

115.93+/- Acres in Hamilton County, TN

\$750,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

769-888-2522 office

Property Profile

The Hamilton 115

Location:

- Hamilton County, TN
- 16± Miles East of Dunlap
- 27± Miles North of Chattanooga

Coordinates:

- 35.34958 N, 85.19228 W

Property Information:

- 115.93 Acres
- Established Interior Road System
- Spring Fed Creek Running Throughout Tract
- Off-Grid Camp w/ Water Tank and Generator Power
- Large Volume of Hardwood Timber
- Great Whitetail Deer and Turkey Population
- One Half Acre Pond
- 3 Large, Custom Built Deer Blinds

Property Use:

- Hunting
- Recreation
- Investment
- ATV/Horse Riding

Tax Information:

- Parcel ID- 025 008 (pending updated survey) : \$2100 for 2022



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JASON HEATHCOE
PRINCIPAL BROKER

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P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Every so often, an iconic property with stories and memories becomes available for the next generations to create the same enjoyment that has been experienced by the prior owner. The Hamilton 115 is that tract. Upon initial evaluation, I was extremely excited to see the amount and size of old growth hardwood timber. The timber has not been harvested since the current family has owned it (pre 1940's). This has created an enormous opportunity and inflation-proof investment. Not only could this stand be harvested for income, but it is currently providing the high deer density numbers with an incredible amount of mast. The property offers a spring fed creek, tons of natural browse, and bedding areas creating the ultimate Southeast Tennessee hunting tract.



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When you get ready to warm up after a chilly November morning hunt, the off grid camp with water tank and generator is waiting on you. The camp overlooks a pond and features a large wood stove, pool table, and plenty of room for relaxing, and is currently powered by a generator. Fire up the custom-built smoker while college football is on TV on the covered porch overlooking your half acre pond. The setting is beyond perfect!



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Speaking of deer, you would be hard pressed to find a turn-key hunting tract in this area more suitable for making memories. The current owners have enjoyed decades of selective deer harvest, and have photos and trophies to prove that the deer genetics in this area are something special. This property has two 6'x 8' and one 4'x4' custom-built shooting houses. The stories that were told riding around with the owner were a testament to how special this property is when it comes to hunting.



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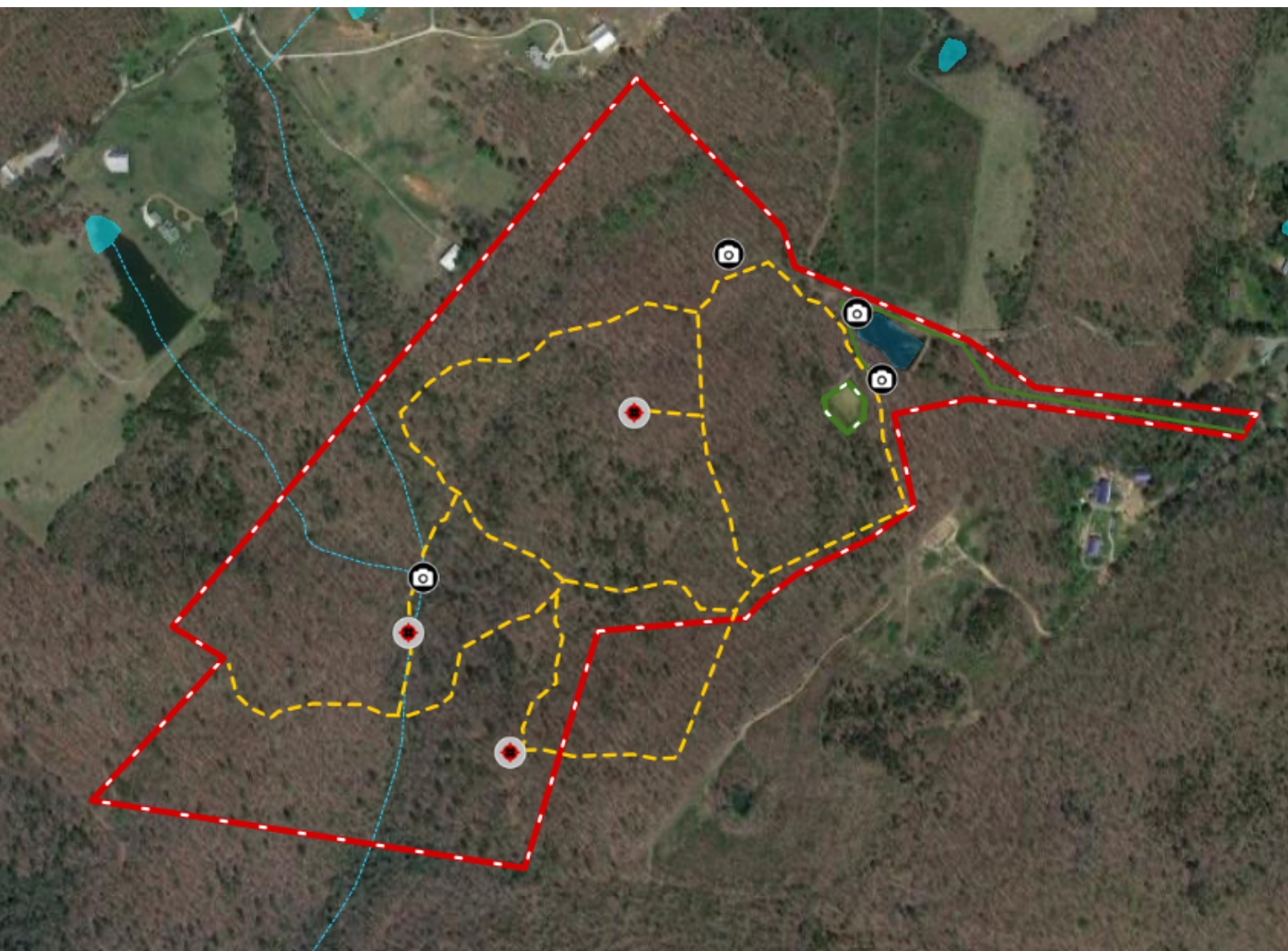
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