

Tennessee

548+/- ACRES IN RHEA COUNTY

\$3,500,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

769.888.2522

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The Rhea 548

PROPERTY PROFILE

Location:

- Rhea County, TN
- 301 Hale Bopp Lane
- 3± Miles North of Spring City
- 55± Miles Northeast of Chattanooga

Coordinates:

- 35° 43' 9.93" N 84° 49' 52.36" W

Property Information:

- 548± Continuous Acres
- 406± Acres in Conservation Easement
- Over 1/2 Mile of Highway 27 Frontage
- Active Cattle Operation
- 3000± Square Foot Farmhouse with Garage and Apartment
- Incredible Whitetail Deer & Turkey Hunting
- Ideal Property for Family Homestead or Entertaining Clients

Property Use:

- Residence
- Entertaining
- Cattle
- Hunting

Tax Information: \$4833 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.

Welcome to a rare and extraordinary chance to own a continuous 548+/- acre generational cattle and hunting farm in the heart of Spring City, Tennessee. Tracts like this with the functionality, and opportunity for financial gain and family legacy rarely come available to market.



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The rolling pastures, stocked ponds, beautiful hardwoods and flowing creeks of this Rhea County tract are what you think of when you think "Tennessee". The land itself is complemented by the meticulously maintained, fully furnished 3 Bed 3 Bath farmhouse that serves as a warm and inviting retreat. With rustic elegance and modern touches throughout the 3000 +/- sq ft, the farmhouse is surrounded by the wildlife and cattle that call this property home, offering breathtaking views of the Tennessee countryside.



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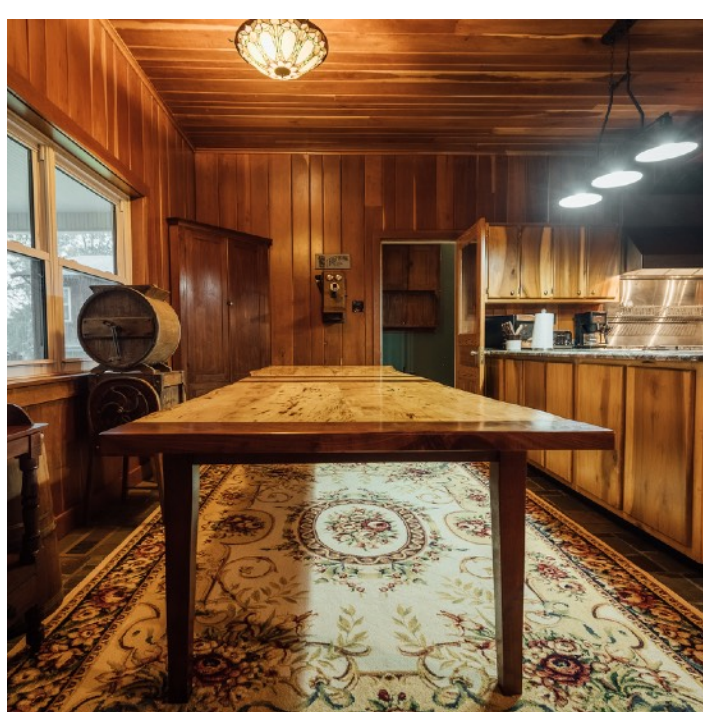
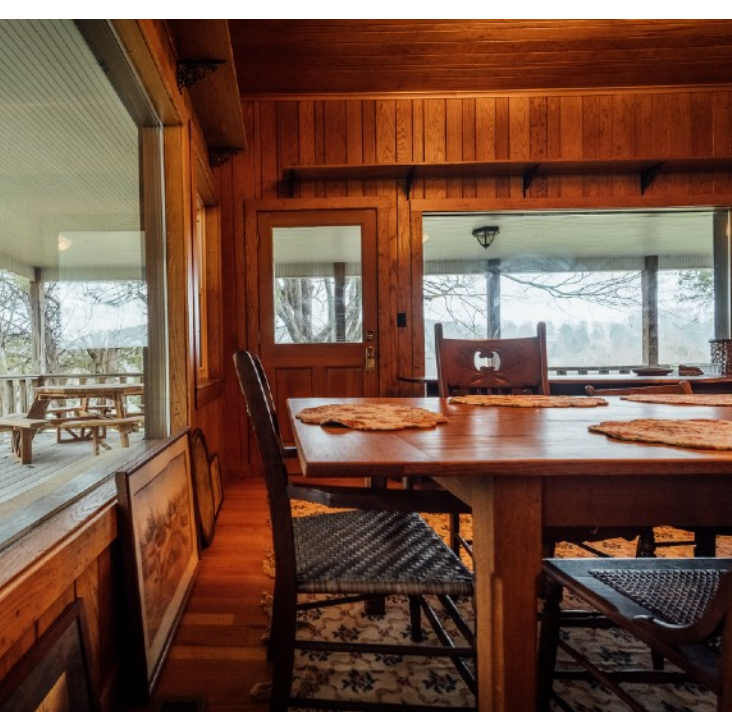
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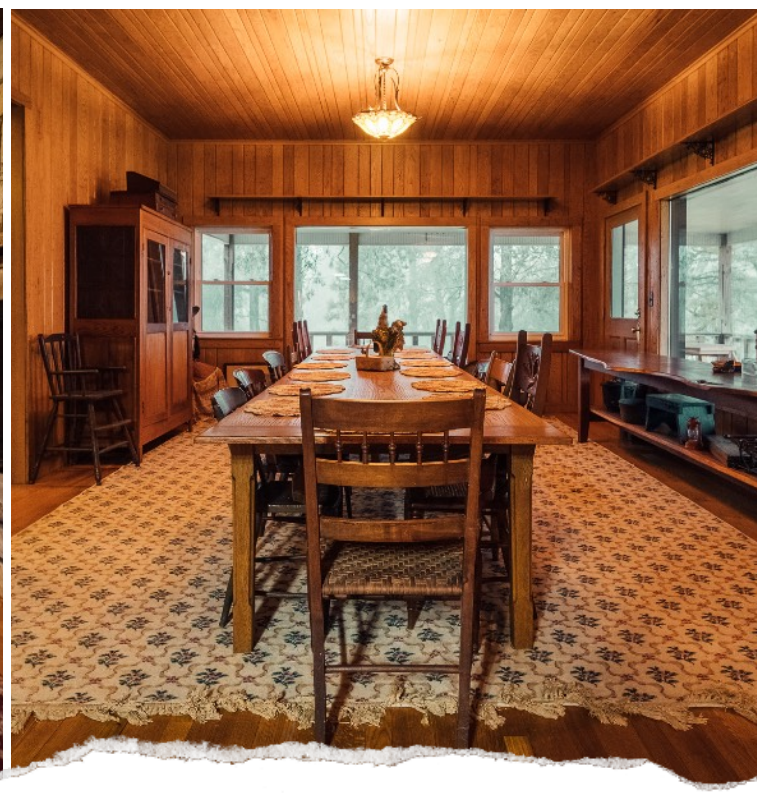
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For the outdoorsman, this farm is a haven for both hunting and fishing. With three stocked ponds and creeks dotting the landscape, the property provides an excellent habitat for wildlife, making it a prime location to really be a “showpiece” for hunting in this part of the state. The whitetail deer and wild turkey population is extremely healthy, as evident upon initial visit to the property. There was a large amount of waterfowl using the back pond as well.



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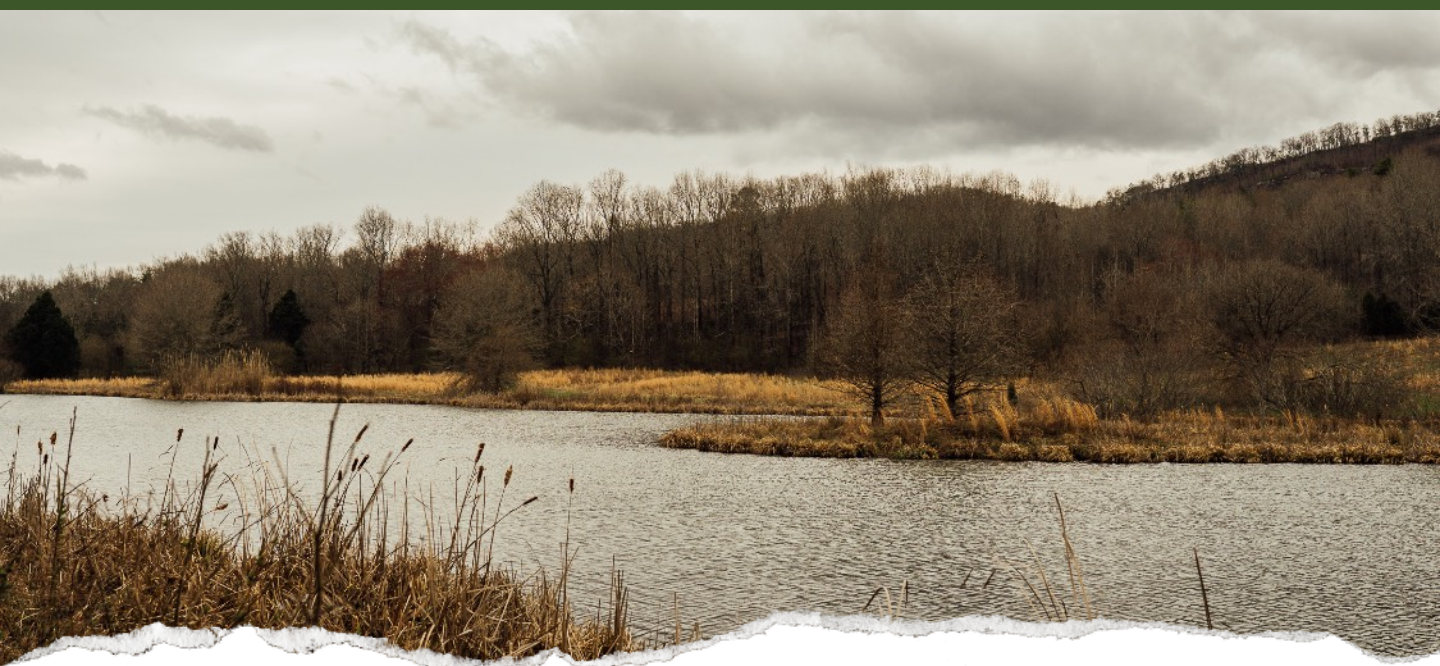
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The centerpiece of this property is the extensive 406 acres under conservation easement, ensuring the preservation of the land's natural beauty for generations to come. This thoughtful conservation approach not only safeguards the environment but also allows for the potential construction of an additional home, providing an ideal canvas for expanding the legacy of this estate.



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The property is currently under a thriving cattle lease. With the great grasses and plentiful water on the property, this is a very fruitful tract when it comes to cattle production. Fully fenced and cross fenced gives you multiple options for rotating cattle. Two pole barns give a large amount of storage for your farm and maintenance equipment.



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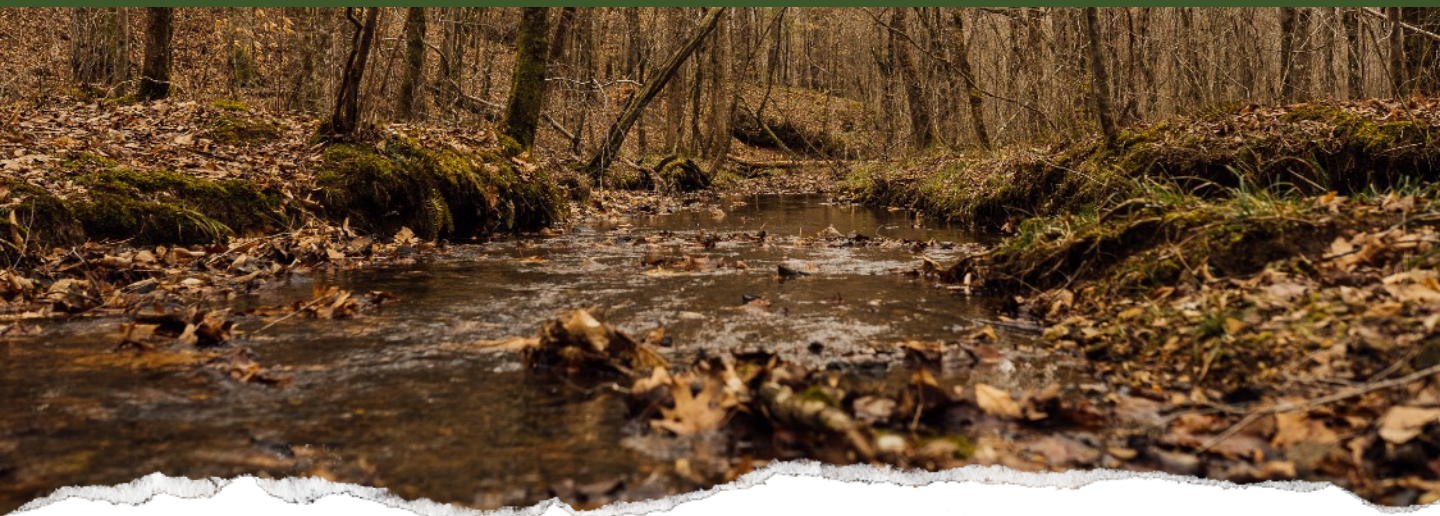
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This is more than a property...it is a legacy, a piece of Tennessee's rich history waiting to be passed down through generations. Discover the unmatched potential and endless possibilities that await on the Rhea 548, a true gem where the past and future offer the ideal, quiet, country living experience.



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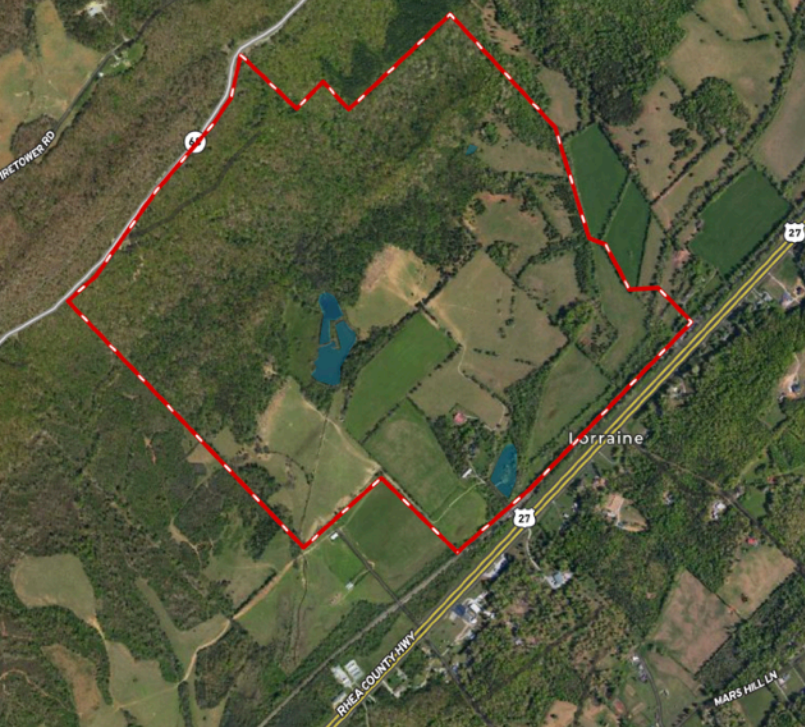
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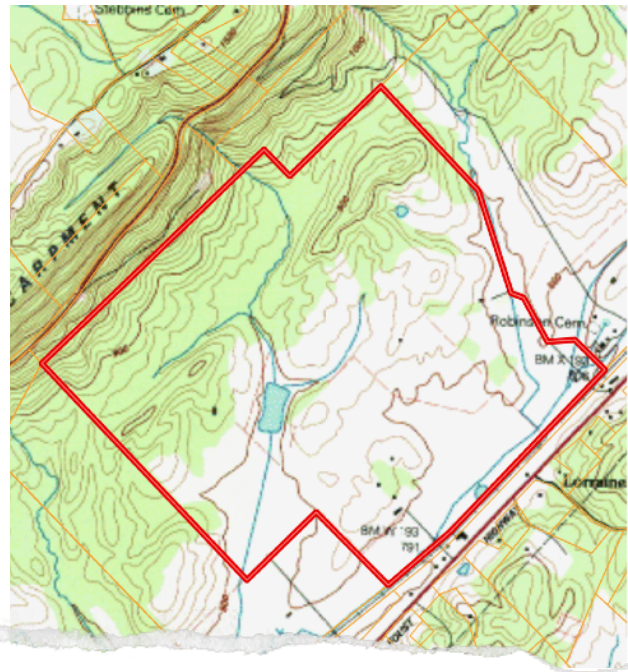
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LAND ID LINK



GOOGLE MAP LINK



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