



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**10.53± ACRES
MONROE COUNTY, TN
\$270,000**



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

THE MONROE 10.53

PROPERTY PROFILE

LOCATION:

- Curtis Road
- Tellico Plains, TN 37385
- Monroe County
- 3± Miles N of Tellico Plains
- 13± Miles SE of Madisonville
- 70± Miles SW of McGhee Tyson Airport

COORDINATES:

- 35.39125, -84.29955

PROPERTY USE:

- Potential Home/Cabin Site
- Recreational
- Investment

PROPERTY INFORMATION:

- 10.53± Total Acres
- 3.5± Acre Building Site
- 2 Tracts Combined
- Curtis Road Frontage
- Mountain Views
- Utilities Available

TAX INFORMATION:

- Tax IDs:
 - 126 023.20
 - 126 023.21
- \$466 (2025)



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JASON HEATHCOE, ALC

PRINCIPAL BROKER, TN

QUALIFYING BROKER, GA

C: 931-808-0624

O: 423-568-8339

jason@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONROE 10.53

WELCOME TO THE MONROE 10.53 OFF CURTIS ROAD IN TELICO PLAINS, TENNESSEE. Escape to the mountains with this $10.53\pm$ acre tract in Monroe County that offers the perfect blend of privacy, views, and convenience. Have you ever dreamed of building a custom cabin where you can watch the sun rise over the Tennessee mountains? The Monroe 10.53 places you just minutes from downtown Tellico Plains and the world-famous Cherohala Skyway, known for its breathtaking scenery, outdoor recreation, and peaceful mountain lifestyle.

$3.5\pm$ acres of this tract are already cleared, providing an excellent homesite with mountain views and room for a cabin, garage, or additional outbuildings. The remaining acreage offers wooded privacy, trails ideal for walking through your property, watching the wildlife, or simply enjoying the quiet East Tennessee lifestyle.



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MORE ABOUT THE MONROE 10.53

Electricity and public water are available at the property, saving time and upfront development costs, making this tract even more attractive for a future build. Whether you're looking for Tennessee mountain land, a cabin site near Tellico Plains, or acreage to enjoy as a recreational getaway, this property checks all the boxes. With its usable terrain, scenic setting, and proximity to fishing, hiking, and national forest access, the Monroe 10.53 is set up for a primary residence, vacation home, or long-term investment in one of East Tennessee's most sought-after mountain areas.

Contact Jason Heathcoe today to schedule a private showing and experience #TheSmallTownWay.



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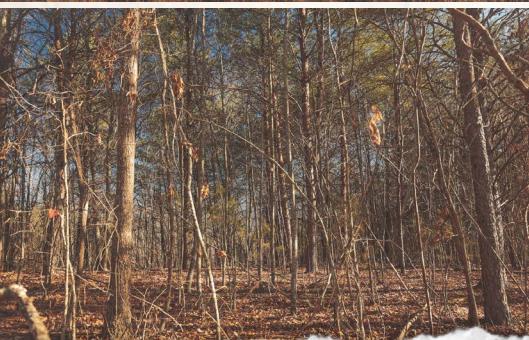
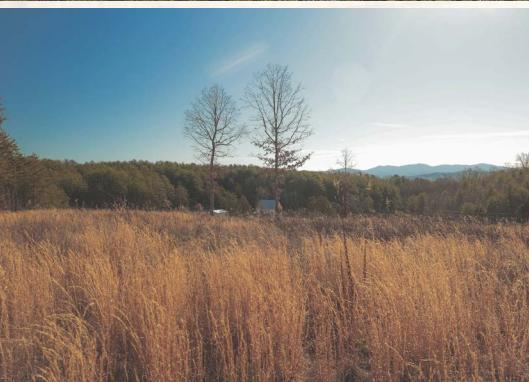
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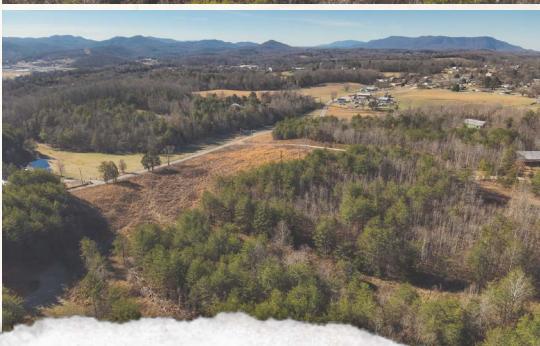
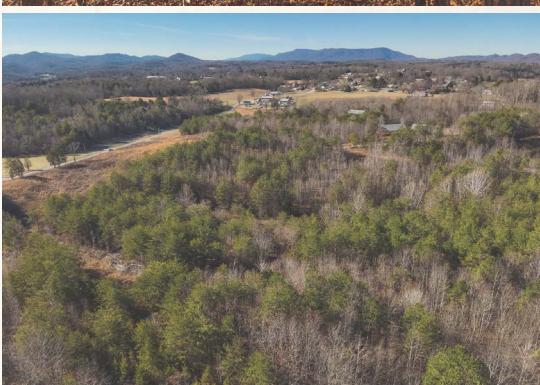
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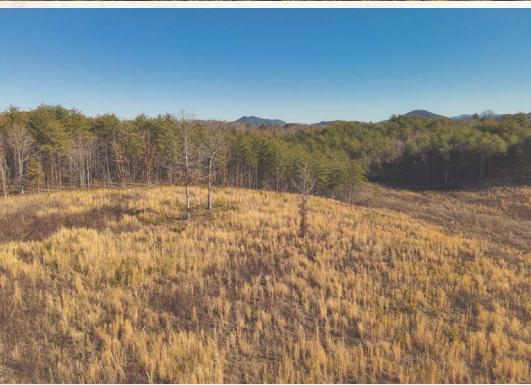
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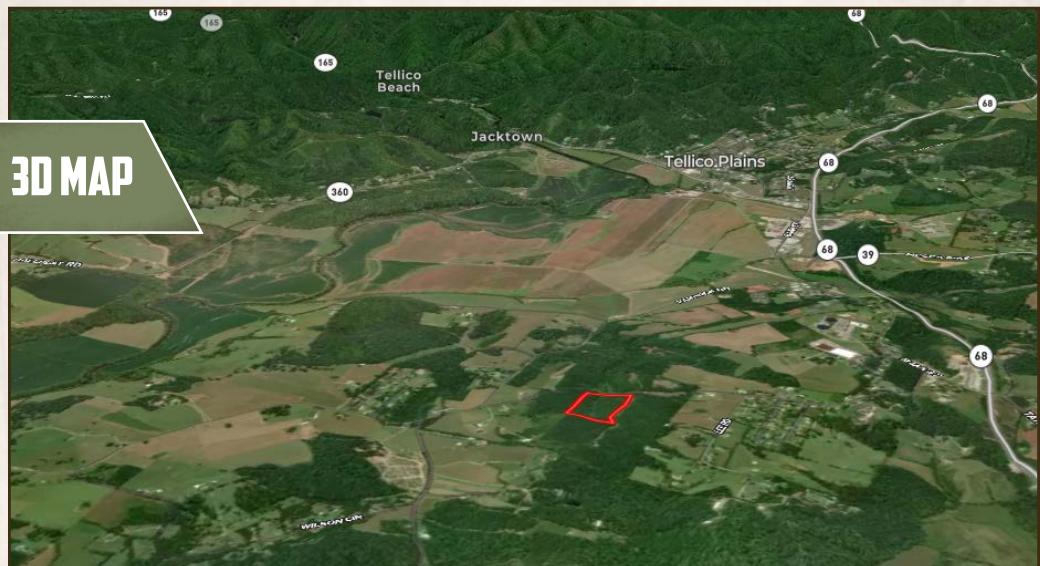
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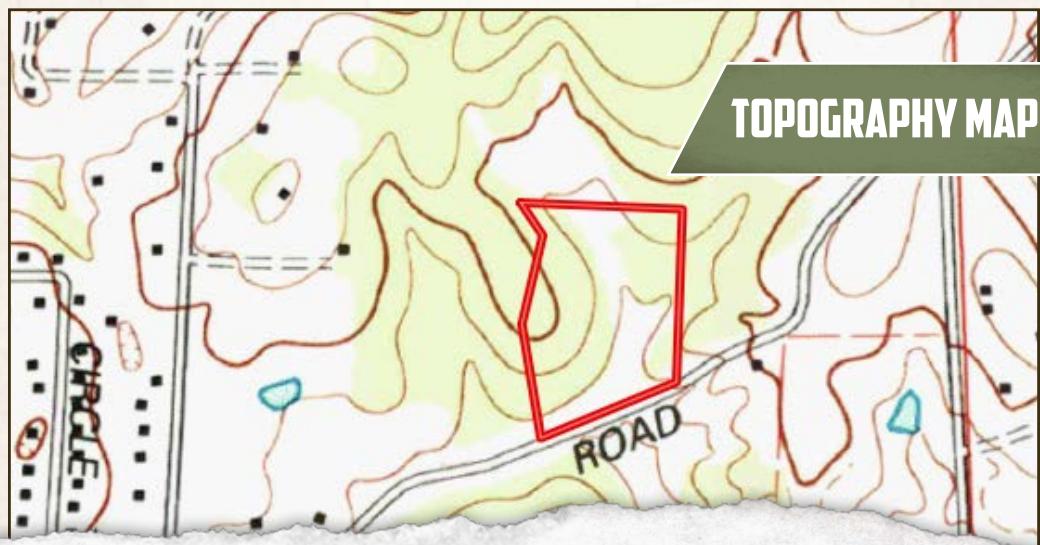
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3D MAP



TOPOGRAPHY MAP



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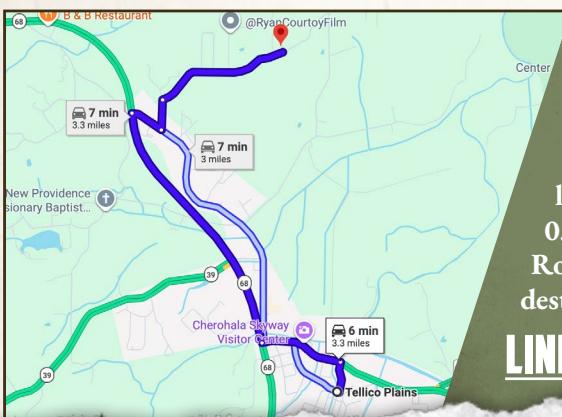
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land **id.** **LINK**



Directions From Tellico Plains, TN:
Travel on New Highway 68 (TN-68 S) for 1.5 miles. Turn right onto Bank Street and continue for 0.2 miles. Turn left onto Curtis Road and proceed for 0.2 miles. Turn right to stay on Curtis Road and continue 0.8 miles to the destination on the left.

LINK TO GOOGLE MAP DIRECTIONS



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