



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

46± ACRES
RHEA COUNTY, TN
\$450,000



OFFICE (423) 568-8339 | WWW.SMALLTOWNPROPERTIES.COM

THE RHEA 46

PROPERTY PROFILE

LOCATION:

- Rhea County Highway 27
Dayton, TN 37321
- 3± Miles N of Dayton
- 13± Miles S of Spring City
- 38± Miles N of Chattanooga

COORDINATES:

- 35.53146, -84.97622

PROPERTY USE:

- Residential Development
Potential
- Single Family Estate
- Whitetail Deer & Turkey
Hunting

PROPERTY INFORMATION:

- 46± Acres
- Currently Used for Hunting
- Large Field with Cedars & Pines
- Preliminary Development
Plans In Place
- Easy Access from Hwy 27

TAX INFORMATION:

- Tax ID 083 036.01
- 2023 Taxes- \$303.85



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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.

WELCOME TO THE RHEA 46

WELCOME TO THE RHEA 46...A LAND TRACT OFFERING GREAT FLEXIBILITY AND INCREDIBLE POTENTIAL! Located just three miles north of Dayton, off of Highway 27, the 46± acre Rhea County, TN property is currently used for deer and turkey hunting, although originally purchased with plans to be transformed into a luxury subdivision. With preliminary development plans already in place, the property has an exceptional opportunity for developers and those looking to build their dream home. Upon initial visit to the property, the view from the top of the ridge was absolutely eye-catching! When you visit, be sure to stop there and take in the incredible views of Dayton Mountain and the Tennessee Valley.

Rhea County is experiencing a significant housing shortage, making this property a prime candidate to address the growing demand for new homes. The land offers easy access to Dayton while still providing the peace and privacy of a country setting.



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MORE ABOUT THE RHEA 46

Whether you're looking to develop the property into a neighborhood or simply desire a secluded retreat, this parcel offers the best of both worlds. The land features a large, beautiful field with mature cedar and pine trees ideal for creating multiple home sites or even constructing a single-family estate. Picture building your dream home on a hill, enjoying views across your 46± acre parcel, all while being close to town yet surrounded by nature.

Although currently outside the city limits, this property is within reach of annexation, adding potential for future growth and expansion. Whether for residential development or a private retreat, this piece of land offers a unique blend of rural tranquility and strategic potential. Additional acreage is available.

**Call Jason Heathcoe today to schedule
your showing and for further details.**



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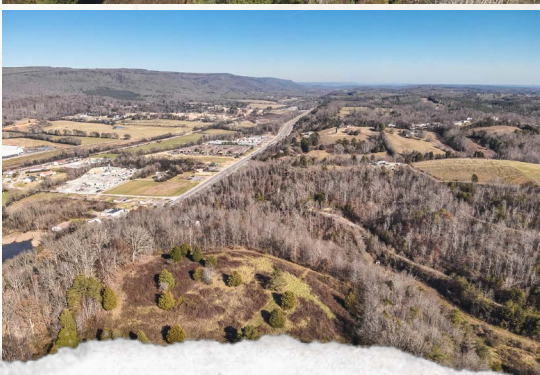
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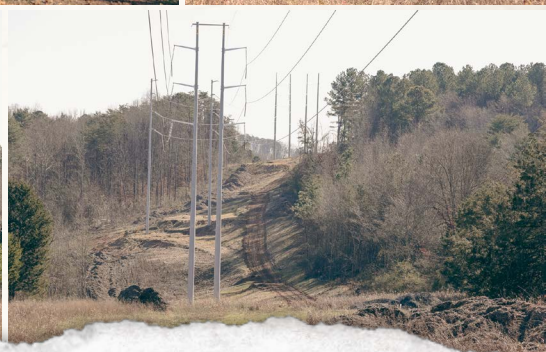
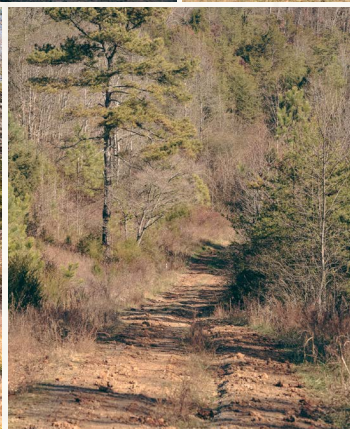
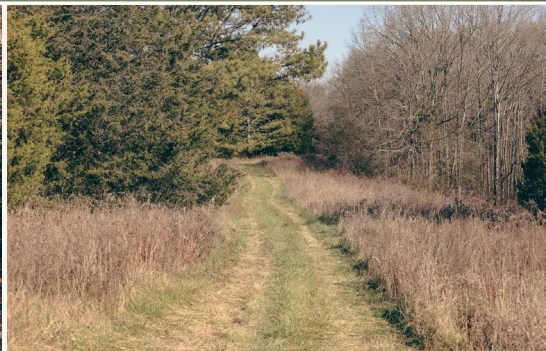
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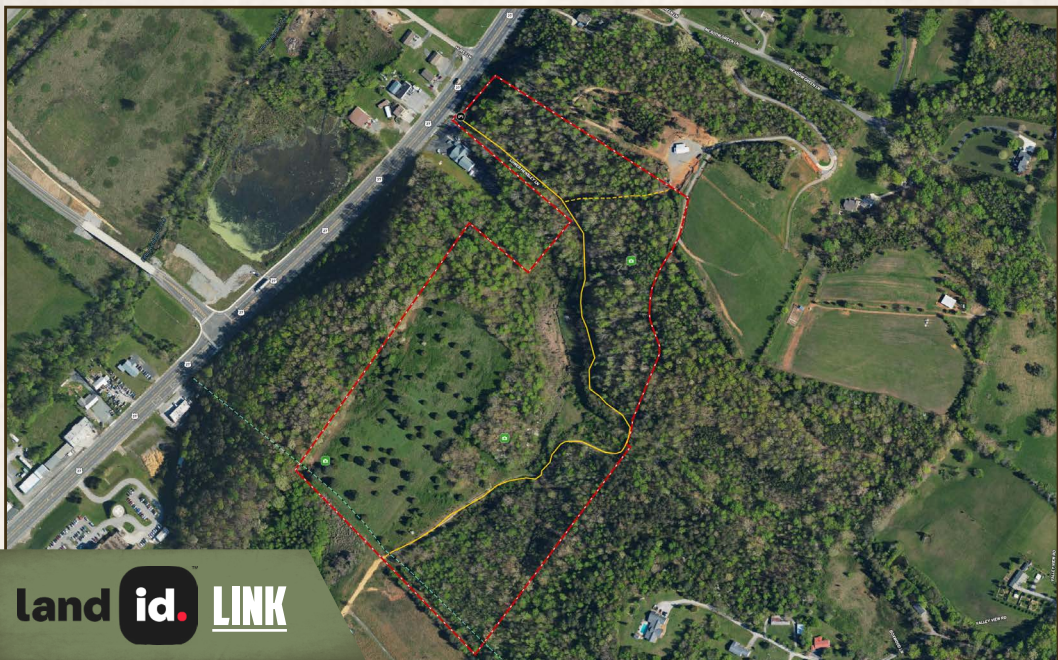
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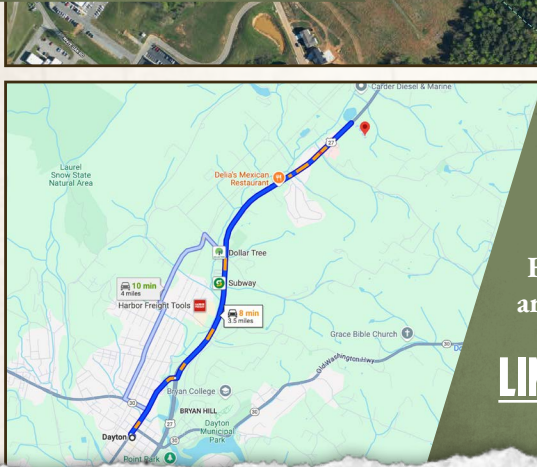
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RHEA COUNTY, TENNESSEE



land id. LINK



Directions From Dayton, TN: Travel 0.2 miles on Market Street toward 3rd Avenue. Continue on Market St (TN-378) for 0.4 miles. Turn left onto Rhea County Hwy (US-27 N) and continue 3 miles. Turn right onto Lower Hensley Lane and in 0.2 miles you will arrive at the property.

LINK TO GOOGLE MAP DIRECTIONS



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