



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

20± ACRES
McMINN COUNTY, TN
\$250,000

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

LOCATION:

- 1133 Macedonia Martin Gap Rd
Englewood, TN 37329
- McMinn County
- 5± Miles NE of Etowah
- 7± Miles SE of Englewood
- 74± Miles SW of Knoxville

COORDINATES:

- 35.3572, -84.4572

PROPERTY USE:

- Potential Home/Cabin Site
- Potential Family Compound
- Recreational
- Investment

PROPERTY INFORMATION:

- 20± Acres
- 4 Tracts Combined
- 3 Perk Sites
- Multiple Building Sites
with Driveways
- Utilities Available Nearby

TAX INFORMATION:

- Tax IDs:
 - 098 043.00
 - 098 043.01
 - 098 043.03
 - 098 043.04
- \$248 (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 McMINN 20

WELCOME TO THE MCMINN 20, AN INCREDIBLE RIDGE-TOP TRACT WITH MULTIPLE HOME SITES READY TO WATCH THE SUN COME UP OVER THE EAST TENNESSEE MOUNTAINS! Located in McMinn County, just about one mile off Mecca Pike and a few minutes from both Etowah and Englewood, you feel like you're way out there, but you're really just close enough to town.

East Tennessee has become a growing destination in the last decade, and for good reason. Close, quick access to nearly any outdoor activity you can think of, great food, great people, and a slower pace of living. This 20± acre tract is set up to fit the bill perfectly for a family wanting to do just that.

The McMinn 20 is accessed through a main gate at the county road that is used by the other residents who live down this gravel road. Once through the main gate, you take the first left turn, soon arriving at the next gate, which is the entrance to the property. The road winds with ease to the top of your ridge, which is only about 120 feet but provides just enough elevation to have some incredible views.



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MORE ABOUT THE MCMINN 20

Three cleared homesites are ready to go, each with soil testing completed, and utilities are available in the area but will need to be confirmed by buyer. Each site has its own entry, so a family could easily build multiple homes, be close together, yet have their own driveways.

There is quite a bit of whitetail deer sign on the tract, among the other small game animals like songbirds, squirrels, and chipmunks running around during my visit to the property. The McMinn 20 is worth taking a trip to see if you're thinking of calling East Tennessee home!

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



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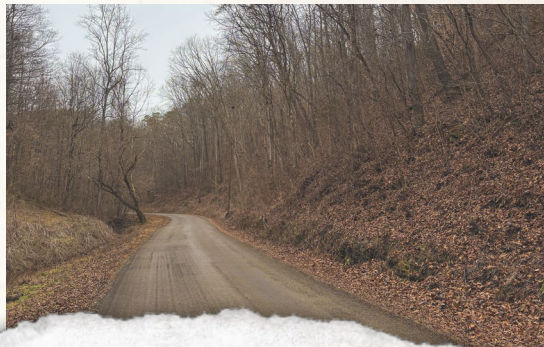
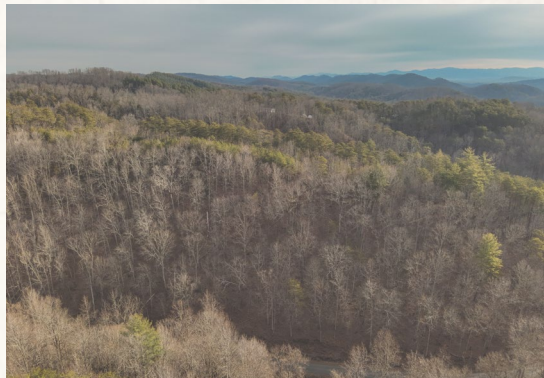
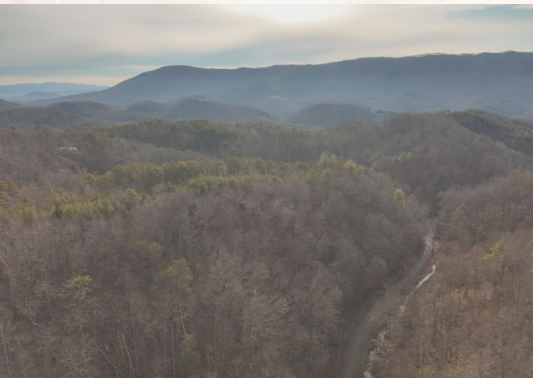
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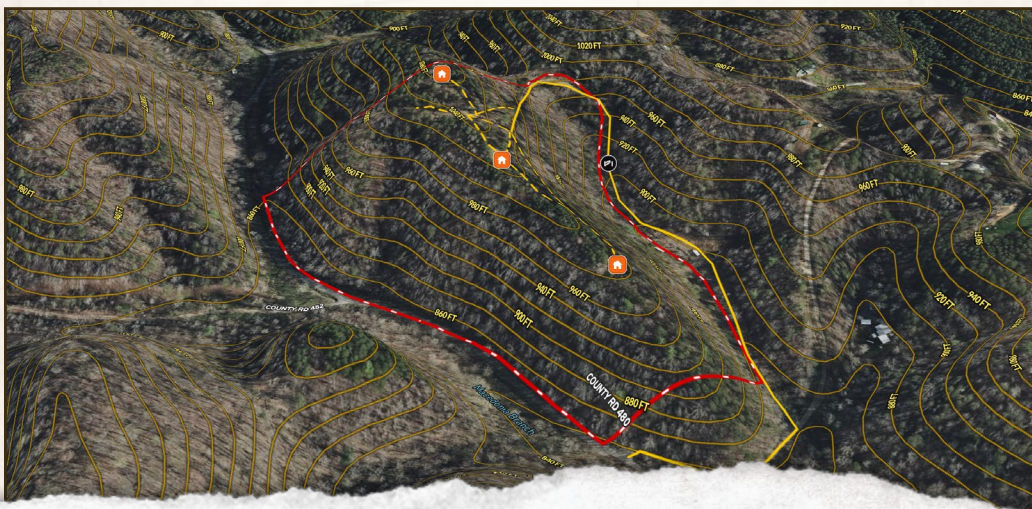
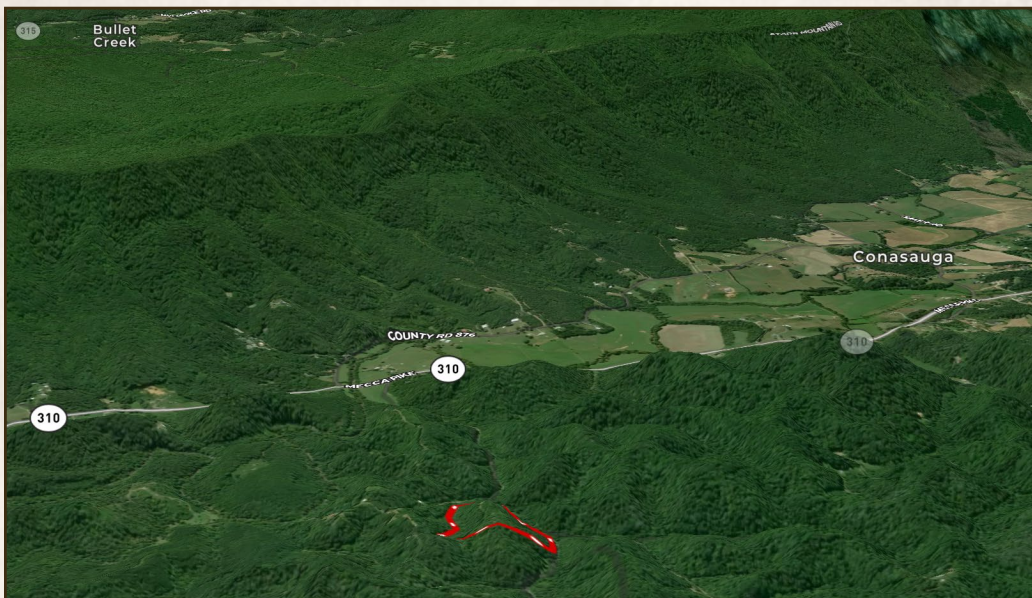
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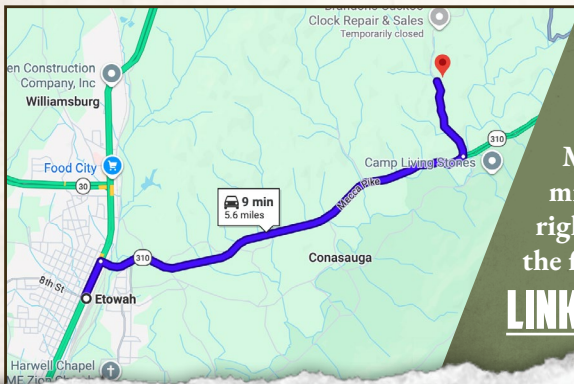


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land **id.** LINK



Directions From Etowah, TN:
Travel on State Highway 310 for 4.3 miles. Turn left onto Macedonia Martin Gap Road and proceed for 0.9 miles until the property's gate on the right. Enter the gate, and the driveway is the first on the left.

LINK TO GOOGLE MAP DIRECTIONS



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