



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



1,500± ACRES
CLAIBORNE/HANCOCK COUNTIES, TN
\$9,000,000



OFFICE (478) 382-2880 | WWW.SMALLTOWNPROPERTIES.COM

THE CLAIBORNE/HANCOCK 1,500

PROPERTY PROFILE

LOCATION:

- Alanthus Hill Road
Tazewell, TN 37879
- Claiborne & Hancock Counties
- 11.2± Miles NE of Tazewell
- 15± Miles S of Wilderness
RD State Park, VA
- 23± Miles ESE of Middlesboro, KY
- 55.5± Miles NE of Knoxville
- 79.8± Miles N of Sevierville

COORDINATES:

- 36.5364, -83.42595

PROPERTY USE:

- Farm/Ranch
- Recreational
- Timber
- Potential Outfitter
- Potential Development
- Investment

PROPERTY INFORMATION:

- 1,500± Total Acres
- 3± Miles of Road Frontage
- Ponds
- Springs
- Powell River Frontage
- Timber
- Pasture
- Hayfields
- Shop
- Multiple Storage Sheds

TAX INFORMATION:

- (033 02500 000) \$546
- (046 00800 000) \$906
- (034 00800 000) \$1,984
- (034 00900 000) \$587
- (030 00600 000) \$2,302



SMALLTOWN
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JUSTIN HASTY, ALC

ASSOCIATE BROKER, GA

AFFILIATE BROKER, TN

BROKER-IN-CHARGE, SC

C: 706-671-4554

O: 478-382-2880

justin@smalltownproperties.com

125 Pine Brook Drive - Rocky Face, GA 30740

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Information is believed to be accurate but not guaranteed.



WELCOME TO THE CLAIBORNE/HANCOCK 1,500

WELCOME TO THE CLAIBORNE/HANCOCK 1,500—A BLANK SLATE WITH TREMENDOUS POTENTIAL! Located just over 11 miles northeast of Tazewell, Tennessee, in both Claiborne and Hancock Counties, this 1,500± acre contiguous property is truly versatile and expansive. Take advantage of a rare opportunity to own land featuring a mix of established pasture ground, hay fields, and crop ground, all supported by perimeter fencing suitable for running 300± heads of cattle.

Water is abundant throughout, with multiple natural springs, some feeding into ponds and others flowing directly into the Powell River, which borders a portion of the land. The Powell River is exceptionally clear and well-known for its fishing, making this property as appealing recreationally as it is operationally. Several pastures are also equipped with automatic waterers, adding to the functionality for livestock operations.



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MORE ABOUT THE CLAIBORNE/HANCOCK 1,500

With nearly three miles of road frontage, the Claiborne/Hancock 1,500 also offers significant flexibility for future division or development. The landscape offers stunning ridge-top views and multiple potential homesites, complemented by a healthy mix of timber and excellent wildlife habitat, including deer and turkey. Improvements include a shop and multiple storage sheds, providing practical infrastructure for farm or recreational use.

Create something truly special here, whether it's a working farm, recreational retreat, or legacy property. The options are endless!

Contact **Justin Hasty** today to schedule a private showing and experience #TheSmallTownWay!

[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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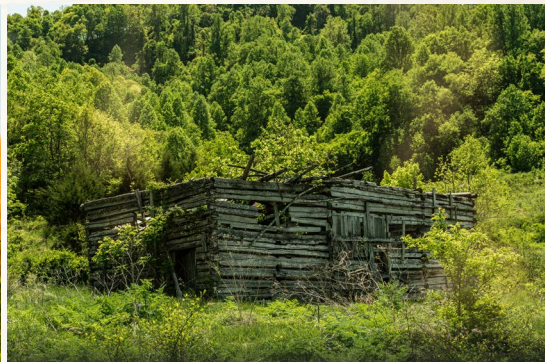
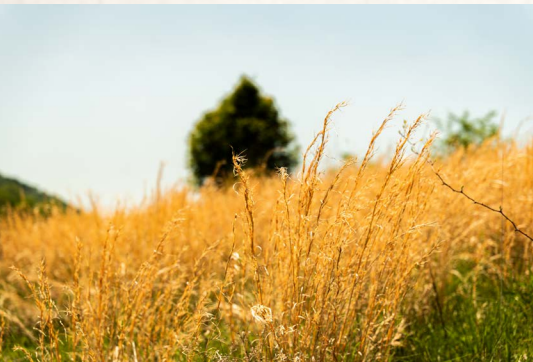
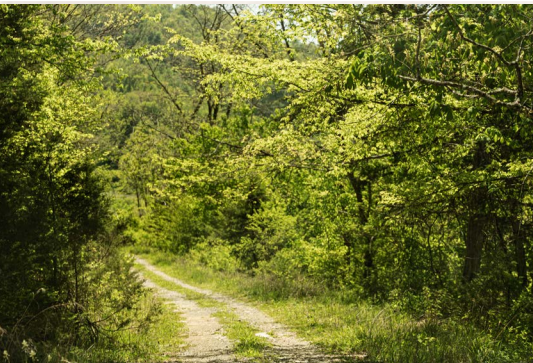
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1,500± ACRES

CLAIBORNE & HANCOCK COUNTIES, TENNESSEE



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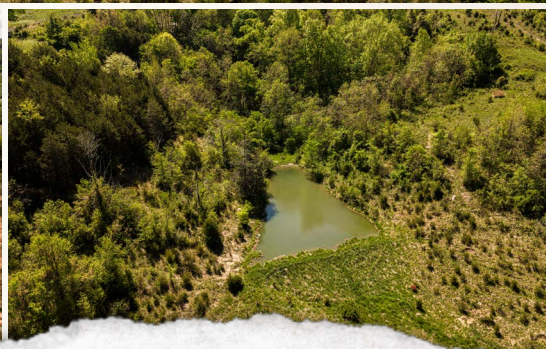
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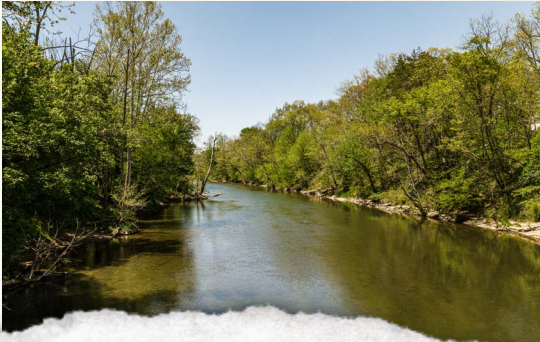
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land id. LINK



Directions From Tazewell, TN:
Travel 8.5 miles on TN-345 N/Cedar Fork Road. Turn right on TN-345 N/TN-63 E and continue 1.4 miles. Turn right on Riley Drive and in 0.1 miles, the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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