

**2± ACRES**  
**MARION COUNTY, TN**  
**\$49,900**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE

OFFICE (423) 568-8339 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)



# THE MARION 2

## PROPERTY PROFILE

### LOCATION:

- Hen House Road  
Sequatchie, TN 37374
- Marion County
- 10± Miles NW of Jasper
- 37± Miles NW of Chattanooga

### COORDINATES:

- 35.198029, -85.670576

### TAX INFORMATION:

- 047 003.00: TBD

### PROPERTY USE:

- Hunting
- Recreational
- Potential Livestock Operation
- Potential Home/Cabin Site
- Investment

### PROPERTY INFORMATION:

- 2± Flat Acres
- Wildlife
- Utilities & Internet Available



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**BRYSON DALTON**

LAND SPECIALIST

C: 423-413-6202

O: 423-568-8339

[bryson@smalltownproperties.com](mailto:bryson@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE MARION 2

**WELCOME TO THE MARION 2 IN SEQUATCHIE, TENNESSEE.** This 2± acre lot in Marion County is perfect for building your dream home or bringing in a nice modular home as well. With the brush being very light and the lot being nearly perfectly flat, clearing and lot prep will be minimal. Located in a very quiet neighborhood with wildlife running rampant, it would be hard to think of a better place to plant some roots! Electricity, public water, and internet are available at the road. A survey will determine the final acreage, as this property is part of a larger parcel.

**Contact Bryson Dalton today for more information  
and to schedule a private showing.**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**BRYSON DALTON**

LAND SPECIALIST

C: 423-413-6202

O: 423-568-8339

[bryson@smalltownproperties.com](mailto:bryson@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



**2± ACRES**

**MARION COUNTY, TENNESSEE**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**BRYSON DALTON**

LAND SPECIALIST

C: 423-413-6202

O: 423-568-8339

[bryson@smalltownproperties.com](mailto:bryson@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

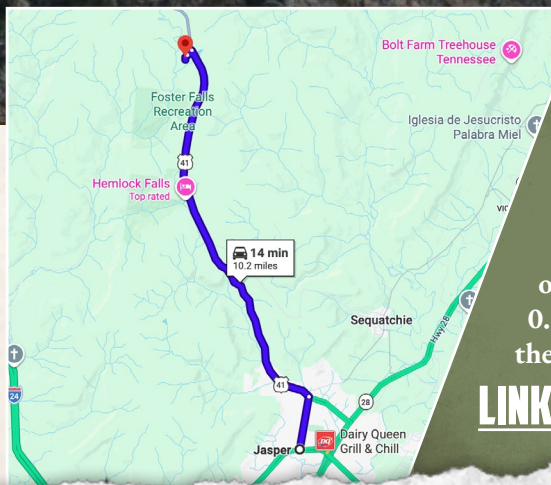
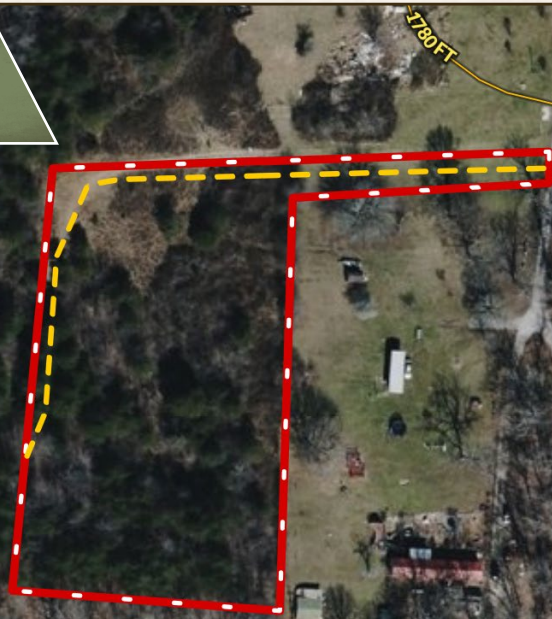
Information is believed to be accurate but not guaranteed.



2± ACRES

MARION COUNTY, TENNESSEE

land id. LINK



Directions From Jasper, TN:  
Travel on US-41 for 8.8 miles.  
Turn left onto Kilgore Town Road  
for 0.1 mile, and continue straight  
onto Hen House Road for another  
0.1 mile. The destination will be on  
the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**BRYSON DALTON**

LAND SPECIALIST

C: 423-413-6202

O: 423-568-8339

[bryson@smalltownproperties.com](mailto:bryson@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.