

39.3± ACRES
HAMILTON COUNTY, TN
\$250,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

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

THE HAMILTON 39.3

PROPERTY PROFILE

LOCATION:

- 408 Back Valley Road
Sale Creek, TN 37373
- Hamilton County
- 1.9± Miles SW of Sale Creek
High School
- 11.5± Miles SW of Dayton
- 27.2± Miles NE of Chattanooga
- 133± Miles SE of Nashville

PROPERTY USE:

- Potential Home/Cabin Site
- Hunting
- Recreational

PROPERTY INFORMATION:

- 39.32± Surveyed Acres
- Rolling Terrain
- Mature Hardwoods
- Gated Entrance
- Utilities Available
- Whitetail Deer

TAX INFORMATION:

- Tax ID: 020 019
- 2024 Taxes: \$960.36

COORDINATES:

- 35.366113, -85.128701



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WILLIAM SMITH

LAND SPECIALIST

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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 HAMILTON 39.3

WELCOME TO THE HAMILTON 39.3, A VERSATILE PROPERTY IN SALE CREEK, TENNESSEE, OFFERING THE PERFECT BLEND OF RECREATION, INVESTMENT, AND HOMESITE POTENTIAL. Whether you're looking to build your dream home in the country or secure a strong timber and hunting tract just outside of Chattanooga, the Hamilton 39.3 is a solid choice.

The 39.3± acre Hamilton County property offers an established gravel driveway, shared with the local water association, that leads to the interior of the tract, providing easy access and a clear route to a potential homesite, cabin, or hunting camp. The gentle rolling terrain and wooded privacy create a secluded setting. Atop the main ridge, you will find wonderful views of the surrounding area.

If you've been searching for the perfect opportunity to own recreational land, a hunting tract close to home, or an affordable piece of property near Chattanooga, the Hamilton 39.3 is worth considering!

**Contact William Smith to learn more and
experience #TheSmallTownWay!**



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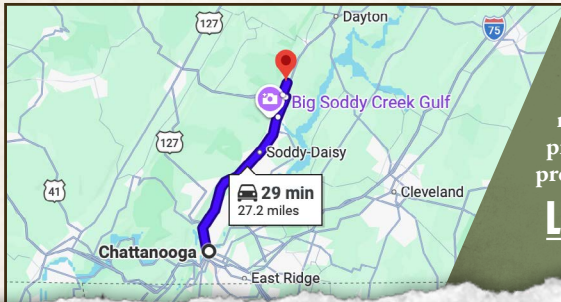
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HAMILTON COUNTY, TENNESSEE



land id. LINK



Directions From Downtown Chattanooga, TN: Travel 25 miles north on US-27 N. Turn left on Retro Hughes Road and continue 0.2 miles. Turn right on Back Valley Road and proceed 2 miles. Turn left on Fuller Lane and the property is at the end of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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