

LAND AUCTION



103.58 AC± | 10 TRACTS | MARION CO, TN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/10/24 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: 1411 HIGHWAY 156, SOUTH PITTSBURG, TN 37380

Discover the charm of country living with this exceptional 103± acre farm nestled along the scenic Tennessee River overlooking the Historic Shelby Rinehart Bridge. With 4500± ft of prime road frontage on HWY 156 and over 1400± ft of river frontage on the TN River, this property offers unmatched accessibility with stunning views. The farm features rich, fertile land ideal for agriculture, livestock or creating your dream homestead. The property also includes a private boat ramp for easy access to the water!

The land is gently sloping, with mature trees providing a sense of seclusion and privacy. Whether you envision building your dream home, a weekend retreat or a private fishing spot, this tract offers endless possibilities for enjoying the riverfront lifestyle.

A quaint, cozy farmhouse sits on the property, offering a peaceful retreat with all the essentials. Surrounded by mature trees, this home provides a perfect blend of privacy and natural beauty. Whether you're looking for a serene weekend getaway, a working farm or a place to build your dream estate, this property has limitless potential.

With easy access from a well-maintained road and proximity to nearby towns, you'll enjoy both convenience and tranquility. This property is only 25 minutes from downtown Chattanooga and 5 Minutes from the Renowned Golf Course Sweetens Cove. You'll also enjoy quick access to Hwy 24 and the famed Nickajack Lake, known for its trophy bass fishing.

You couldn't ask for a better location than this property. Don't miss this rare opportunity to own a piece of Tennessee's picturesque countryside, with the added benefit of riverfront access. It's perfect for nature lovers, farmers or anyone seeking a quiet escape from the hustle and bustle.

TRACT 1: Embrace the beauty of riverfront living with this stunning 5.9± acre tract, featuring an impressive 632± feet of direct river frontage along the majestic Tennessee River and 200± feet of road frontage along Rivers Landing Rd. Perfectly positioned to take in breathtaking views of the historic Shelby Rinehart Bridge. This tract is mostly open and the topography is level with mature trees providing a sense of seclusion and privacy. Whether you envision building your dream home, a weekend retreat, or a private fishing spot, this tract offers endless possibilities for enjoying the riverfront lifestyle.

TRACT 2: A beautiful 5.11± acre riverfront tract with stunning mountain views and views of the historic Shelby Rinehart Bridge. Featuring an impressive 454± feet of direct river frontage along the majestic Tennessee River and 50± feet of road frontage. The terrain is open and level with mature trees providing a private scenic retreat. Whether you're dreaming of a serene home by the river, a cozy weekend getaway, or a tranquil spot for fishing, this tract offers a lot of potential.

TRACT 3: This 5.24± acre riverfront property offers an exceptional blend of natural beauty and potential. With 375± feet of direct Tennessee River frontage, you'll enjoy stunning views of both the Shelby Rinehart Bridge and the surrounding mountains. The level terrain and mature trees create a secluded and serene setting, perfect for a custom home, a weekend retreat, or a private fishing spot. Whether you're looking to build a dream residence or simply savor the tranquility of riverfront living, this tract provides a unique and versatile opportunity.

TRACT 4: Welcome to 39.19± acres of prime agricultural land, perfectly suited for farming, homesteading, or creating your ideal rural retreat. This property boasts approximately 24.5± acres of fertile bottom ground currently utilized for productive agriculture, offering rich soil and excellent growing conditions. Toward the back of the property, you'll find a potential building site nestled among mature trees, providing privacy and a serene backdrop for your future home. This versatile tract of land offers endless possibilities, whether you're an aspiring farmer, looking to expand your agricultural operations, or dreaming of building a custom home surrounded by nature. Don't miss out on this exceptional opportunity.

TRACT 5: Discover the ideal setting for your dream home or homes on this beautiful 12.83± acre property, with 687± ft of road frontage perfectly suited for multiple homes or buildings. The land is gently rolling and easily accessible, making it an excellent choice for a custom home, with ample space for additional structures, gardens, or outdoor recreation. With plenty of room to create your own private oasis, you can enjoy stunning sunsets, peaceful surroundings, and the freedom to design a lifestyle that suits your needs. Whether you're looking to build your forever home or invest in a property with great potential, this tract offers endless possibilities. Don't miss the chance to secure your piece of Tennessee's beautiful countryside, just a short drive from Chattanooga's dining, shopping, entertainment and airport.

TRACT 6: Build your dream home on this beautiful 8.28± acre property with 456± feet of road frontage. Ideal for multiple homes or structures, this gently rolling pasture land features some mature trees and picturesque mountain views. Enjoy the best of both worlds with the serenity of rural living and the convenience of nearby urban amenities. Easily accessible and versatile, this land offers ample space for a custom home, additional buildings, gardens, or recreational areas. Whether you're planning your forever home or seeking a promising investment, this property provides endless possibilities. Don't miss your chance to secure a piece of Tennessee's beautiful countryside and make your vision a reality.

TRACT 7: Discover What East TN is all about on this beautiful 7.69 ± acre property, with 449± ft of road frontage perfectly suited for building. Located approximately 25 minutes from the city of Chattanooga, this property combines the tranquility of rural living with the convenience of nearby urban amenities. The land is gently rolling and easily accessible, making it an excellent choice for a custom home, with ample space for additional structures, gardens, or outdoor recreation. With plenty of room to create your own private oasis, you can enjoy stunning sunsets, peaceful surroundings, and the freedom to design a lifestyle that suits your needs. The property also has a small farm pond that could easily be stocked for great fishing! Perfect for your dream home or just a great investment! Don't miss this opportunity!

TRACT 8: This beautiful 5.49± acre property offers the ideal setting for your dream home. With



223± ft of road frontage, it is perfectly suited for building and offers fantastic road frontage. Located just 25 minutes from the vibrant city of Chattanooga, this property has an incredible building spot near the back of the property that will have an amazing view! The land is gently rolling and easily accessible to utilities, making it an excellent choice for a custom home, with ample space for additional structures, gardens, or outdoor recreation. The property has mature trees in front of the property and back for privacy. You could not ask for a better building tract than this one. The property is seconds from the Tennessee River and only minutes from HWY 24. You could not ask for a better location for your future homesite.

TRACT 9: This picturesque 5.73± acre building tract offers mostly open pasture land with mature trees framing the front and back of the property. Featuring 230± feet of road frontage and easy accessibility from the main road, the land is predominantly flat with only a slight slope, making it an ideal site for home construction. A perfect building site is situated towards the back of the property, providing a serene and private location for your dream home. Major utilities are located on the road for easy access. Mature trees on the front of the property and back of the property for privacy! This is an incredible building tract in an amazing location.

TRACT 10: Experience the charm of country living with this 1,365± sq ft farmhouse set on 8.14± acres of beautifully maintained land, perfect for your agricultural dreams. This cozy home offers a warm atmosphere with 3 bedrooms and two bathrooms. The property does need a little updating but has the potential for a perfect small farm homestead! Outside, the property is well-equipped for starting or expanding a small farm. Multiple outbuildings provide ample storage, workshop space, or housing for equipment, while the entire property is thoughtfully fenced, making it ideal for cattle, horses, or other livestock. The land is a perfect blend of open pasture and shaded areas, offering both functionality and beauty.

With plenty of room to roam, garden, or simply enjoy the serene surroundings, this property is a rare find for those seeking a rural lifestyle with the conveniences of modern amenities. Don't miss this opportunity to own a versatile and well-maintained farmstead.

Tract #:	All tracts
Deeded acres:	103.58± acres
Soil Types:	Wolftever silt loam, Huntington fine sandy loam, Etowah silty clay loam
Soil PI/NCCPI/CSR2:	NCCPI 68.5
CRP Acres/payment:	No CRP
Taxes:	TBD
Lease Status:	Open Tenancy for 2024 crop year
Possession:	Immediate possession subject to current tenants rights for 2023
Survey needed?:	No survey needed
Brief Legal:	1411 Highway 156, South Pittsburg, TN, 37380
PIDs:	142-109.00
Lat/Lon:	35.01581, -85.68605
Zip Code:	37380

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

HUNTER MUNCK, AGENT: 423.244.6214 | hunter.munck@whitetailproperties.com

MATT ELROD, AGENT: 931.808.6422 | matt.elrod@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions LLC, Lic 264661, Phone # 217.285.9000 | Jeffrey "Jiff" M. Evans, Principal Broker, License # 325829 | Timothy "Tim" Lee Burnette, Broker, License # 311366, Phone # 901.207.8785 | Joe Gidzic, Director, Ranch & Farm Auctions LLC, 217.299.0332 | Hunter Munck, TN Affiliate Broker, Land Specialist for Whitetail Properties Real Estate, LLC, 423.244.6214 | Matt Elrod, TN Affiliate Broker, Land Specialist for Whitetail Properties Real Estate, LLC, 931.808.6422 | Russell L. Mills, Auctioneer License #4952/Broker License # 290793

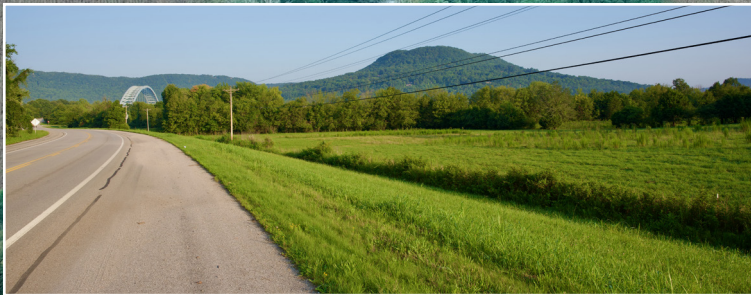


103.58 AC± | 10 TRACTS | MARION CO, TN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/10/24 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: 1411 HIGHWAY 156, SOUTH PITTSBURG, TN 37380



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

HUNTER MUNCK, AGENT: 423.244.6214 | hunter.munck@whitetailproperties.com

MATT ELROD, AGENT: 931.808.6422 | matt.elrod@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions LLC, Lic 264661, Phone # 217.295.9000 | Jeffrey "Jeff" M. Evans, Principal Broker, License # 325929 | Timothy "Tim" Lee Burnett, Broker, License # 311366, Phone # 901.207.8785 | Joe Gizdic, Director, Ranch & Farm Auctions LLC, 217.299.0332 | Hunter Munck, TN Affiliate Broker, Land Specialist for Whitetail Properties Real Estate, LLC, 423.244.6214 | Matt Elrod, TN Affiliate Broker, Land Specialist for Whitetail Properties Real Estate, LLC, 931.808.6422 | Russell L. Mills, Auctioneer License #4952/Broker License # 290793