

# **10.88± ACRES WITH TWO HOMES** **POLK COUNTY, TN**

**\$215,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

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# THE POLK 10.88

## PROPERTY PROFILE

### LOCATION:

- 108 Duke Drive  
Ducktown, TN 37317
- Polk County
- Minutes From the  
Cherokee National Forest
- 3.1± Miles E of Ducktown
- 4± Miles W of the NC State Line
- 6± Miles N of the GA State Line
- 37.6± Miles E of Cleveland
- 23.9± Miles W of Murphy, NC

### COORDINATES:

- 35.03618, -84.35524

### PROPERTY USE:

- Residential
- Homesteading
- Investment
- Mini-Farm
- Hunting

### TAX INFORMATION:

- Tax ID - 116 148.00
- 2024 - \$148.68

### PROPERTY INFORMATION:

- 10.88± Acres
- Two Homes
  - Double-Wide Mobile Home
  - 980± SqFt Mobile Home
- Small Spring-Fed Creek
- Gravel Driveway



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**WILLIAM SMITH**

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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 10.88

**ARE YOU LOOKING FOR PEACEFUL COUNTRY LIVING IN EAST TENNESSEE?** The Polk 10.88 may be worth a visit. Located on Duck Drive just outside of Ducktown, roughly four miles west of the North Carolina border and the Ocoee River, this 10.88± acre property offers lots of space, plus quiet surroundings and beautiful nature all around. It's perfect for anyone wanting a private place to live, farm, enjoy the outdoors, and be close to the Cherokee National Forest.

The property includes two homes: 1) a double-wide mobile home constructed in 2021 offering three bedrooms and two baths and 2) a single-wide mobile home manufactured in 1988. The smaller home is ideal for family, guests, or can be used as rental income.



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# MORE ABOUT THE POLK 10.88

A small spring-fed creek runs through the property; imagine sitting by the water with your morning coffee or taking an evening stroll while listening to the stream.

The Polk 10.88 is a great place to create a small acreage hunting tract out of your back door. Or if you need a larger space to ride ATVs or shoot deer, turkey, or bear, the 650,000-acre Cherokee National Forest is just minutes away!

If you've been looking for a turnkey property offering quiet country living, the Polk 10.88 is worth considering. With a little work and a vision, this place could become your perfect mountain getaway!

**Contact William Smith today to schedule a private tour!**



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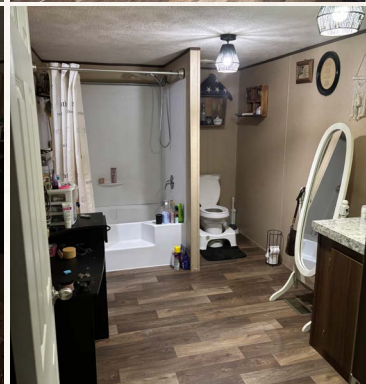
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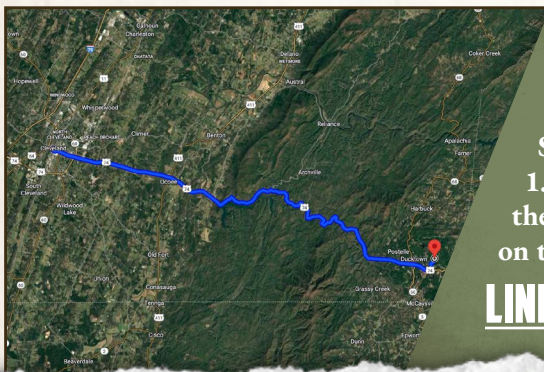
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POLK COUNTY, TENNESSEE

land id. **LINK**



Directions From US-64 in Cleveland, TN: Travel 35.2 miles east on US-64/Old Copper Road. Turn left on Stansbury Mountain Road and continue 1.1 miles. Turn left on Duke Drive and the property will be at the first driveway on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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