



21.16± ACRES
RHEA COUNTY, TN
\$399,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE RHEA 21.16

PROPERTY PROFILE

LOCATION:

- 3470 Brayton Mountain Road
Graysville, TN 37338
- Rhea County
- 6± Miles from Dayton
- 30± Miles from Chattanooga
- 30± Miles from the
Chattanooga Airport

COORDINATES:

- 35.456874, -85.11136

PROPERTY USE:

- Recreation
- Hunting
- Residential

PROPERTY INFORMATION:

- 21.16± Acres
- Incredible Views
- Large Timber
- Beautiful Waterfall
- 2 Entrances
- Water Well Already Dug
- Septic Permit Available
- Cleared Home Site
- Surrounded by 2,200± Acres
of Public Lands

TAX INFORMATION:

- Property is Currently
in the Greenbelt
- Taxes Total <\$69 Annually



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BRYSON DALTON

LAND SPECIALIST

C: 423-413-6202

O: 769-888-2522

bryson@smalltownproperties.com

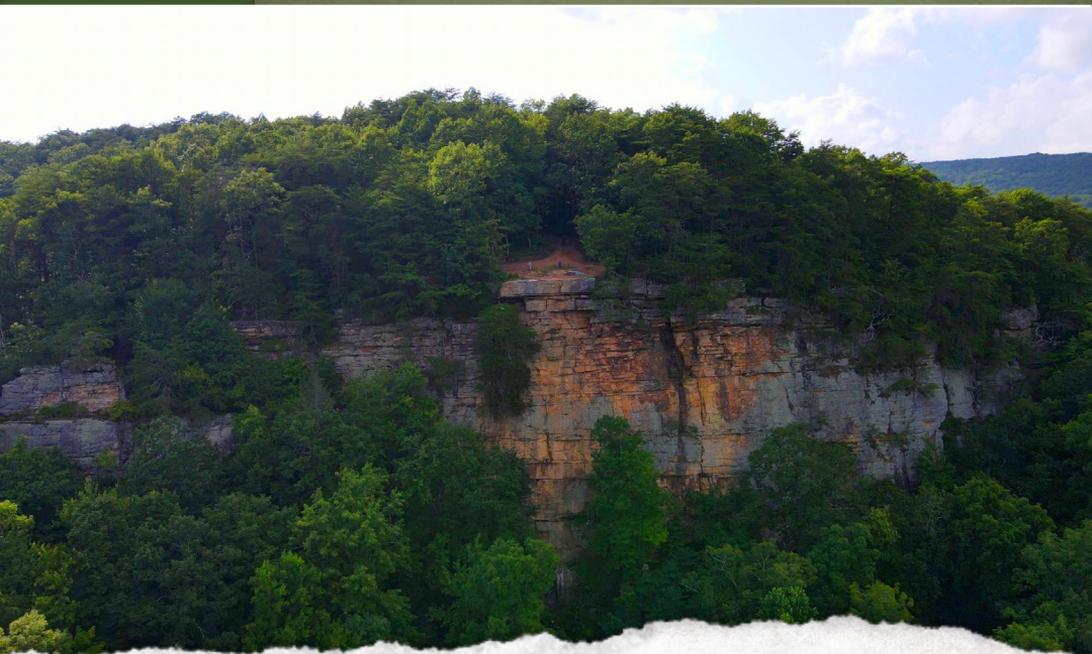
P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE RHEA 21.16

WELCOME TO ONE OF THE MOST BEAUTIFUL PROPERTIES ON THE MARKET IN TENNESSEE: THE RHEA 21.16. Large timber, huge bluffs and rock formations greet you at the lower gate and driveway off Brayton Mountain Road, while over 0.25 miles of bluff line awaits below. As you drive in, you'll find the already cut-in home site with views only found with this tract. From the front porch of your future home, you'll be able to see HUNDREDS of square miles as you sip your daily morning coffee. A freshly dug well and good standing septic permit await at the home site offering a solid head start on the home building process! From the front porch looking north, you'll find four wheeling trails, as well as scenic hiking trails that lead to numerous other cliffs, insanely incredible views and a short walk to the Cumberland Trail! Also, a beautiful waterfall flows year-round and emits unbelievable sounds after a good rain. From the second gate/entrance, large timber offers a great place for another home, or a place to put up a deer stand over mature oaks. More ATV trails await here.



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MORE ABOUT THE RHEA 21.16

All four sides of the massive feeling 21.16± acre property are wrapped in 2,200± State of Tennessee acreage providing the opportunity to own land that absolutely will never have a neighbor. Situated approximately 6 miles from the vastly growing town of Dayton and only 30 miles from Chattanooga and the Chattanooga Airport, this place is conveniently located while still offering the feeling of living in the vast wilderness. The Rhea 21.16 is the place of your dreams to build your forever home.

If you have been looking for the perfect spot to live, hunt, and play, call Bryson Dalton today to schedule a private showing.



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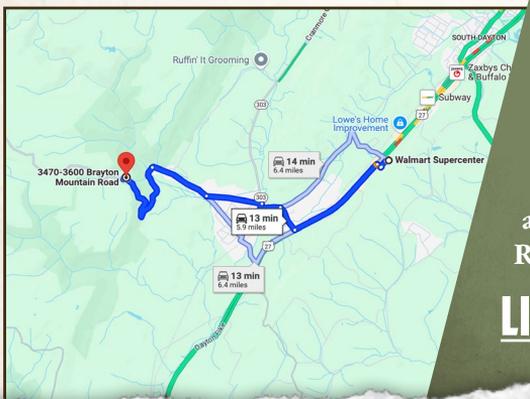
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Directions From the Walmart in Dayton, TN: Travel south on HWY 27 for 1.55 miles and then turn right onto Hickman Lane. Proceed for .4 miles and turn left onto Dayton Avenue. In .76 miles turn right onto Pikeville Avenue and continue as it becomes Brayton Mountain Road. Continue for 3.35 miles and turn right into 3470 Brayton Mountain Road for the lower gate. Travel another .13 miles up Brayton Mountain Road for the second gate.



[LINK TO GOOGLE MAP DIRECTIONS](#)



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