

NEW



Buildable Land on Notchy Creek

85.99 +/- Acres | Monroe County, TN | \$525,000



ADDRESS

256 Atkins Road
Madisonville, TN 37354

LOCATION

From Walmart in Madisonville turn left onto Tellico Street S and drive 1.8 miles. Turn left onto Old Tellico Highway N and drive 0.4 miles. Turn left onto N Fork Road / Atkins Road and drive 1.6 miles. The gate to the property will be on the right hand side of the road.

PROPERTY SUMMARY

This 85.99-acre tract outside Madisonville, TN, offers privacy, timber value, and development potential in a prime East Tennessee location. Just 10 minutes to Madisonville and positioned between Knoxville and Chattanooga, it's also under 3 hours to Atlanta. The property features 27± acres of thriving Loblolly pine planted in 2021, with the remainder in mature hardwoods, including Black walnut. Internal roads provide access throughout, and multiple building sites make it ideal for a private retreat, estate lots, or subdivision.

Notchy Creek runs through the land for approximately 500 feet, with bottomland and scenic ridges in the Notchy Creek Knobs. Electricity is nearby, and the site is minutes from the Cherokee National Forest, Cherochala Skyway, and other outdoor recreation opportunities. This is a great chance to build or invest in forested acreage with natural beauty, creek frontage, and long-term timber potential.

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