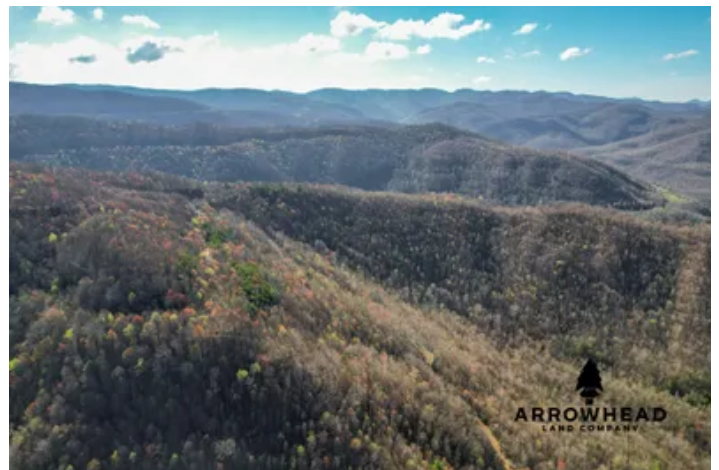


**Roach Creek Mountain Recreational Property**  
0 Straight Fork Rd Tract 3  
Huntsville, TN 30161

**\$2,500,000**  
1,000± Acres  
Scott County





## Roach Creek Mountain Recreational Property Huntsville, TN / Scott County

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### **SUMMARY**

#### **Address**

0 Straight Fork Rd Tract 3

#### **City, State Zip**

Huntsville, TN 30161

#### **County**

Scott County

#### **Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Business Opportunity

#### **Latitude / Longitude**

36.3612 / -84.3418

#### **Acreage**

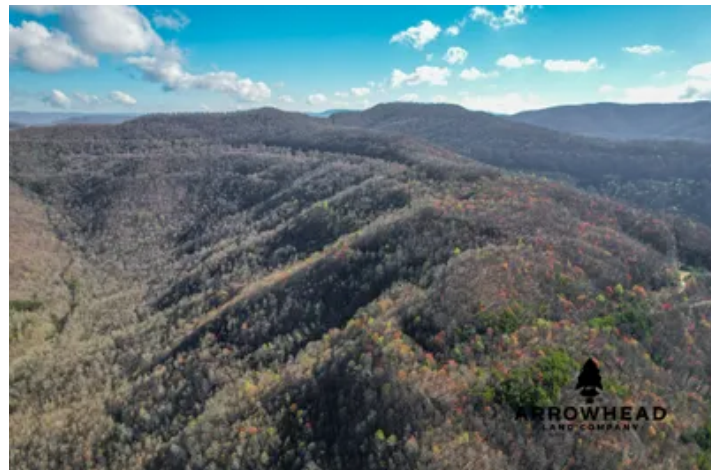
1,000

#### **Price**

\$2,500,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/roach-creek-mountain-recreational-property-scott-tennessee/54299/>



## Roach Creek Mountain Recreational Property

### Huntsville, TN / Scott County

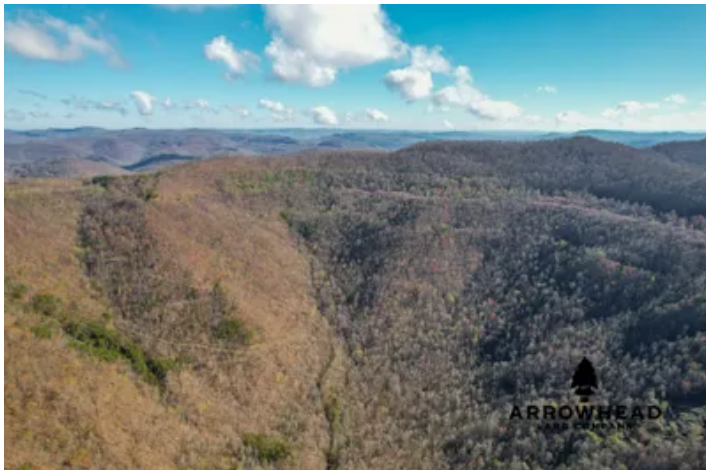
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#### **PROPERTY DESCRIPTION**

Introducing the Roach Creek Mountain Recreational Property, located within Scott County, Tennessee. This property consists of approximately 1,000 +/- acres that holds the ultimate recreational experience and investment opportunity! As you travel throughout the property, there are numerous large benches and topography changes, several leading to awesome travel corridors and funnels offering prime hunting spots. Scattered with diverse timber ranging from oaks, poplars, conifers, and other hardwood timber, the property is a sanctuary for all kinds of wildlife such as whitetails, turkeys, and even elk! As you step onto the established trail system winding through the gorgeous property, there is no question on the incredible views it offers. A great benefit the timber brings is the thermal cover that it provides. There is a massive coal slag found close to the center of the property, providing the beauty Mother Nature brings to this property. Found in the southwest portion of the property is an open area that gives the ultimate view of the mountains. This specific area would be a dream spot for a cabin. There is a small cabin in place on the property that could potentially be renovated, and at the very least, a prime location is already in place for you to build a cabin to your liking in an excellent location. With that, there are several large rock structures adding to the uniqueness of the property. Located on the southern portion of the property is Roach Creek. This gorgeous creek runs through the bottom of the property. There are small pools within the creek where you may potentially be able to catch trout. Found on the northeast side of the property is Neal Branch Creek. Having two major creeks and several smaller creeks flowing through this tract adds to how incredible this 1,000 +/- acres truly is. If you have been in the market to invest in the ultimate recreational property, this may be the one for you. The opportunities for side by side riding, hiking, and mountain biking are endless. With different types of trails going throughout, it provides different experiences while riding, whether that is a slow cruise or going through rocky terrain. On top of that, there are several locations for off-grid cabins to be built to enjoy a jam-packed weekend of trail riding and breathtaking views. To top it all off, it borders the North Cumberland Wildlife Management Area putting this property in an excellent location. There is paved road frontage and hard-packed gravel roads granting easy and quick access to property. There are currently conservation easements in place. It is located 10 +/- minutes from Oneida, 50 +/- minutes from Knoxville, and 15 +/- minutes from the Kentucky border. Take advantage of this opportunity to own the ultimate recreational property in the Roach Creek Mountains of Eastern Tennessee. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brian Whitt at [\(423\) 494-7793](tel:4234947793).



Roach Creek Mountain Recreational Property  
Huntsville, TN / Scott County

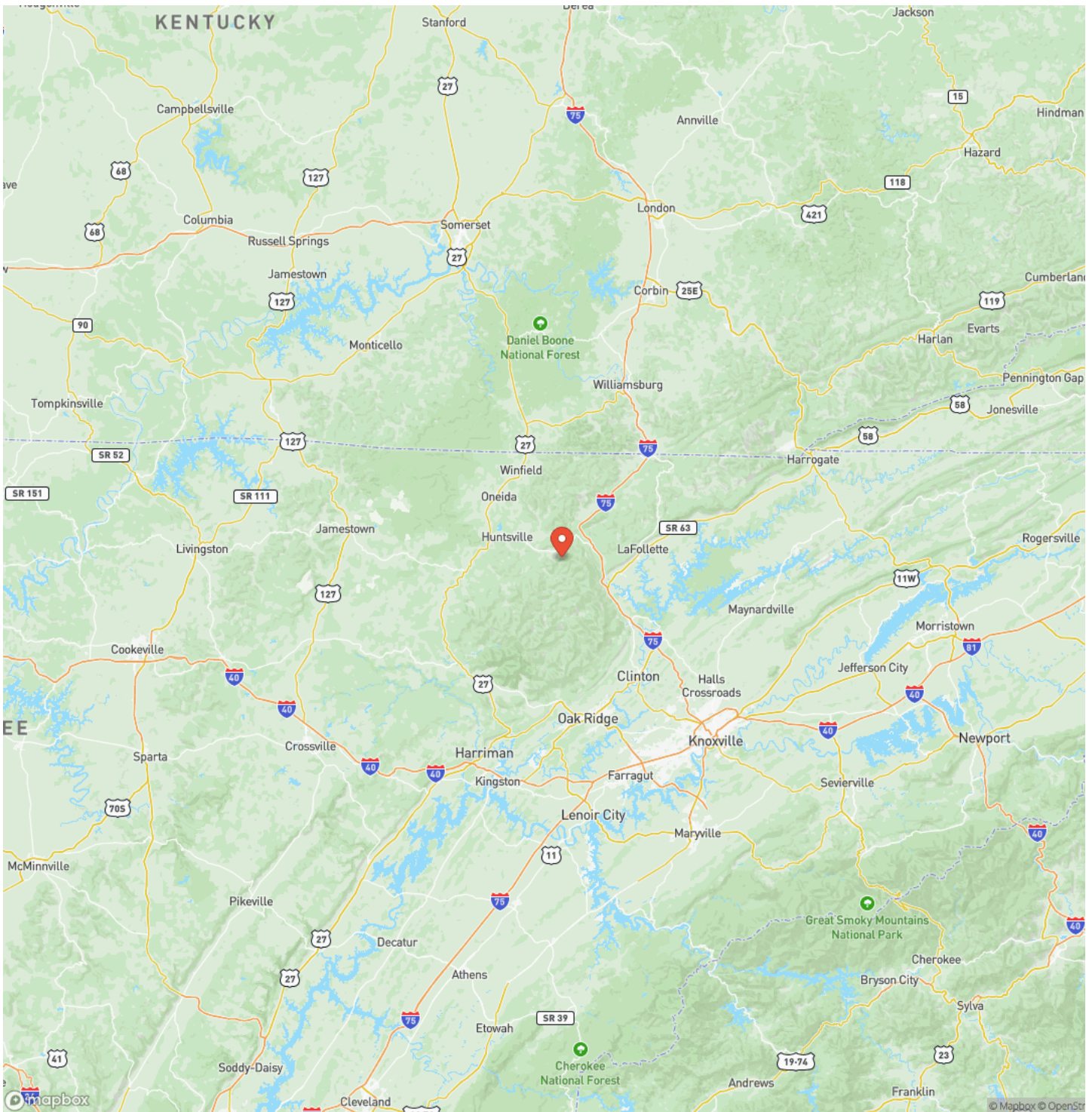


# Locator Map



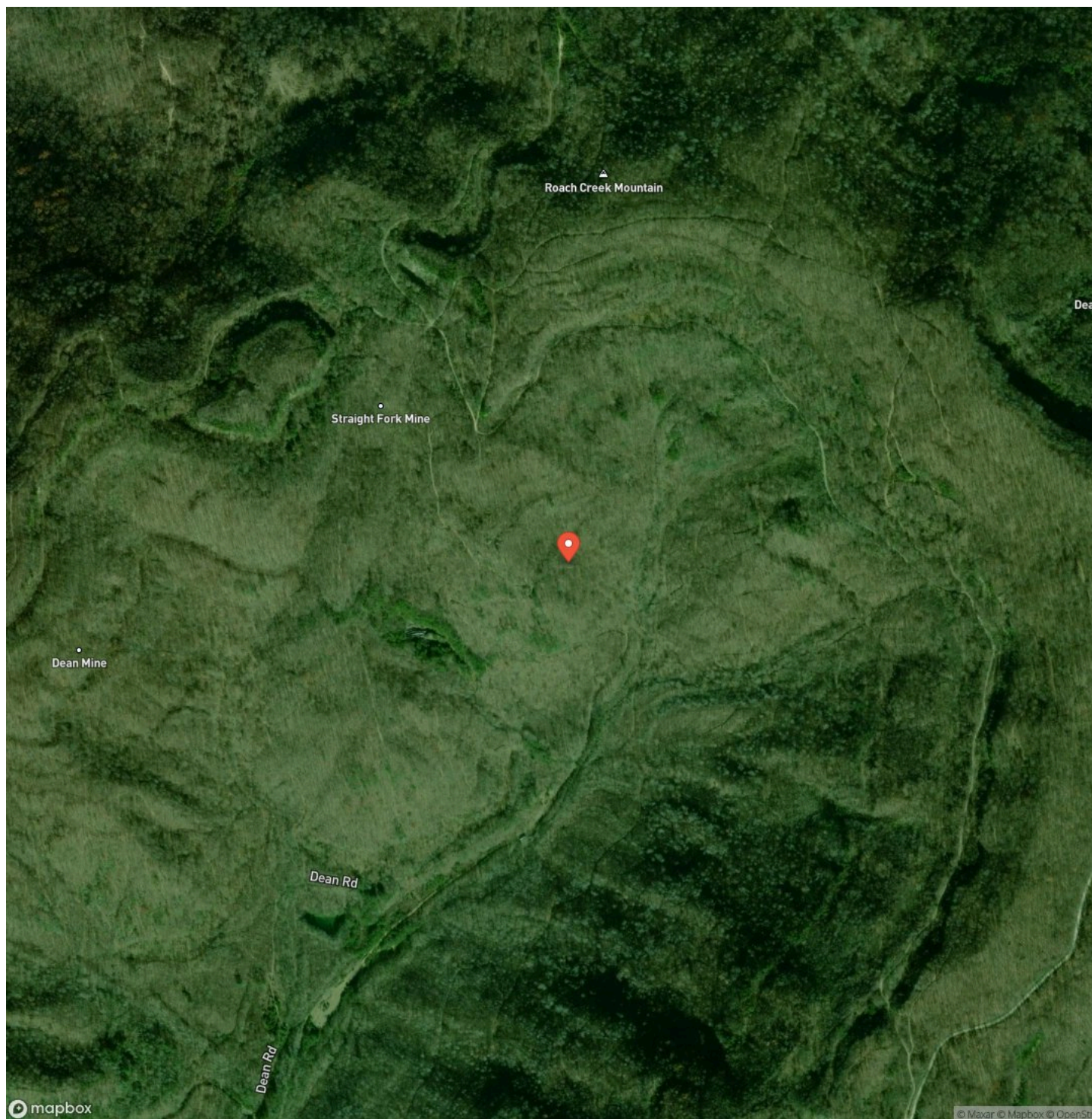


## Locator Map





## Satellite Map



## Roach Creek Mountain Recreational Property Huntsville, TN / Scott County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Brian Whitt

## Mobile

(423) 494-7793

## Email

brian.whitt@arrowheadlandcompany.com

**Address**

City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



## This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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