

27.39± ACRES
RHEA COUNTY, TN
\$349,900

TIGUES CREEK FRONTAGE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE RHEA 27.39

PROPERTY PROFILE

LOCATION:

- Ridgevale Lane
Dayton, TN 37321
- Rhea County
- $6.5 \pm$ Miles NW of Dayton
- $12 \pm$ Miles SE of Pikeville
- $43 \pm$ Miles NE of Chattanooga

PROPERTY USE:

- Hunting
- Potential Livestock Operation
- Potential Home/Cabin Site
- Investment

COORDINATES:

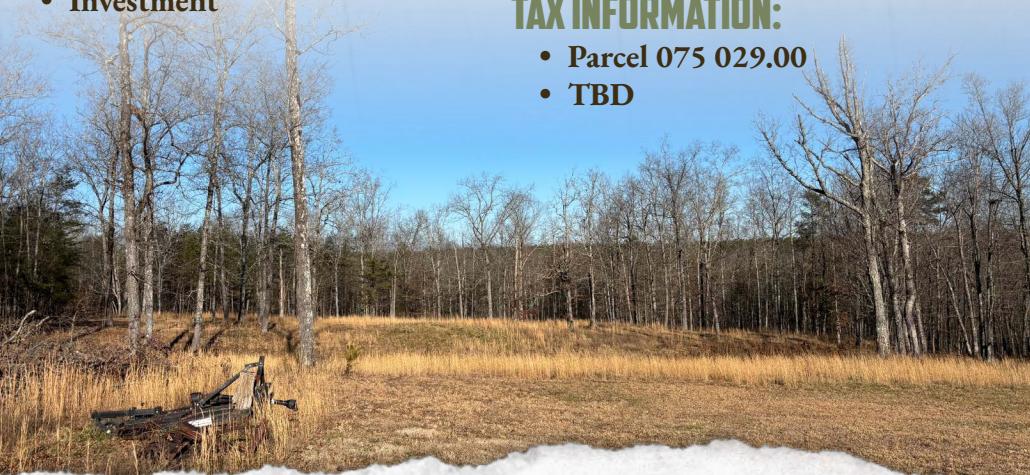
- 35.553370, -85.059678

PROPERTY INFORMATION:

- $27.39 \pm$ Surveyed Acres
- 2.5± Acre Field
- $600 \pm$ Tigues Creek Frontage
- $50 \pm$ Utility Right-of-Way
- Extensive Trail System
- Multiple Building Sites

TAX INFORMATION:

- Parcel 075 029.00
- TBD



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BRYSON DALTON

LAND SPECIALIST

C: 423-413-6202

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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 27.39

WELCOME TO THE RHEA 27.39, LOCATED ON RIDGEVALE LANE IN DAYTON, TENNESSEE. This recently surveyed $27.39\pm$ acre tract in Rhea County is a must-see! The property gently slopes into Tigues Creek, a $30\pm$ foot wide creek, providing a water source year-round.

The Rhea 27.39 enters into a $50\pm$ foot utility right-of-way that runs along the eastern edge of the property all the way down to the creek. There is an extensive trail system providing ample access throughout the property. The northwest corner of the tract provides a $2.5\pm$ acre field perfect for a nice food plot or even livestock.

This property's location is fantastic. You're within about one mile from a pizza and Mexican restaurant, and Chattanooga is only a $45\pm$ minute drive away. Dayton is also just a mere $7\pm$ minute drive away. Here, one can find a hospital, tons of restaurants, and other amenities. The ability to purchase one of two separate homes or some acreage that adjoins the Rhea 27.39 exists as well.

Contact Bryson Dalton today to schedule a private showing and experience #TheSmallTownWay.

CLICK HERE OR SCAN THE CODE TO WATCH A VIDEO



Watch Video



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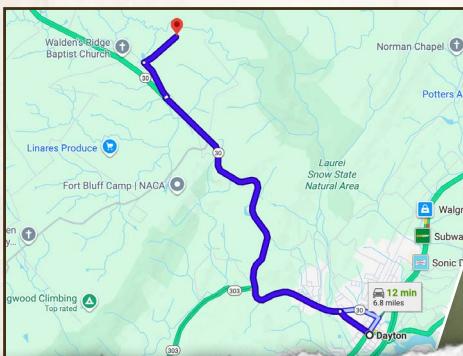
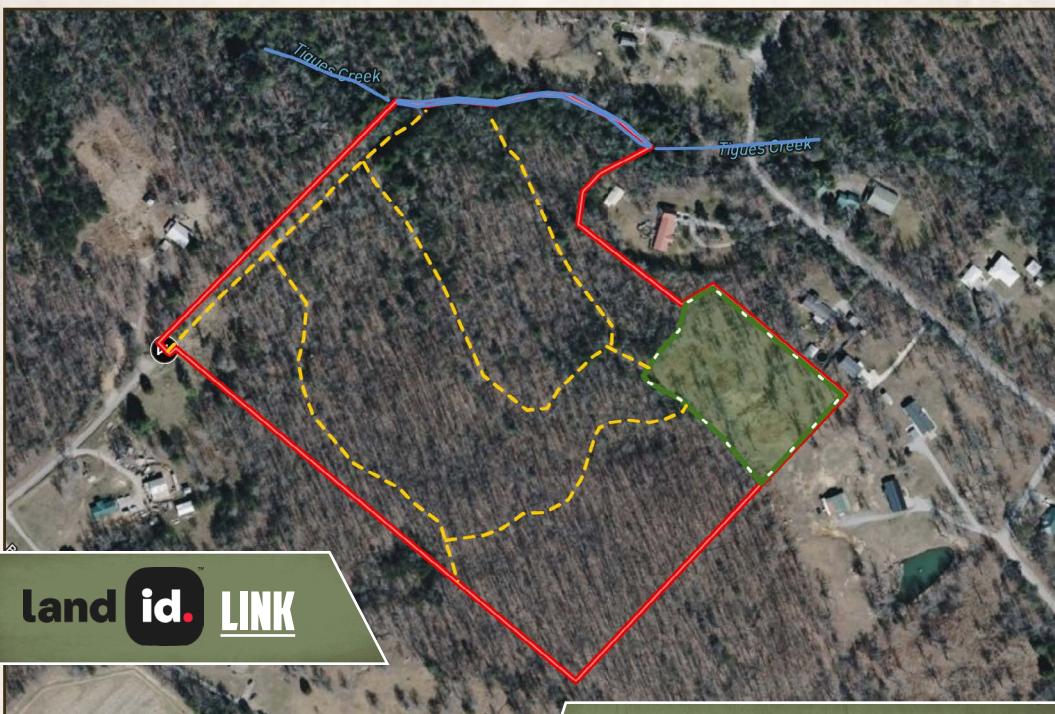
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RHEA COUNTY, TENNESSEE



Directions From Dayton, TN: Travel on TN-30 W for 4.8 miles. Turn right onto Old Hwy 30/Tigues Creek Road and then immediately turn left to stay on this road for 0.6 miles. Turn right onto Ridevale Lane and proceed 0.6 miles to the destination, where the road turns into a dead end.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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