



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

31± ACRES WITH A LOG HOME
MEIGS COUNTY, TN
\$1,100,000



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

THE MEIGS 31

PROPERTY PROFILE

LOCATION:

- 1521 Shahan Lane
Birchwood, TN 37308
- Meigs County
- 10± Miles SE of Dayton
- 22± Miles NW of Cleveland
- 33± Miles NE of the Chattanooga
Metropolitan Airport
- 90± Miles SW of Knoxville
- 160± Miles SE of Nashville

COORDINATES:

- 35.37419, -85.01864

PROPERTY USE:

- Residential
- Homesteading
- Hunting

PROPERTY INFORMATION:

- 31± Acres
- 3,200± SqFt Log Home
 - Two-Story & a Basement
 - 4 Bedrooms/3 Baths
 - Loft
- 1,200± SqFt Garage
& Apartment
- Cabin-Style Equipment Shed
- Fenced-In Garden
& Fruit Tree Area
- Trails Throughout

TAX INFORMATION:

- Tax ID: 075 003.01
- 2024 Taxes: \$2,254.57



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JASON HEATHCOE

PRINCIPAL BROKER

C: 931-808-0624

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jason@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE MEIGS 31

IF YOU HAVE EVER DREAMED OF A LOG HOME IN THE MIDDLE OF THE PRETTIEST HARDWOODS YOU'VE EVER SEEN, TONS OF DEER, AND A GARAGE APARTMENT, THE MEIGS 31 MAY BE THE ONE YOU'VE BEEN LOOKING FOR! Welcome to 1521 Shahan Lane in Birchwood, Tennessee, located only a couple hundred feet from Lake Chickamauga.

A 3,200± square foot log home immediately takes your mind to the mountains the second you walk in. Everything about this place is welcoming and truly feels like home. With four bedrooms and three full bathrooms, it has plenty of space for the family. This 31± acre Meigs County property is set up for remote work or homeschooling, with multiple rooms, both downstairs and up, to provide seclusion and privacy, all while having fiber optic internet. The primary bedroom on the main floor offers a scenic view, a beautiful shower, his and hers vanities, and a walk-in closet. The kitchen is made for use to create those home-cooked meals we all dream of. And relaxing by the fireplace on a cool fall day is a must here! The details are what make this home so unique...in the loft area, a custom bookshelf adds character, and in the upstairs bedroom, built-in drawers in the wall make great use of what normally would be wasted space, replacing the chest of drawers typically found in a bedroom. In the basement, there is another office area, with an ideal open space for a game room, TV room, or storage.



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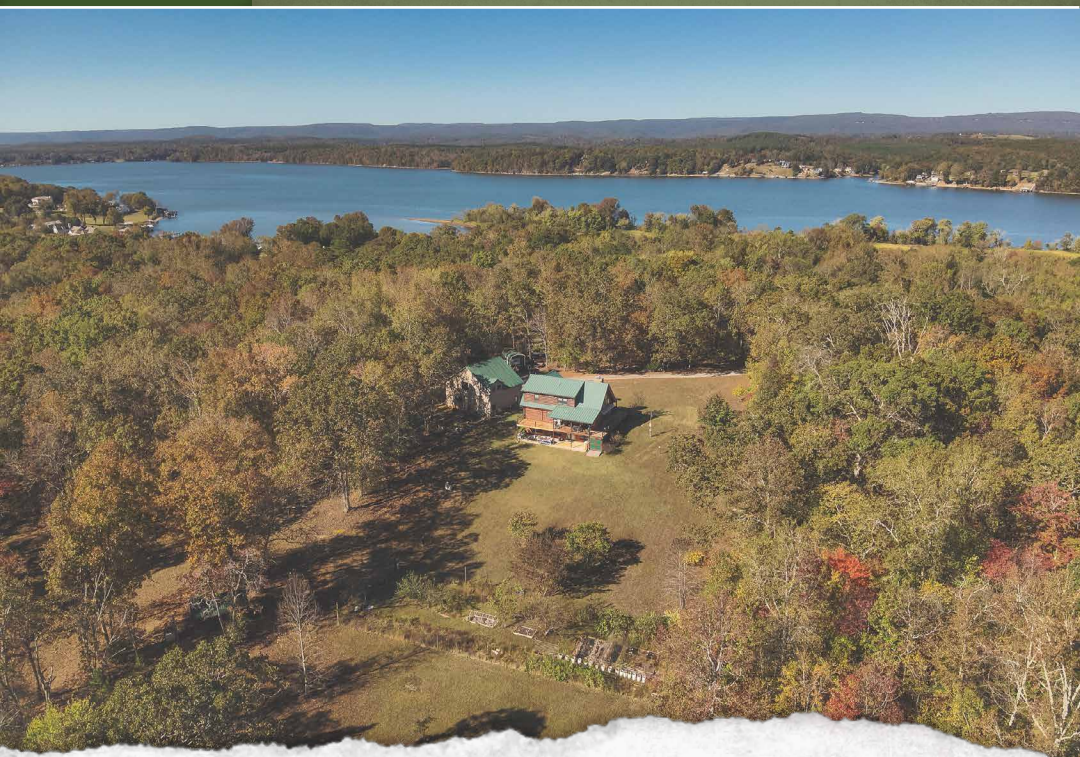
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MORE ABOUT THE MEIGS 31

A three-bay 1,200± square foot garage was added after the main home, not only to provide room for vehicles and boats but also to make an apartment on the second level. Complete with its own full bathroom with a tile shower, it could be used for a remote office, mother-in-law suite, or maybe a short-term rental opportunity, especially with Dry Branch Boat Ramp and Grasshopper Creek Ramp being nearby.

When the day is winding down, that is when the fun starts! If you enjoy time on the porch, you have options: a covered front porch, an open side porch, and a partially covered back porch, over 600 square feet of outdoor entertainment for friends and family.



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MORE ABOUT THE MEIGS 31

With 31± acres to roam and trails throughout, you can truly see the gorgeous Tennessee hardwood forests that are so famous. The number of deer using the property is truly remarkable; on each of my visits, dozens were spotted in the woods and yard. This place could provide a hunter's dream: to have a fantastic spot to live and hunt, all in one property. The fenced-in garden area has been great for the current owners, who enjoy growing produce.

The Meigs 31 is well worth a visit to appreciate the incredible care the owners have taken and to envision your next place to call home!

**Contact Jason Heathcoe today to learn more
and make 1521 Shahan Lane your new address.**



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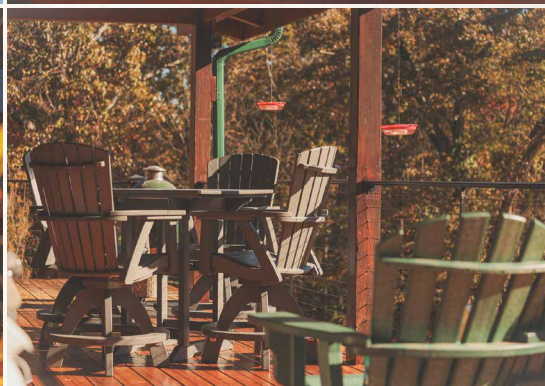
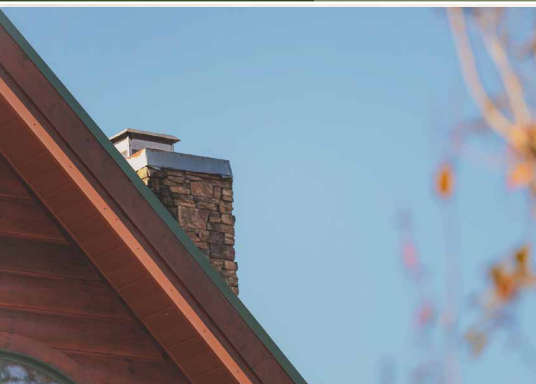
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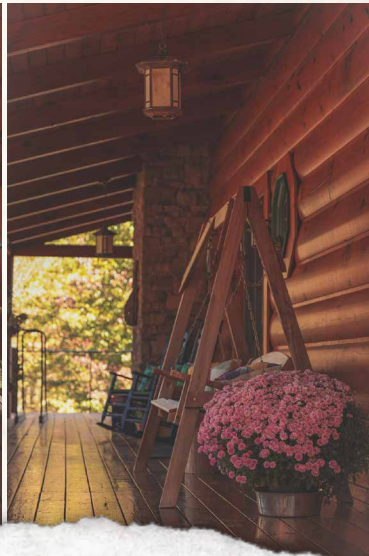
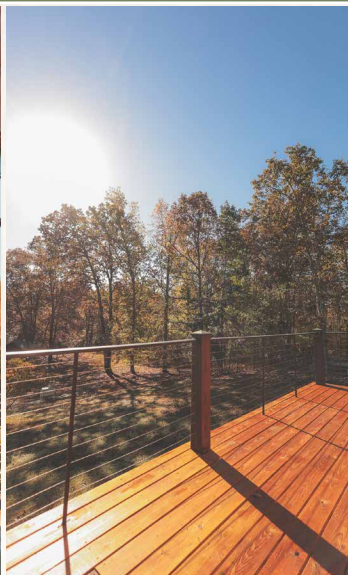
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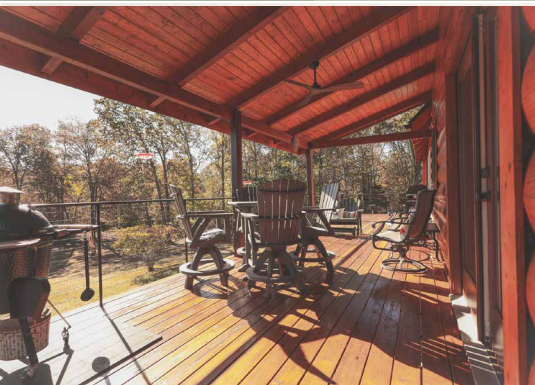
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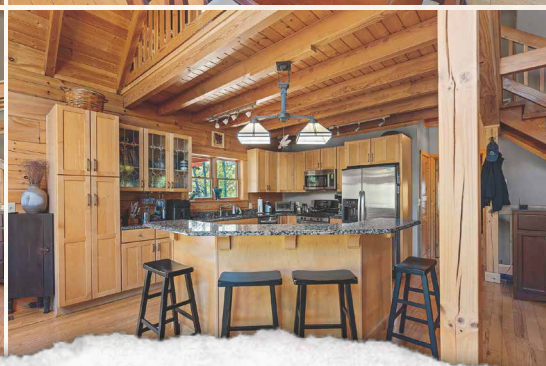
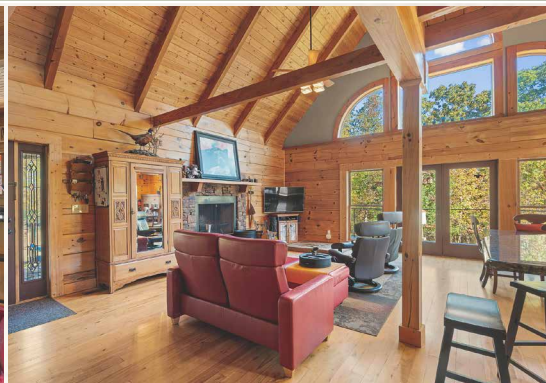
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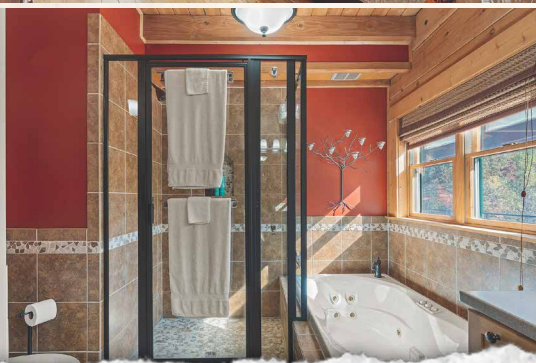
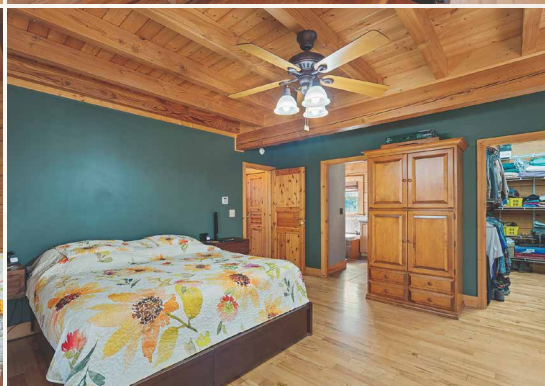
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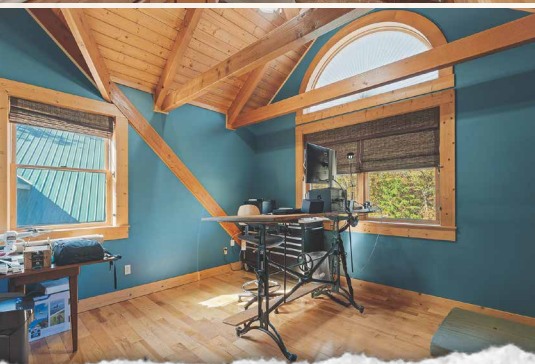
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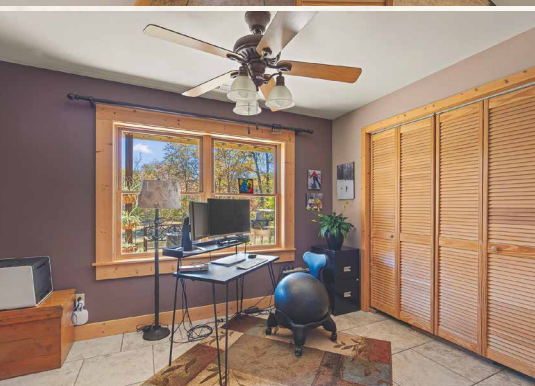
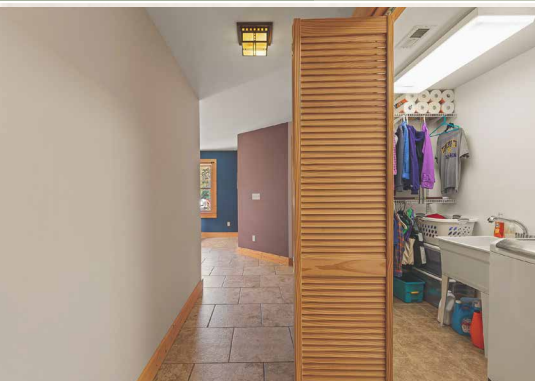
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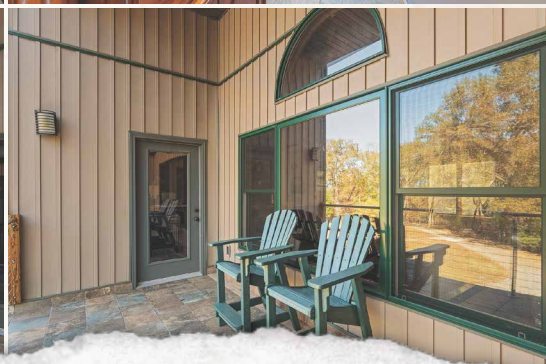
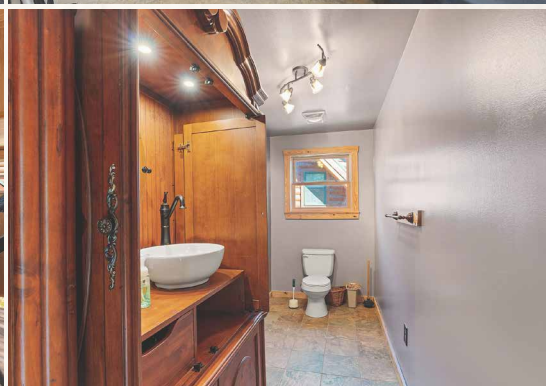
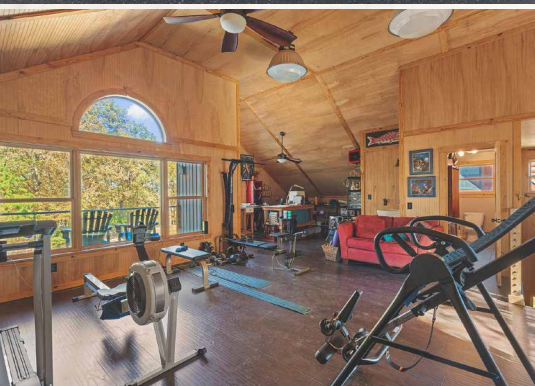
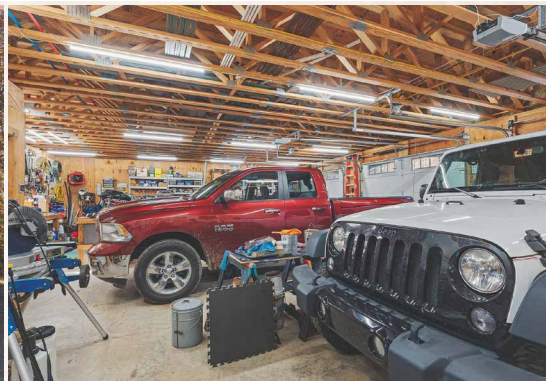
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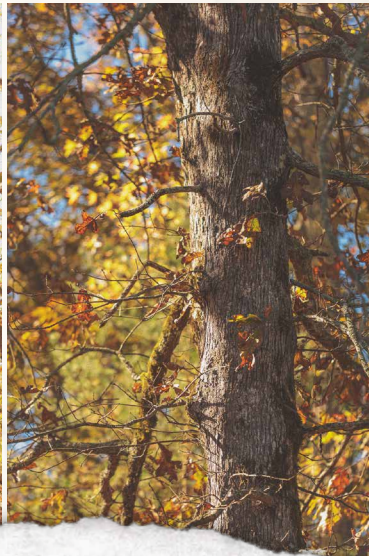
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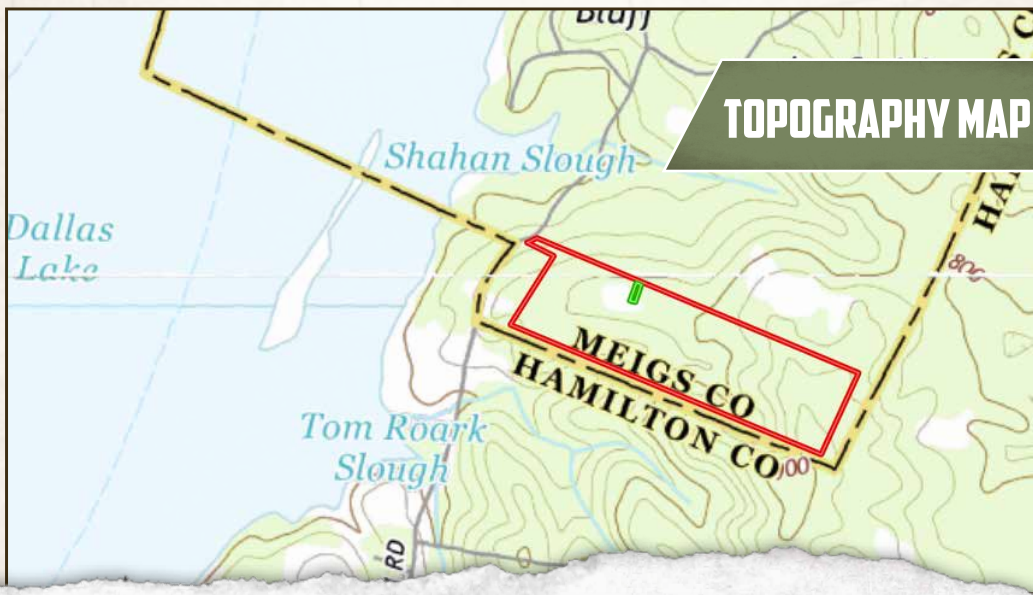
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land id. LINK



TOPOGRAPHY MAP



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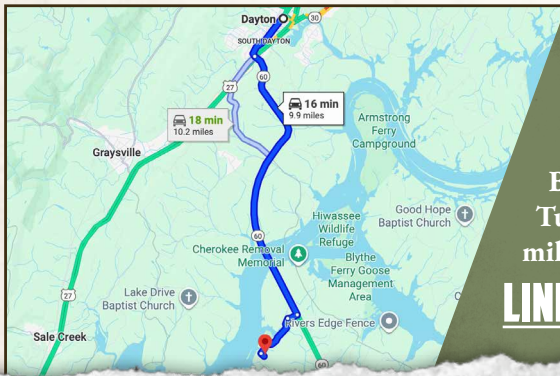
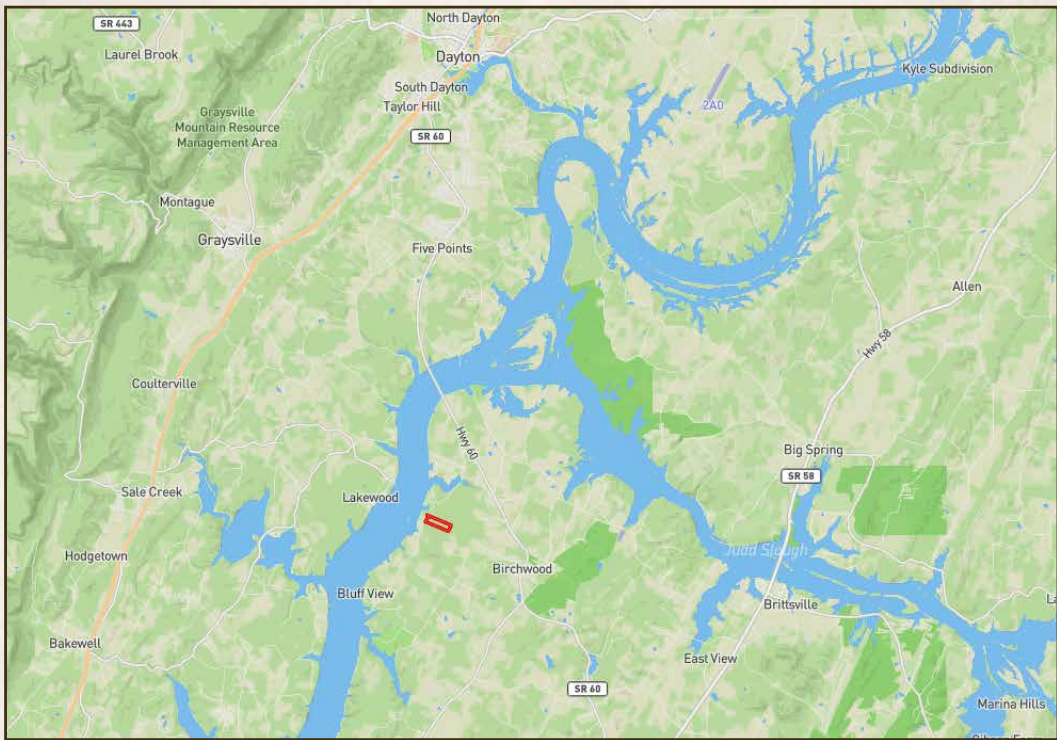
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Directions From Dayton, TN: Travel 1.3 miles on Highway 27 South. Turn left at the red light on Highway 60 and continue 7 miles. Turn right on Burdette Road and proceed 0.3 miles. Turn left on Shahan Lane and travel 1.2 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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