

Tennessee

30+/- ACRES IN RHEA COUNTY

\$200,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

769.888.2522

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Rhea 30

PROPERTY PROFILE

Location:

- Rhea County, TN
- Off of Texas Grove Road
- 5± Miles South of Spring City
- 30± Miles Northeast of Chattanooga

Coordinates:

- 35.60874, -84.85655

Property Information:

- 30± Acres
- 25± Acres of Pine/Hardwood Timber
- 3± Acre Field
- 3± Acres of Tornado Damage Timber
- Incredible Whitetail Deer Hunting
- Ideal Property for Family Homestead
- Currently Enrolled in Greenbelt

Property Use:

- Residence
- Getaway
- Hunting

Tax Information:

- Parcel 056 010.00:
\$185 for 2022



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JASON HEATHCOE
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P.O. Box 9 - Birchwood, TN 37308

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Information is believed to be accurate but not guaranteed.

It seems that in today's real estate market, small and affordable tracts are becoming as rare as hens teeth. Tracts that offer great value in a dollar sense, but value in recreation and a place to establish that quiet family homestead and raise a family are something that is in high demand. Fortunately, this Rhea 30 tract checks all of the above.



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Upon my first visit, I immediately noticed how peaceful and quiet this tract was. Although it's conveniently located off Texas Grove Road, I couldn't tell I was just ten miles from anyone. I jumped a handful of deer during my evaluation and couldn't help but notice the abundant whitetail deer sign: trails, rubs and scrapes on every field and every trail. Family members have enjoyed years of great hunting memories and annual encounters with big bucks. This place could very easily be adapted to house and bring in more deer with the establishment of food plots. The bordering landowner to the north is a timber company; the young pines there provide the ultimate bedding habitat for deer. Your newly established plots would draw these deer over to your side of the fence, and you could really make this place even more special.



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A three acre field is situated in the middle of the property giving off “Little House on the Prairie” vibes. The gentle roll of the field would make your homestead dreams come true. It is evident from the old barn and home place that this would make a great place to live. Power is already available making it a breeze to create your homesite. There is ample space for gardening and several animals to graze.



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If you are interested in investing in land, The Rhea 30 is worth considering. There are endless memories to be made with friends and family here. To schedule a private showing of the Rhea 30, contact Jason Heathcoe today.



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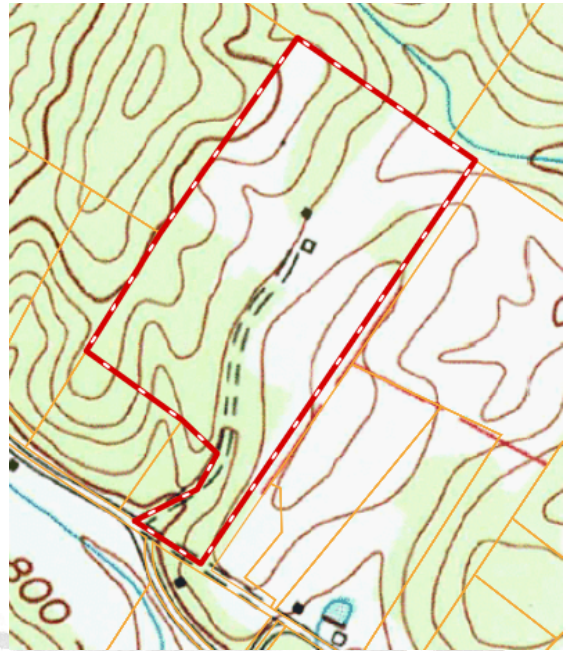
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- Boundary Consists of 30± Acres
- 25± Acres of Pine/Hardwood Timber
- 3± Acres of Field
- 3± Acres of Tornado Damage Timber
- Frontage on Texas Grove Rd
- 5± Miles South of Spring City
- 30± Miles Northeast of Chattanooga

LAND ID LINK

GOOGLE MAP LINK



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