



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

615± ACRES
MORGAN COUNTY, TN
\$765,000



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

THE MORGAN 615

PROPERTY PROFILE

LOCATION:

- Green Ridge Trail
Oakdale, TN 37829
- Morgan County
- 11± Miles N of Harriman
- 41± Miles E of the Catoosa
Wildlife Management Area
- 52± Miles NW of Knoxville
- 90± Miles NE of Chattanooga
- 150± Miles E of Nashville

COORDINATES:

- 36.01293, -84.54074

TAX INFORMATION:

- Tax ID: 148 012.00
- 2024 Taxes: \$6,225

PROPERTY USE:

- ATV/Horseback Riding Trails
- Two Building Envelopes
- Incredible Whitetail Deer
and Turkey Hunting

PROPERTY INFORMATION:

- 615± Surveyed Acres
- Extensive Road System
- Conservation Easement in Place
- Majority Hardwood Timber
- Access at the end of Green
Ridge Trail Estates



JASON HEATHCOE, ALC | PRINCIPAL BROKER - EAST TN
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SHANE MARTIN | PRINCIPAL BROKER - WEST TN
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Information is believed to be accurate but not guaranteed.

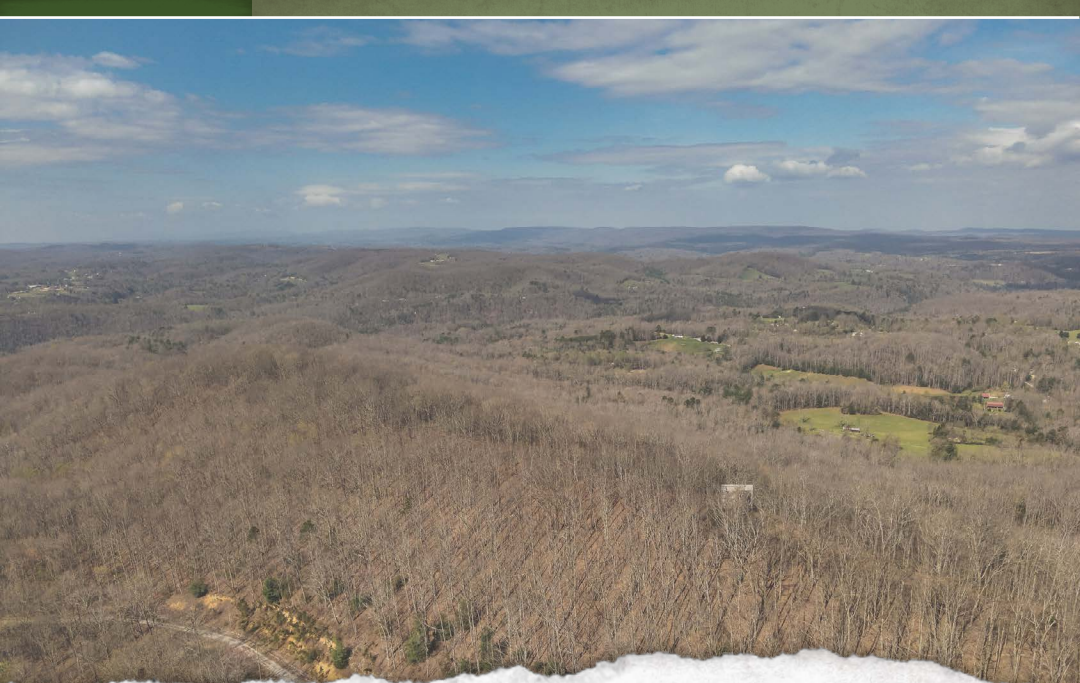
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7115 Hwy 64 - Oakland, TN 38060

WELCOME TO THE MORGAN 615

WELCOME TO THE MORGAN 615, A LARGE LANDHOLDING LOCATED IN OAKDALE, A COMMUNITY IN MORGAN COUNTY, TENNESSEE. The 615± acre tract sprawls out in the hills of East Tennessee—some of the finest woods available on the market in our part of the world. Unlike many large tracts, the Morgan 615 has an extensive road and trail system, allowing access to the majority of the property. The legacy of this place and its natural beauty has been conserved by Foothills Land Conservancy and is currently enrolled in a conservation easement to protect it from becoming a large development and to benefit the wildlife, ecosystem, and beauty that East Tennessee is known for. Two building envelopes allow for your forever home to be built; one is located close to the start of the property, allowing for ease of utilities, and the other is nearly one mile down the gravel road for a true “cabin in the woods.” The listing agent can offer more insights on what this easement consists of.



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MORE ABOUT THE MORGAN 615

The recreational opportunities are a major draw to this tract, in my opinion. Upon initial visit, many whitetail deer and wild turkeys were spotted, along with evident sign. Just from the nearly two-mile-long gravel road, over 30 rubs were spotted on trees from the whitetail bucks. A trail camera survey is being conducted currently, and it is showing a very high population of both deer and turkey. The property hasn't been hunted in recent years; I can only imagine the size of the bucks that are roaming this tract. If you're not much of a hunter, the hiking on this property, especially in the fall months with our foliage colors, is second to none with the established trail systems. Horseback riding and ATV usage would be a great way to spend a morning on the Morgan 615.

Contact Jason Heathcoe or Shane Martin today to schedule a private tour and experience #TheSmallTownWay!



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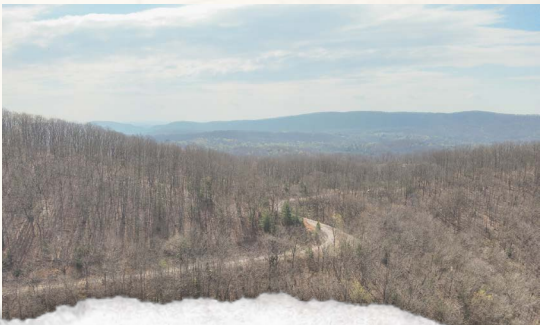
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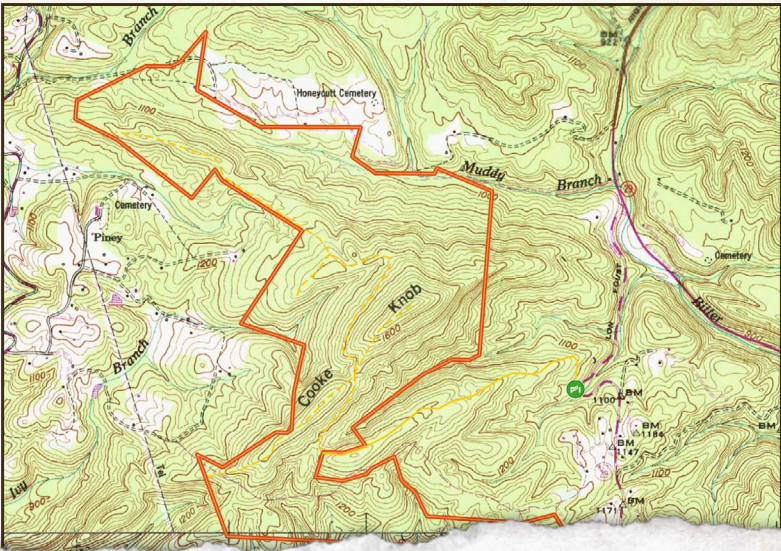
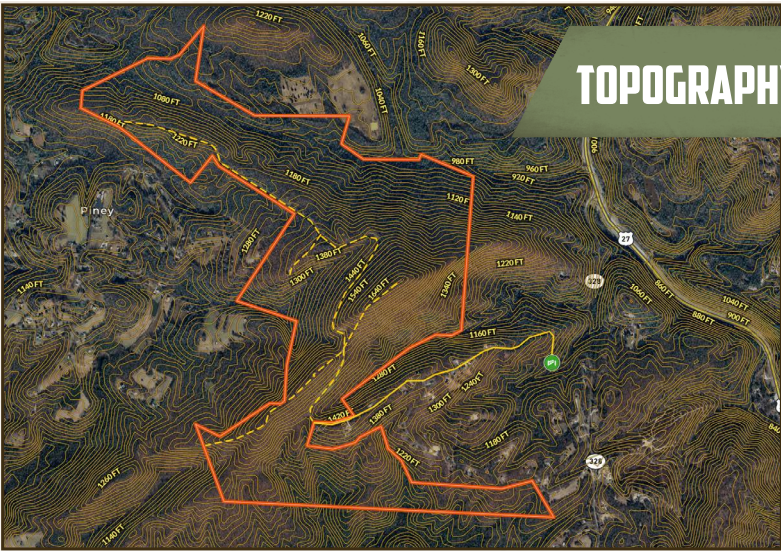
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TOPOGRAPHY MAPS



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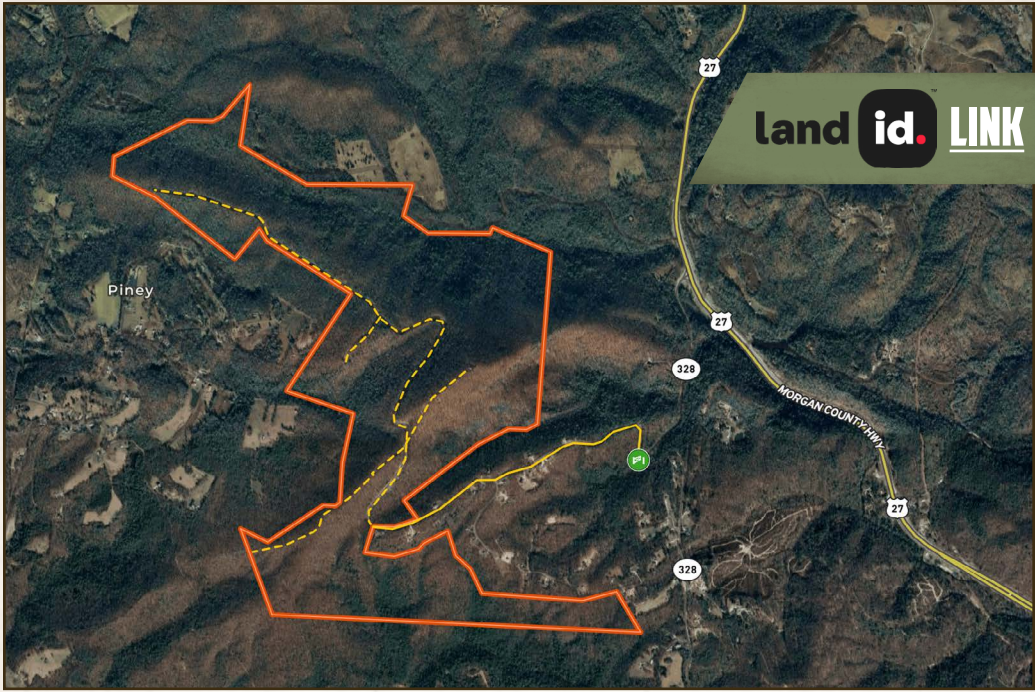
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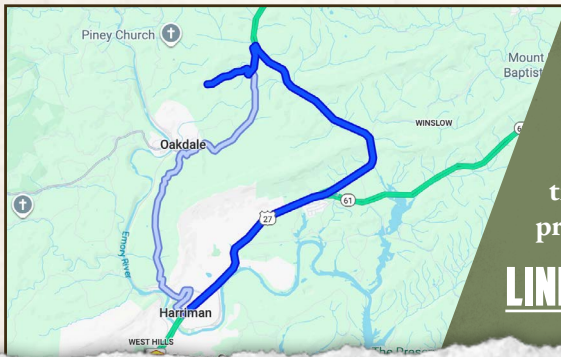
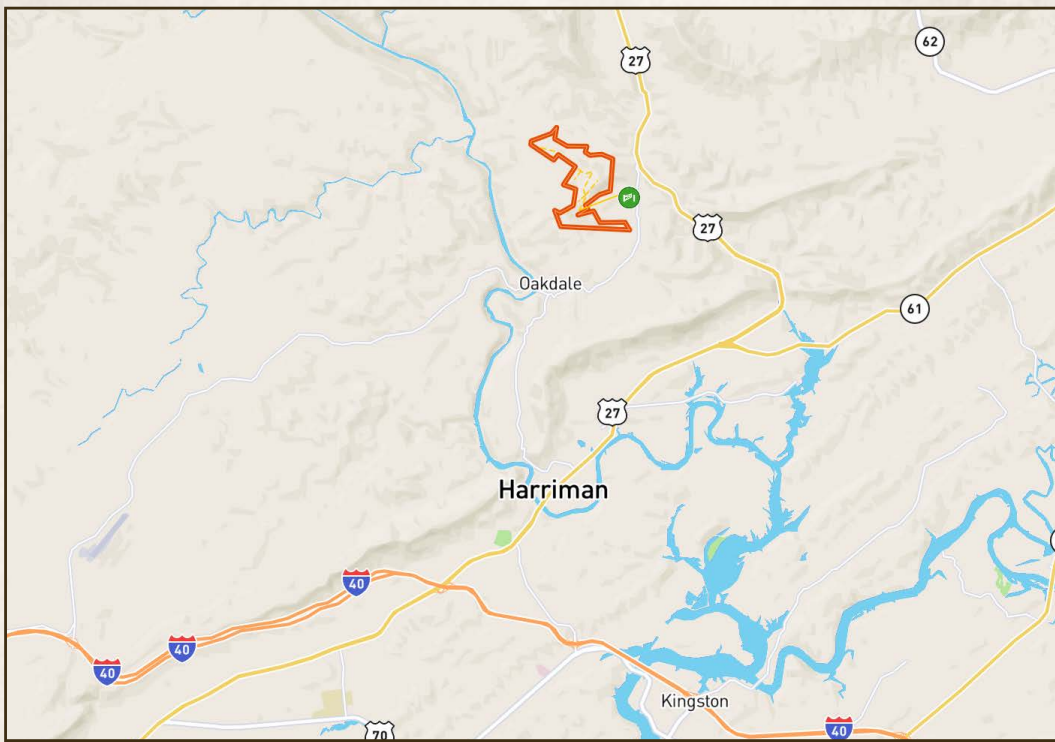
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Directions From Harriman, TN:
 Travel 9 miles on Highway 27. Turn left on TN-328 S and continue 0.7 miles. After you enter through the gate, travel approximately 1.1 miles to the property on both sides of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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