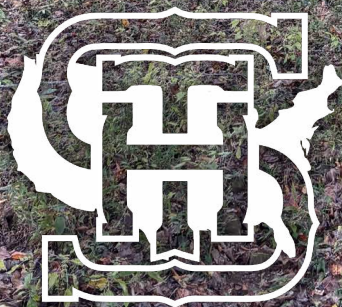


202.63± ACRES
PUTNAM COUNTY, TN
\$283,682



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (423) 568-8339

THE PUTNAM 202.63

PROPERTY PROFILE

LOCATION:

- Off Caltkiller Hwy
Monterey, TN 38574
- Access via Deeded Easement
- Putnam County
- 8.8± Miles SW of Monterey
- 16.2± Miles SE of Cookville
- 28.8± Miles NW of Crossville
- 94.5± Miles E of Nashville

COORDINATES:

- 36.08077, -85.31278

PROPERTY USE:

- Hunting
- Recreational
- Investment
- Conservation

TAX INFORMATION:

- Parcel ID: 105 005.03
- 2024 Taxes: \$2,834.23

PROPERTY INFORMATION:

- 202.63± Acres
- Small Pasture
- Hardwoods
- Rolling Terrain
- Protected by
Conservation Easement



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WILLIAM SMITH

LAND SPECIALIST

C: 662-647-4788

O: 423-568-8339

william@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PUTNAM 202.63

COME TAKE A LOOK AT 202.63± ACRES OF PRISTINE HARDWOOD FOREST AND ROLLING HILLS IN BEAUTIFUL PUTNAM COUNTY, TENNESSEE. This outstanding property is protected by a conservation easement through *The Barn Group Land Trust*, ensuring its natural beauty and wildlife habitat will be preserved for generations to come, perfect for buyers seeking long-term stewardship, recreational use, or a great hunting tract.

Located roughly 30 minutes from Cookeville and Crossville, the Putnam 202.63 offers both convenience and privacy. These cities are becoming more desirable to live in every day, making this tract an exceptional place to hunt or invest in.



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MORE ABOUT THE PUTNAM 202.63

The land is heavily wooded with mature hardwoods, providing exceptional deer and wildlife habitat and ideal conditions for hunting, hiking, and outdoor adventure. A small pasture on the north end adds versatility, offering a nice spot for a food plot or small livestock area within the allowed uses of the easement.

The Putnam 202.63 is more than just land; it's an opportunity to own and enjoy a protected slice of Tennessee wilderness while benefiting from the long-term advantages that conservation easements can provide.

**To learn more and schedule a private showing,
call William Smith today!**



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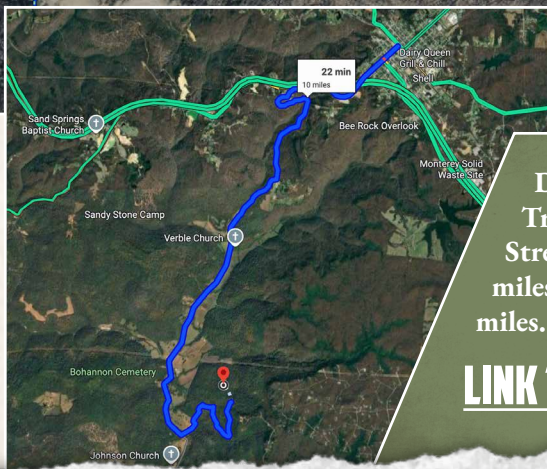
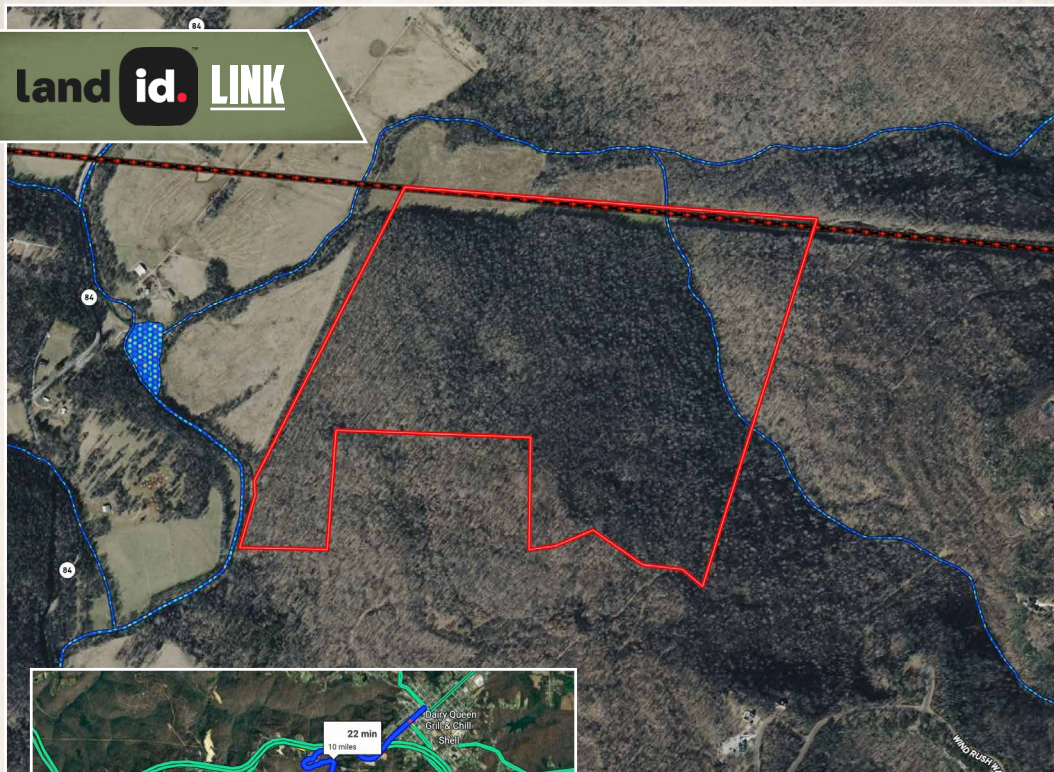
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202.63± ACRES

PUTNAM COUNTY, TENNESSEE

land id. LINK



Directions From Downtown Monterey:
Travel 0.7 miles southwest on S Holly Street. Continue on US-70 N W for 1.2 miles. Turn left on TN-84 S and proceed 6.4 miles. Turn left on the gravel drive easement.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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