

LAND AUCTION



28.11 AC± | 3 TRACTS | MONROE CO, TN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/2/25 **AUCTION TIME:** 4 PM ET

AUCTION HELD AT: COMMUNITY CENTER, 132 BANK ST, TELlico PLAINS, TN 37385

Monroe County, TN Multi-Tract Land Auction – Scenic Acreage with Utilities & Barn

Seize the opportunity to own prime acreage in Monroe County, TN—offered in 3 tracts or as a whole. This exceptional property combines panoramic mountain views, gentle topography, and modern utilities with the rare bonus of a 45x85 red pole barn built in 2016. Whether you're looking for the perfect homesite, a mini-farm, or an investment with development potential, this property checks every box.

Located in a peaceful setting with easy access to town, the land is fully equipped with electric, city water, fiber, cable, and telephone service, making it ready for your future plans. A recent survey ensures clear boundaries, while abundant road frontage adds convenience and value. With light restrictions in place to preserve the natural beauty, you'll enjoy both protection and flexibility in how you use the land.

Tract 1 – 7.2± Acres with Mountain Views

This tract offers a perfect mix of beauty and practicality with its gentle topography, utilities in place, and stunning mountain views. Ideal for building a dream home, small farm, or investment property, it provides excellent road frontage and flexible potential while maintaining the charm of Tennessee countryside living.

Tract 2 – 8.74± Acres with Utilities & Development Potential

Boasting panoramic views and easy accessibility, this tract is ready for your vision. With electric, city water, fiber, and cable already available, the groundwork is set for residential or agricultural use. Its versatile size and convenient location make it attractive for homesteading, recreation, or investment growth.

Tract 3 – 12.16± Acres with 45x85 Pole Barn

The highlight tract of this offering, featuring a spacious 45x85 red pole barn (2016) perfect for storage, livestock, or workshop use. Combined with beautiful rolling terrain, utilities, and ample road frontage, this tract provides both functionality and breathtaking views. A top choice for buyers wanting a blend of working space and scenic living.

Key Highlights

- Panoramic mountain views across all tracts
- Gentle topography perfect for building or farming
- 45x85 pole barn (2016) for storage, livestock, or workshop use
- Development potential with utilities already in place
- Electric, city water, fiber, cable, & telephone service available
- A recent survey with clear boundaries
- Abundant road frontage for access and value

Opportunities like this in Monroe County are rare! Whether you're searching for a dream homesite, an investment property, or land to farm and enjoy, these tracts offer unmatched potential. Bid on one or combine multiple tracts to create your ideal property—contact us today to schedule a private showing and register to bid!



Taxes: \$242 for all three tracts
Lease Status: Open Tenancy
Possession: At Closing
Survey Needed?: Complete
Brief Legal: 28.11± acres on Fairview Road in Tellico Plains, TN, Monroe Co, TN
PIDs: 126 086.09
Lat/Lon: 35.3969, -84.28335
Zip Code: 37385

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions LLC, Lic 264661, Phone # 217.285.9000 | Jeffrey "Jeff" M. Evans, Principal Broker, License # 325829 | Timothy "Tim" Lee Burnette, Broker, License # 311366, Phone # 865.368.0002 | Joe Gizdic, Director, Ranch & Farm Auctions LLC, 217.299.0332 | Wes Evans, TN Affiliate Broker, Land Specialist for Whitetail Properties Real Estate, LLC, 865.360.5593 | Russell L. Mills, Auctioneer License #4952/Broker License # 290793



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