



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

422± ACRES
WITH A HOME & 4 GUEST HOMES
RHEA COUNTY, TN
\$3,920,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE RHEA 422

PROPERTY PROFILE

LOCATION:

- 3± Miles NW of Dayton
- 53± Miles NNE of Chattanooga
- 87± Miles SW of Knoxville

COORDINATES:

- 35.514911, -85.035722

PROPERTY USE:

- Family Retreat
- Company Retreat
- Historic/Visitor Center
- Public Attraction Potential

PROPERTY INFORMATION:

- 422± Acres
- 4,500± Square Foot Main Home
- 4 Guest Homes
- 2 Garages/Workshops
- Diverse Flora and Fauna
- Spring Fed Irrigation System Throughout
- 2 Large Koi Ponds
- 50'x100' Pool with Pool House
- Many Fruit Trees and Plants

TAX INFORMATION:

2023 - \$10,487.08



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JASON HEATHCOE

PRINCIPAL BROKER

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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 THE RHEA 422

SOMETIMES A PIECE OF PROPERTY IS MORE THAN JUST A COMMODITY, IT'S MORE THAN JUST A HOME, OR PIECE OF DIRT WITH A FOR SALE SIGN ON IT. Some places have had so much vision and intention put into them that it is a reflection of its owners, and of the dream they had in creating the layout and construction of the property. The Rhea 422 is exactly that, and so much more.

When the family first acquired this piece of Tennessee ground, it was nothing more than a dirt trail leading to the top of a hill. With several years of passion and hard work, it began to transition into what it is now. For decades, the Kinzalow Place has been one where whoever stepped foot on the property immediately felt at home, at peace, and like they were in a world all of its own. From weddings, to family reunions with over 80 people attending, to putting on the biggest fireworks display in all of Rhea county each year, to the firepit overlooking the valley, this property has meant so much to so many since its creation. No to mention the historical significance with two abandoned mines and coke ovens onsite. This 422± acre property is truly a gem to this part of the state!



CLICK HERE OR
SCAN THE CODE
TO WATCH A VIDEO
ABOUT THIS PROPERTY



WATCH ME



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RHEA 422: THE STRUCTURES

For starters, the main home offers 4,500± square feet with four bedrooms and three baths. This was the centerpiece for each gathering the family hosted over the years. This is also where they called “home” during the quiet times, and the atmosphere reflects that in each and every way. The gorgeous wood siding and stone countertops in the kitchen is a home-makers dream, paired with the huge windows overlooking the grounds, it really is something “out of the movies”. The large wooden fireplace in one of the three living areas will no doubt be a gathering place for friends and family during the holidays. The primary suite is located on the second floor and offers an unbelievable view overlooking the Tennessee Valley. Visibility all the way to the Smoky Mountains really is a sight to be seen! A fan-favorite area of the home is the porch...you will enjoy just looking and listening across this paradise that the family has created. “Porch with a view” doesn’t adequately describe it, but the photos speak for themselves.

The guest cabin, located on the same ridge as the main home, is a masterpiece all in its own being built to look like the John Ross cabin located in Georgia. Constructed of reclaimed wood from barns and old homes here in the community, it was created to preserve the memory and history of Old Tennessee, while making it modern enough to be comfortable. The cabin features a full kitchen and bath, so your guests can feel like they are in the early 1900’s, yet have everything needed for a great stay. Out back, the porch offers an incredible view of the Smoky Mountains, similar to the main home.

Several other amenities are on the property including a 50’x100’ saltwater pool and pool house. The “ranger house” above the wood-working shop could provide an income opportunity in a rental home, or short term rental, or could be used to house your property manager. Two large garages can house your equipment, tractors, vehicles. This is a turn key-set up, ready for your vision! Additionally, a small log cabin was once used as an art studio, but can easily house guests with its mini kitchen, full bath and bedroom. At the bottom of the ridge, just off Highway 30 is another small home that can be used for income potential, visitors or staff.



MAIN HOME



GUEST CABIN



RANGER CABIN



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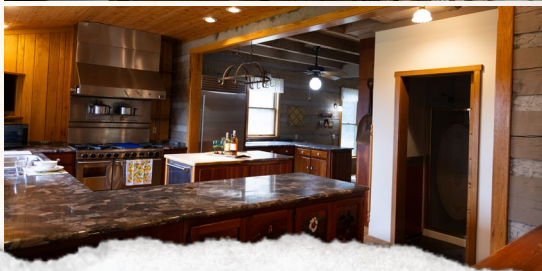
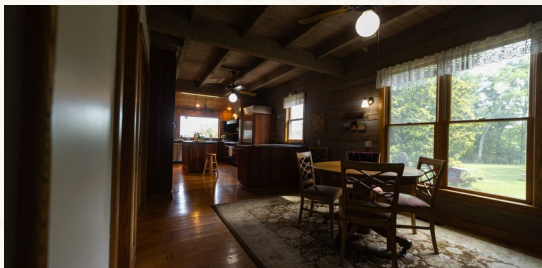
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RHEA COUNTY TENNESSEE

MAIN HOME



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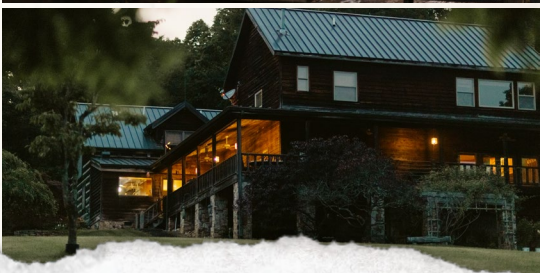
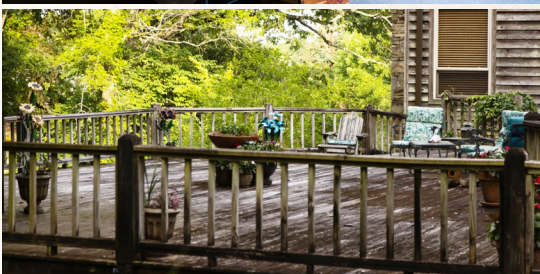
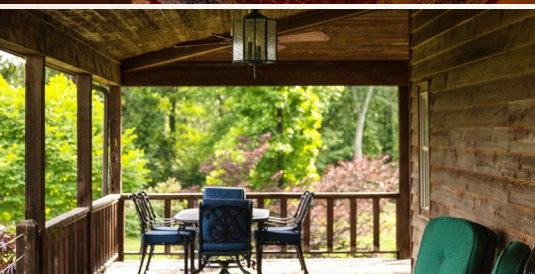
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MAIN HOME



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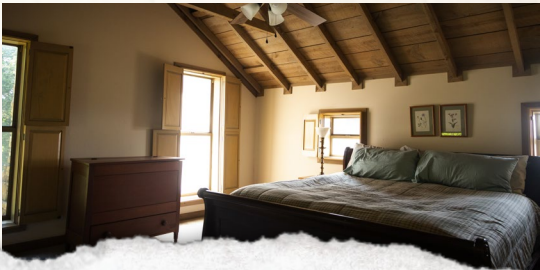
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GUEST CABIN



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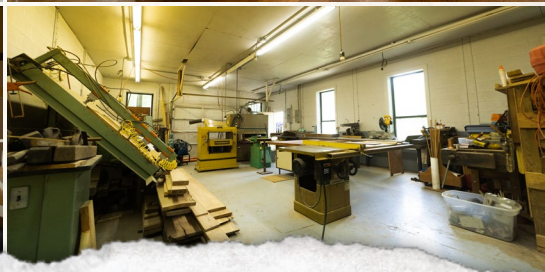
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RANGER CABIN



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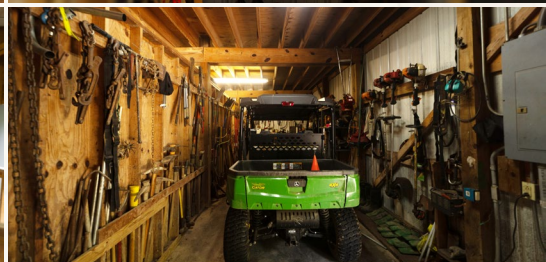
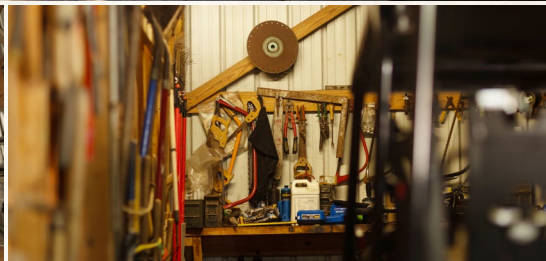
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GARAGES / STORAGE



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RHEA 422: THE GROUNDS

As spectacular as the structures are on this property, the grounds are even more so. Most every plant, stream, and pond around the homestead was placed with intention. A family member said they had been coming here for nearly 30 years, and each visit they saw something that had never caught their eyes before. Species of plants that were beautiful to the family soon found a home here. From a bamboo forest, to kiwi and raspberry, to a grove of PawPaw Trees, Corpse Flowers, the list literally could go on and on. Spring and summer on the property are like something out of a national park with colorful flowers and more! The entire home place is fully irrigated from a spring located on the property.

This is a large tract of land, spanning over 420 acres, and actually joins Laurel Snow State Natural Area, the Cumberland Trail and Pocket Wilderness on the eastern boundary line. Approximately 400 acres is timbered and does not show any signs of timber harvests within the last few decades. A healthy population of whitetail deer, wild turkey and other game call the inside of these woods home. The deer and turkey frequent the backyard year-round so it feels like they are "one of the family".



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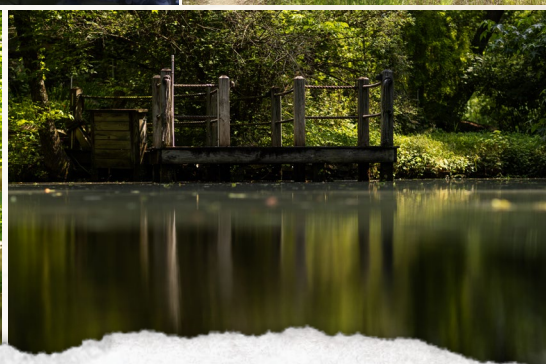
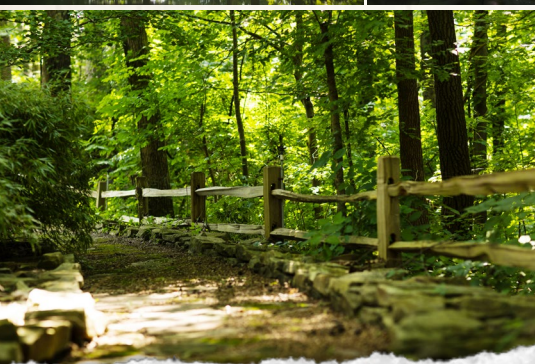
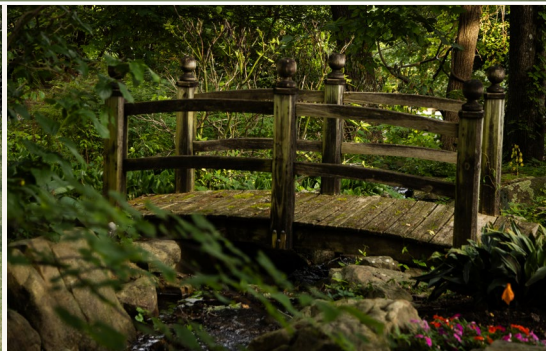
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CALL TODAY!

To fully describe the Rhea 422 is just not possible; this is a one of a kind place that can only be experienced with an in-person visit. Call Jason Heathcoe today to schedule your private showing of this magnificent place.



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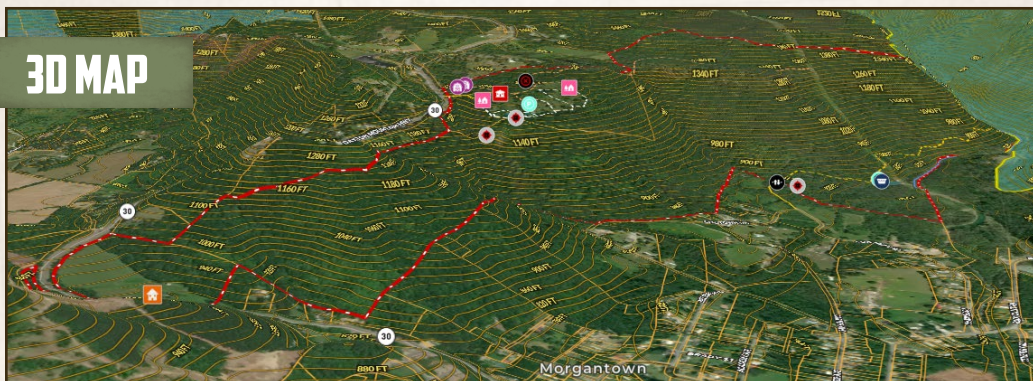
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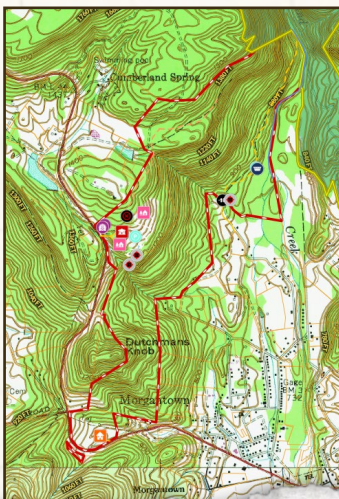
3D MAP



BOUNDARY MAP



TOPOGRAPHY MAP



THERMAL MAP



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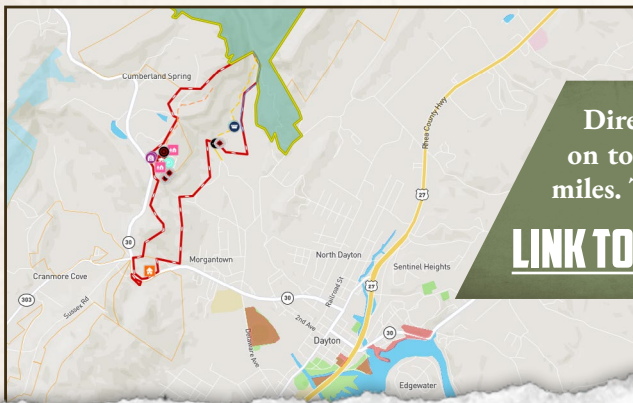
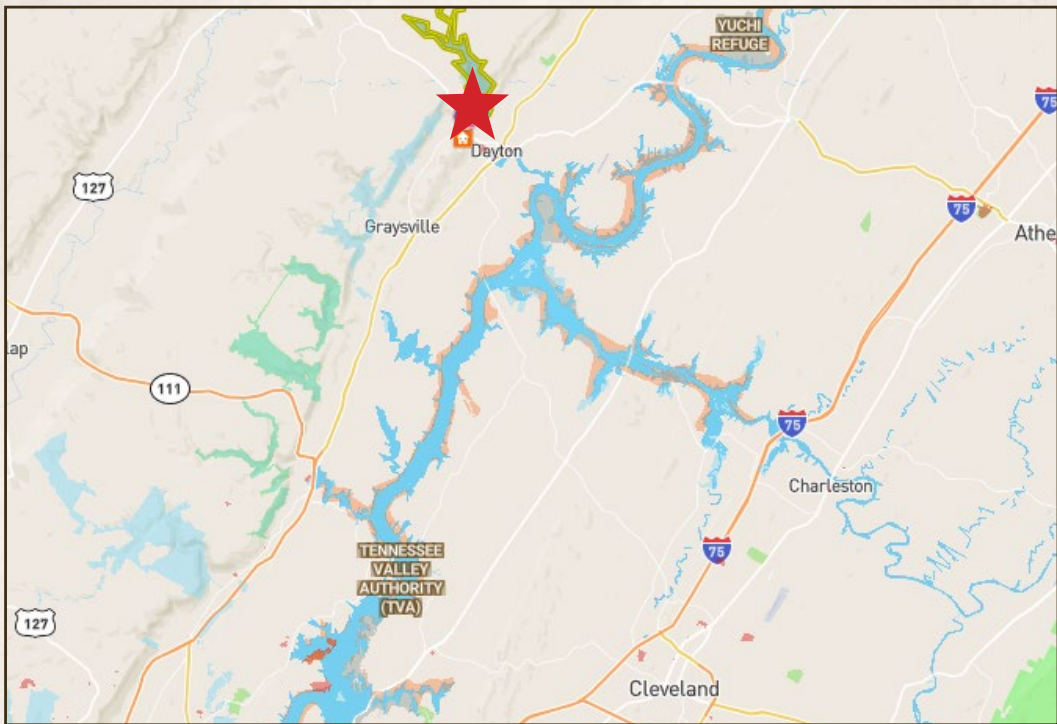
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Directions from Dayton, TN: Turn on to Highway 30 and proceed for 3.2 miles. The property will be on the right.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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