

**24.64± ACRES**  
**POLK COUNTY, TN**  
**\$360,000**



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

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# THE POLK 24.64

## PROPERTY PROFILE

### LOCATION:

- 168 Moby Road  
Delano, TN 37325
- Polk County
- 3.7± Miles N of Benton
- 18.9± Miles NE of Cleveland
- 24.1± Miles S of Athens
- 52.7± Miles NE of Chattanooga

### PROPERTY USE:

- Potential Home Site
- Mini-Farm
- Row Crop Farming
- Hunting & Fishing
- Investment

### COORDINATES:

- 35.2087, -84.6461

### PROPERTY INFORMATION:

- 24.64± Acres
- Row Crop Farmland
- 700'± Frontage on the  
Hiwassee River
- Mountain Views

### TAX INFORMATION:

- Parcel: 025 005.00
- 2024 Taxes: \$282.57



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**WILLIAM SMITH**

LAND SPECIALIST

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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 POLK 24.64

WELCOME TO THE POLK 24.64, LOCATED JUST A FEW MILES FROM THE COMMUNITY OF BENTON, TENNESSEE! This 24.64± acre property offers income opportunities along with hunting and recreational adventures. Currently, the Polk County tract is an income-producing row crop farm planted in soybeans. Continuing to rent the farmland can bring \$69 per cultivable acre annually. A key feature of this property is the frontage on the Hiwassee River. With roughly 700 feet of unrestricted river frontage, you can swim, fish, float, and build your dream home, however you would like. At the upper end of the property, you will find mountain views and a wonderful potential home site.

If you are looking for recreational enjoyment, the Polk 24.64 is a strong choice! Contact William Smith today to schedule a private tour and experience #TheSmallTownWay!



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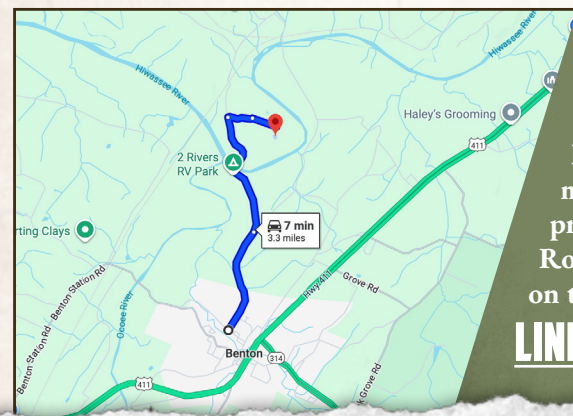
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land id. LINK



Directions From the Intersection of Patty Road and Town Creek Road in Benton, TN: Travel 1.2 miles northeast on Patty Road. Make a slight left on Dentville Road and continue 1.5 miles. Turn right on Clark Drive and proceed 0.3 miles. Turn right on Moby Road and in 0.3 miles the property will be on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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