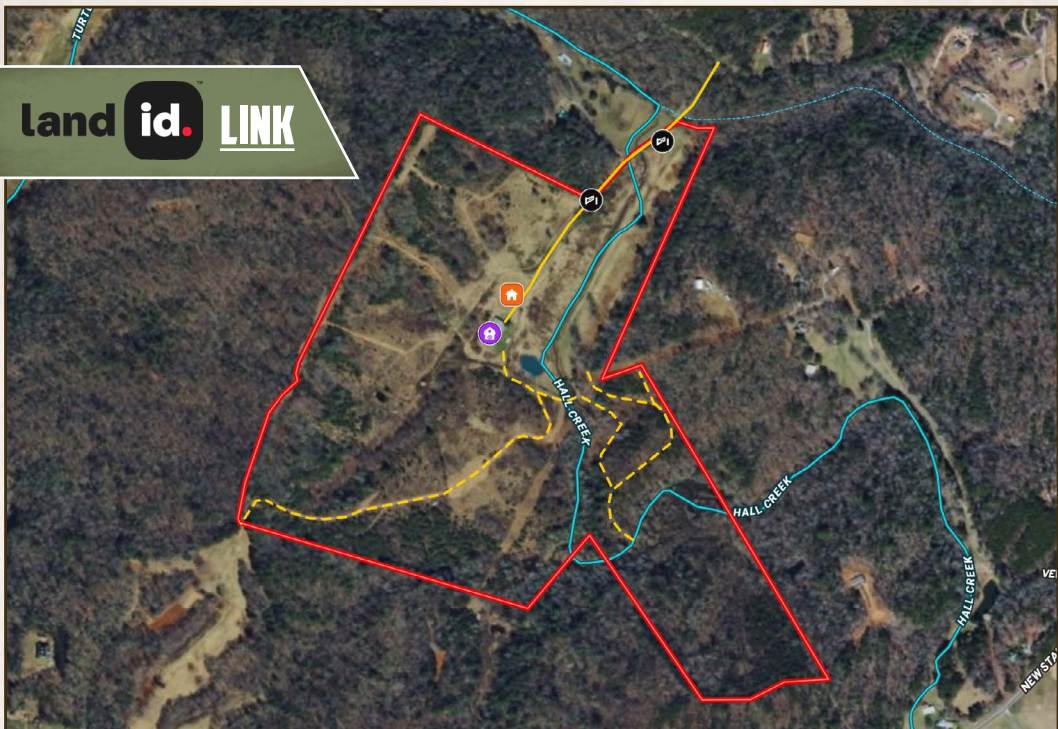
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land id. LINK



Directions From Downtown Ducktown, TN: Travel 5.2 miles north on TN-68. Take a slight right turn on Kimsey Dairy Road and continue 2.4 miles. Turn right on Rocky Ford Road and proceed 0.8 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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