



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**37.9± ACRES
MARION COUNTY, TN**

\$229,000

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

THE MARION 37.9

PROPERTY PROFILE

LOCATION:

- 1555 Palmer Firetower Road
Palmer, TN 37365
- Marion County
- 4± Miles SW of Palmer
- 12± Miles NE of Whitwell
- 35± Miles NE of Chattanooga
- 110± Miles SE of Nashville

COORDINATES:

- 35.31085, -85.5858

TAX INFORMATION:

- TAX ID: 005 002.07
- \$312 (2025)

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site
- Conservation

PROPERTY INFORMATION:

- 37.9± Total Acres
- 1± Acre Food Plot
- 1± Mile of Trails
- Seasonal Flowing Creek
- High Population of Whitetail Deer



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JASON HEATHCOE, ALC

PRINCIPAL BROKER, TN

QUALIFYING BROKER, GA

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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 MARION 37.9

WELCOME TO THE MARION 37.9, A REALLY IMPRESSIVE TRACT LOCATED JUST A COUPLE MILES SOUTH OF PALMER IN MARION COUNTY, TENNESSEE. This area has been made more popular due to tiny home communities, the Bolt Farm Treehouse, and just the beauty that is known on the Cumberland Plateau. This tract sets the standard for “bang for your buck.” The 37.9± acre tract sets up nicely for a homestead or a private hunting tract for the weekends.

On my first visit to the property, I was impressed at the number of deer rubs, scrapes, and overall signs. I knew there were some really good deer in this area, but the rubs on every trail and creek bottom seem to be backing that up! While walking the land, I jumped several groups of deer, to the tune of around 20! Currently, there is a mowed field just under an area that nearly connects to another old food plot. There is an old shooting house platform there, showing the history of the farm. With the young timber, it wouldn’t take much effort to combine these two openings for a really nice 2.5-3 acre food plot to provide food for the local deer. There were still plenty of white oak acorns and some small red oaks on the ground.



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MORE ABOUT THE MARION 37.9

More than one mile of trails, all accessible by ATV, are established. It seems the deer are using the land more than humans presently. The number of deer is really incredible. I could also see someone establishing one heck of a homestead. With it being nearly 1.5 miles off the county road, the only thing I could hear was songbirds, crows, and the wind. Buyers will need to verify any utilities in the area.

The Marion 39.7 is priced right and is one of the finer recreational tracts of its size to recently come on the market in this area. If you've thought about investing in land for your family's enjoyment and the countless memories that land can offer, this tract is a strong choice!

**Contact Jason Heathcoe today to learn more
and schedule a private showing.**



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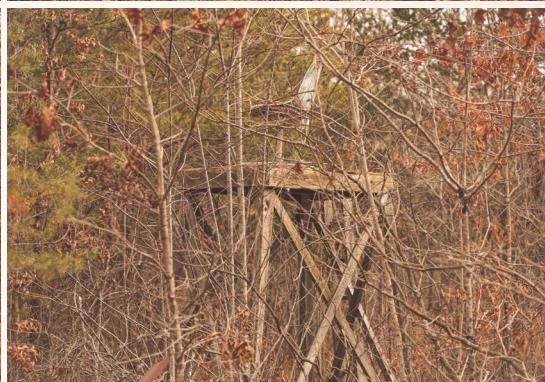
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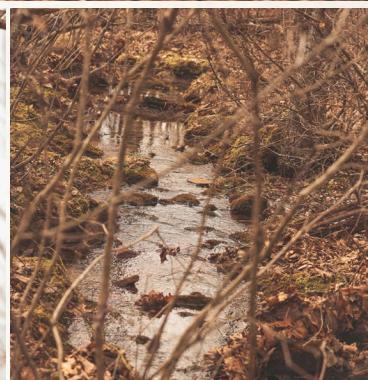
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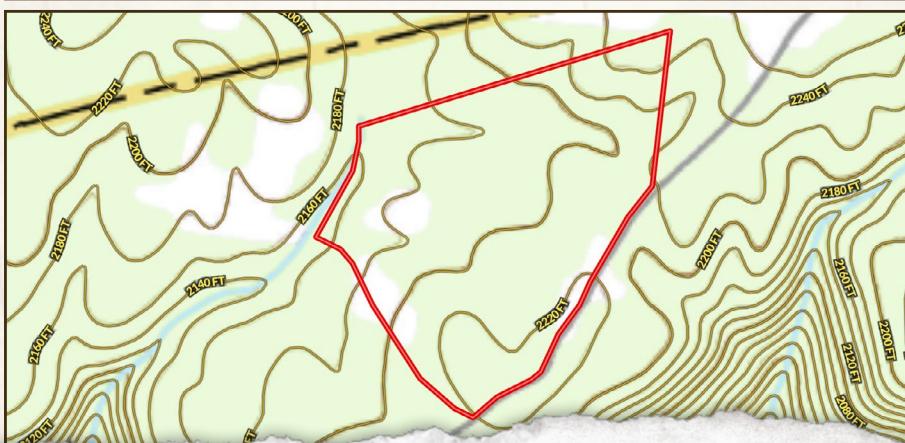
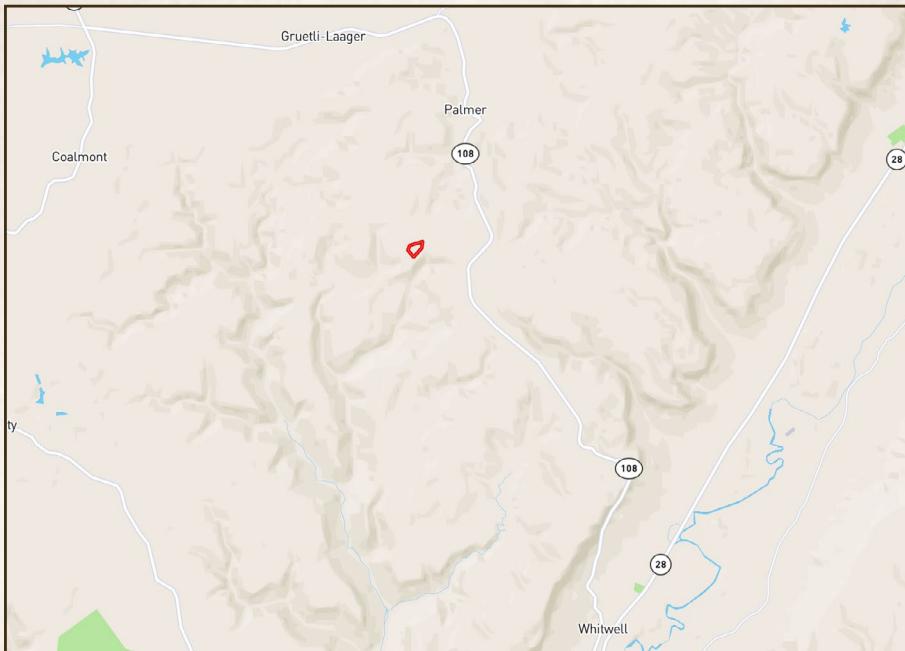
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The logo for Smalltown Hunting Properties & Real Estate. It features a stylized 'H' and 'K' monogram on the left, with a small silhouette of a person hunting in a field to the right of the 'K'. To the right of the monogram, the word 'SMALLTOWN' is written in large, bold, black, sans-serif capital letters. Below 'SMALLTOWN', the words 'HUNTING PROPERTIES' and '& REAL ESTATE' are stacked in a smaller, bold, black, sans-serif font, with a registered trademark symbol (SM) at the end of 'REAL ESTATE'.

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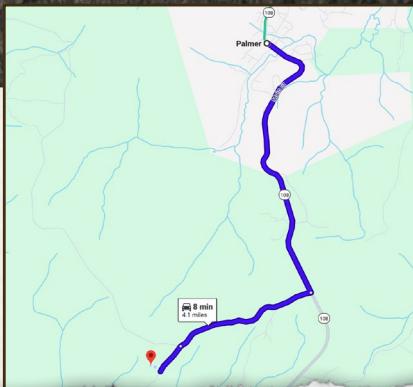
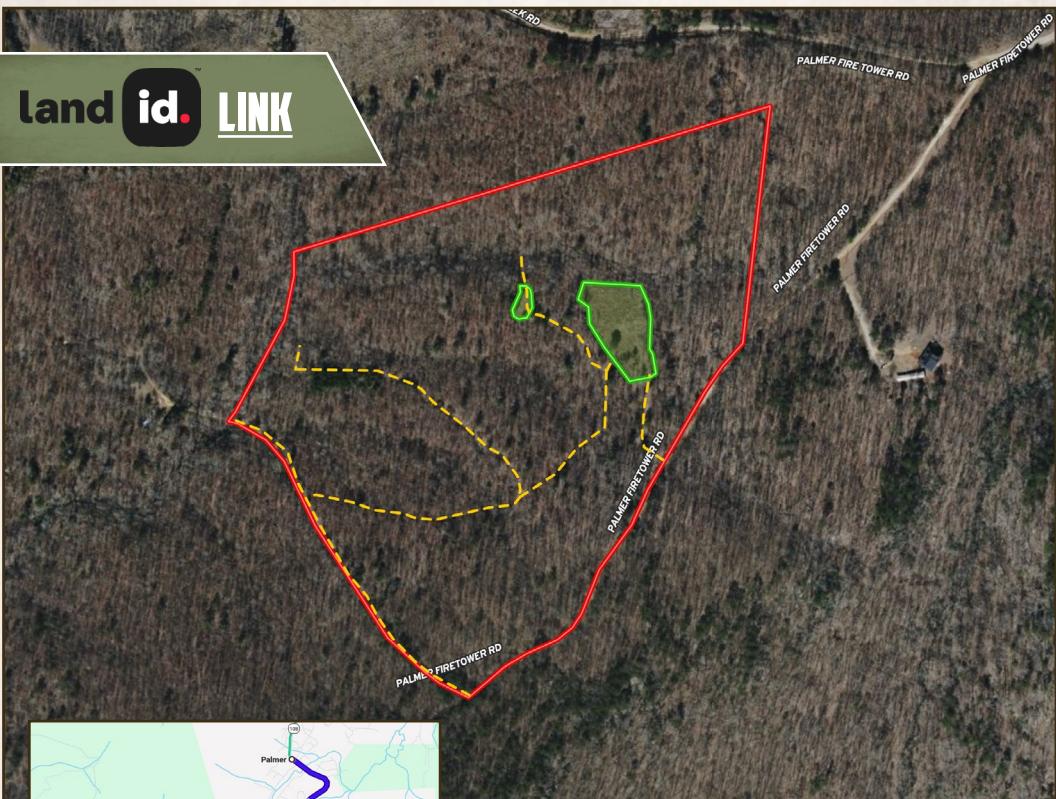
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land **id.** **LINK**



Directions From Palmer, TN: Travel on TN-108 South for 2.6 miles. Turn right onto Palmer Firetower Road and continue for 1.6 miles until the property on the right. Park by the multiple trees with purple paint.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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