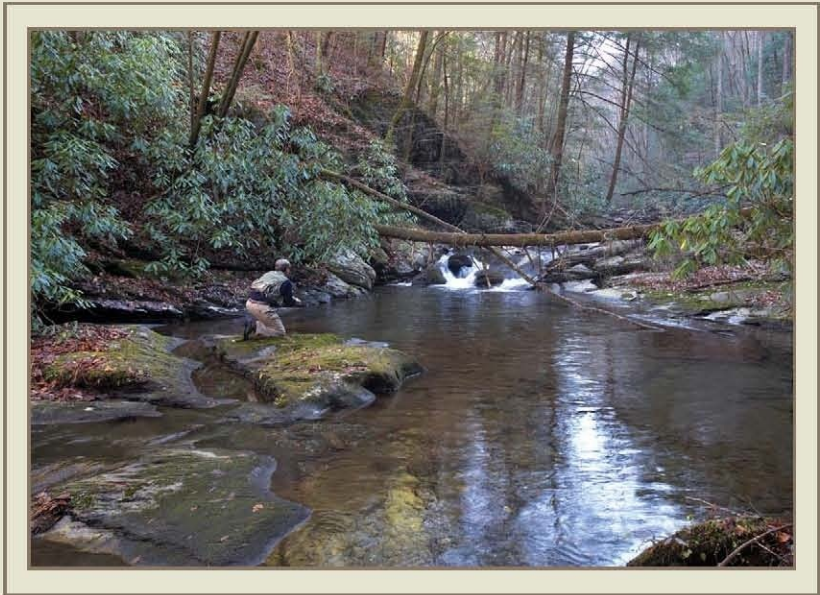


BIG LOST CREEK

CLEVELAND, TENNESSEE, USA

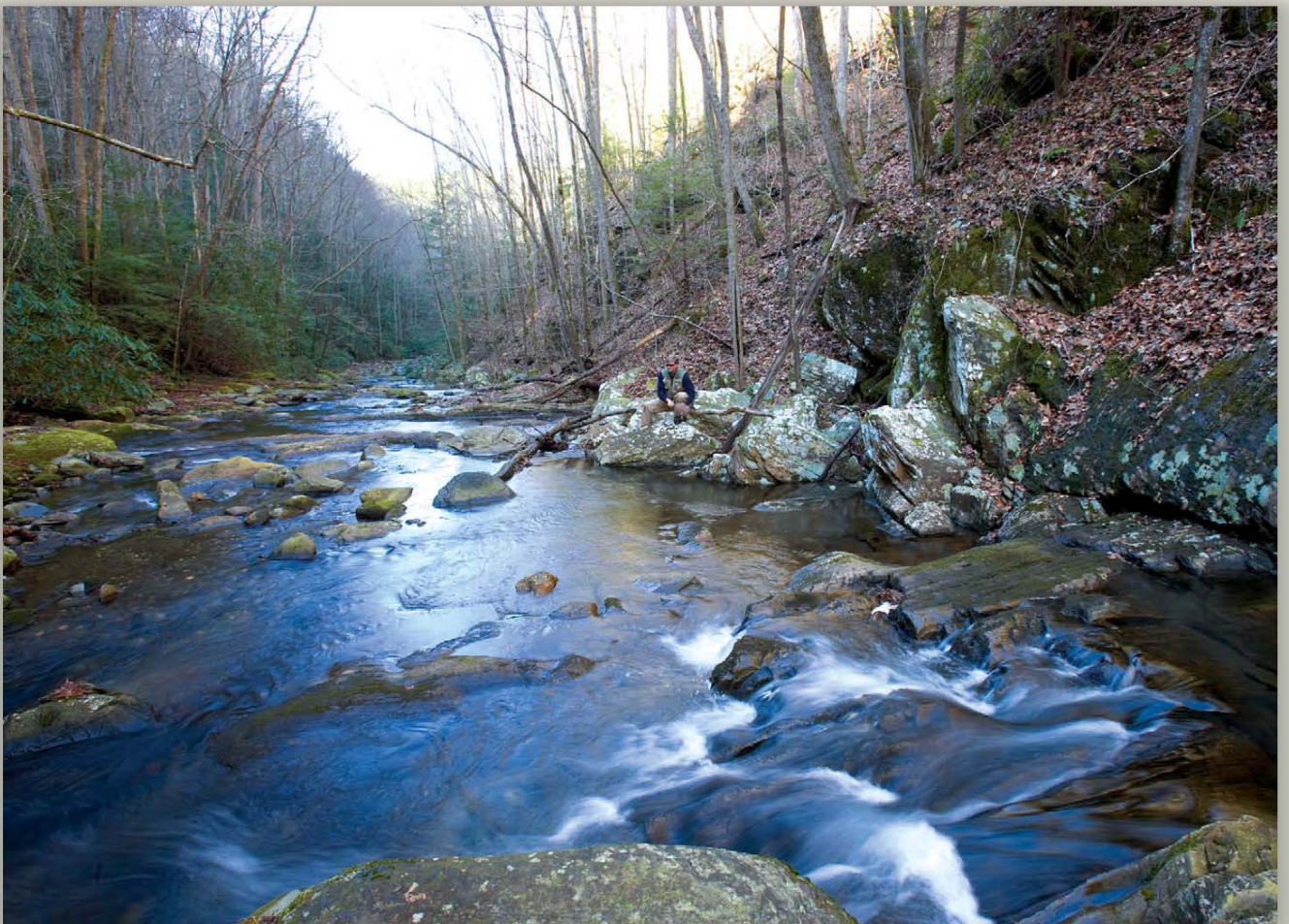


RE/MAX[®]



THE LAND

Surrounded on all sides by the 640,000-acre Cherokee National Forest, Big Lost Creek and its trout-bearing tributaries flow through this pristine 648-acre tract of Tennessee wilderness. Served by a county-maintained road, Big Lost Creek is a natural, wild, and secluded retreat. Unique in the Southeast, this inholding is an island of private land completely free from the kinds of neighboring developments that undermine the serenity of many mountain properties.



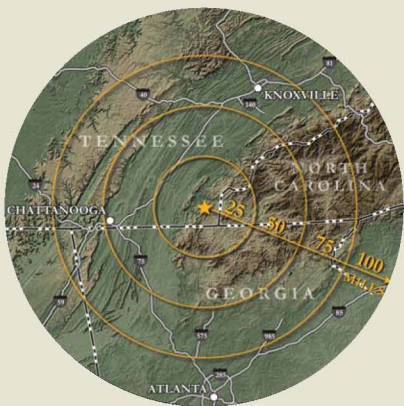
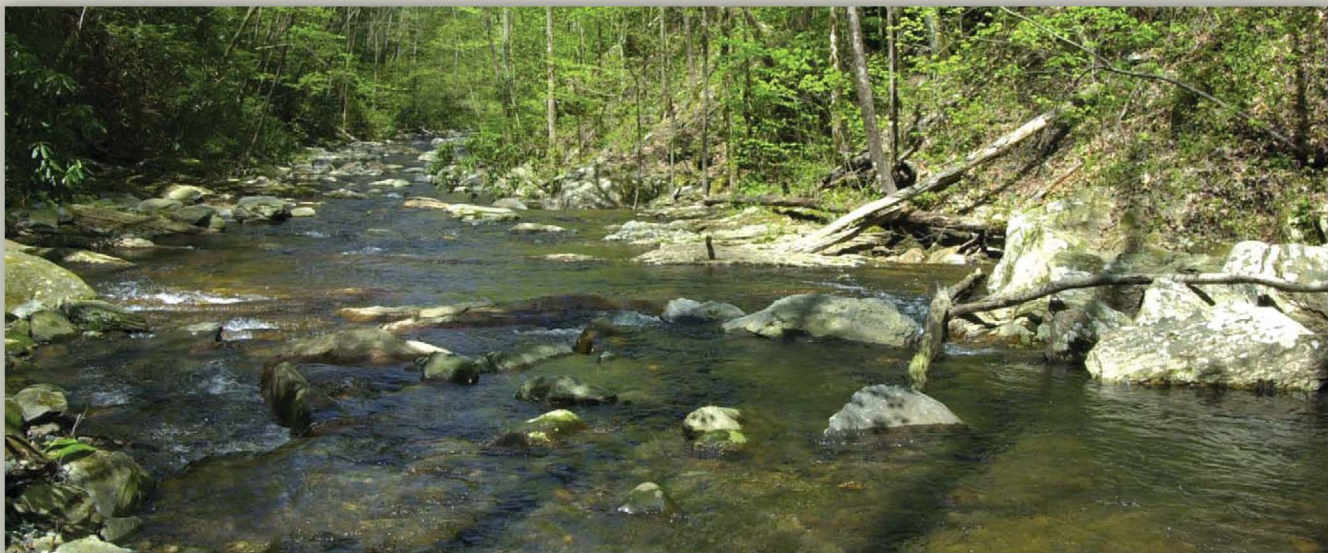
THE WATER

With ridge views of the Southern Appalachian Mountains, including the Great Smokies, this property is saturated with rushing water. The watershed is characterized by dozens of waterfalls — some cascading 35 feet. House-sized mossy granite boulders create deep plunge pools for rainbow and brown trout to live in quiet privacy beyond the reach of trails and fishermen.

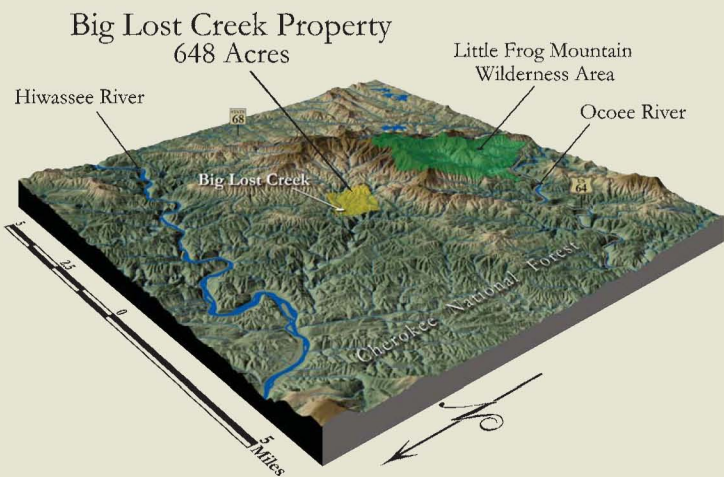
Big Lost Creek and its tributaries run 2.38 miles through dense old-growth white pine and hemlock forest. Pink and white blossoms of native rhododendron and wild mountain azaleas frame the crystal-clear waters. A short two-mile hike through the national forest that surrounds this privately owned preserve takes you to the famous Hiwassee and Ocoee Rivers, which flow north to become part of the rich, green Tennessee Valley.

THE RECREATION

Featured in the books *Trout Streams of Southern Appalachia* and *Tennessee Trout Waters: Blue-Ribbon Fly-Fishing Guide*, Big Lost Creek plays host to a thriving population of wild trout. It provides ideal spawning habitat for the nearby Hiwassee River, a rich tailwater with a reputation as the finest dry fly-fishing opportunity in the South. This portion of the ancient Southern Appalachians is a recreational haven, offering opportunities for hiking, fishing, wildlife watching, hunting, mountain biking, and camping. A few miles away, the Hiwassee River serves up Class II family rafting thrills, while the untamed Ocoee (site of the 1996 Summer Olympic whitewater rafting competition) surges with Class III and IV rapids.



Property Boundary
Primary Road
Road



THE LOCATION

Big Lost Creek is situated in the lush southeastern corner of Tennessee, eight miles from the North Carolina and Georgia borders. Great Smoky Mountains National Park, a stunning preserve of unspoiled forest and mountain landscape, is only 30 miles away. The nearby town of Cleveland, Tennessee, with its historic downtown, local festivals, and antique auctions, provides opportunities for shopping, fine dining, and exploring local Native American and pioneer lore.

Conveniently located one hour from Chattanooga and two hours from Atlanta, Big Lost Creek offers investors an accessible sanctuary from the city — and the opportunity to maintain one of the best wild trout fisheries in the Southeast.

To learn more about this and other investment-quality recreation properties, contact John Hetzler by phone (423) 313-5457 or email at jphetzler@comcast.net.

BIG LOST CREEK

PROPERTY DETAILS:

648-acre recreational mountain-river property

Located in Polk County, near the charming city of Cleveland

A one-hour drive from Chattanooga, and a two-hour drive from Atlanta

Gorgeous home sites available with views of Big Lost Creek

Breathtaking views of the Southern Appalachian Mountains

Accessed by county-maintained road



CONSERVATION VALUES:

Surrounded by the Cherokee National Forest

1.5 percent of all privately owned wild trout water in Tennessee lies within this property

Habitat for wild trout, whitetail deer, wild turkey, and ruffed grouse

Extremely secluded, with no private land for miles in any direction

RECREATIONAL ATTRIBUTES:

Fly fishing on the 2.38 miles of Big Lost Creek and its tributaries contained within the property

Access to the trophy section of the Hiwassee River, one of the best dry fly-fishing sites in the South

Conveniently located near the Class III and IV rapids of the Ocoee River for thrilling rafting and kayaking

Abundant hunting opportunities

Recreational activities include hiking, mountain biking, birding, and waterfall watching



John Hetzler

(423)313-5457

mobile

(423)756-5700

office

jphetzler@comcast.net

email