SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

303± ACRES
BLEDSOE COUNTY, TN

$1,363,500

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

THE BLEDSOE 303

PROPERTY PROFILE

LOCATION:

- Grapevine Road
  Crossville, TN 38572
- Old Grapevine Community
- Bledsoe County
- 16± Miles NE of Pikeville
- 19± Miles SW of Crossville
- 70.5± Miles N of Chattanooga
- 88± Miles SW of Knoxville

COORDINATES:

- 35.7554, -85.12405

PROPERTY USE:

- Hunting
- Timber Investment
- Recreational

PROPERTY INFORMATION:

- 303± Acres
- Fertile Soils
- Open Fields
- Mixed Timber
- Abundant Wildlife
- Internal Road System
- Brush Creek Frontage
- Salton Creek Frontage
- Nails Creek Frontage
- Big Branch Frontage

TAX INFORMATION:

- Parcel ID: 005 008.00
- 2025 Taxes: $1,464.73

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WILLIAM SMITH
LAND SPECIALIST
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william@smalltownproperties.com
P.O. Box 9 - Birchwood, TN 37308
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE BLEDSOE 303

WELCOME TO THE BLEDSOE 303 LOCATED OUTSIDE OF CROSSVILLE, TENNESSEE. Discover a truly special piece of Tennessee history with this 303± acre tract in Bledsoe County. Once the heart of the historic Grapevine Community, and with a unique combination of history, fertile soils, mature timber, abundant wildlife, and multiple waterways, this property offers an exceptional opportunity for an outdoorsman, timber buyer, or recreational landowner.

The property is historically known for its fertile soils and impressive poplar timber, while the tract itself is also heavily wooded with marketable white oak and red oak. The diversity and quality of the timber provide both tremendous natural beauty and potential long-term timber value.

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MORE ABOUT THE BLEDSOE 303

For the hunter and outdoorsman, the Bledsoe 303 truly stands out. Whitetail deer and turkey are abundant throughout the tract, with occasional wild hog sign adding to the recreational appeal. The combination of extensive timber, waterways, and natural habitat creates excellent opportunities for hunting, wildlife management, timber harvest, and other outdoor recreation. Further enhancing the character of the Bledsoe 303 are four named waterways located on the tract: Brush Creek, Salton Creek, Nails Creek, and Big Branch. These water features contribute to the scenic appeal, wildlife habitat, and overall diversity.

Whether you're looking for a large recreational property, a timber investment, a hunting tract, or a piece of historic Tennessee land to hold for generations, the Bledsoe 303 deserves a look.

Call William Smith today to schedule a private showing and experience #TheSmallTownWay!

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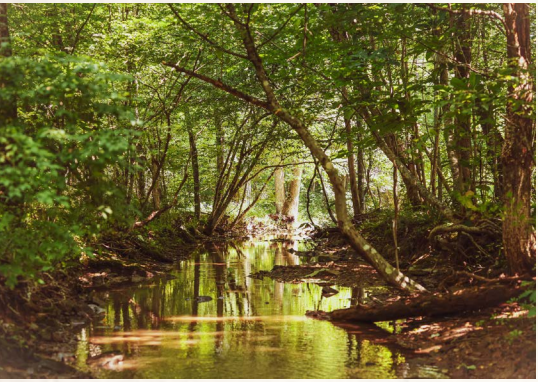

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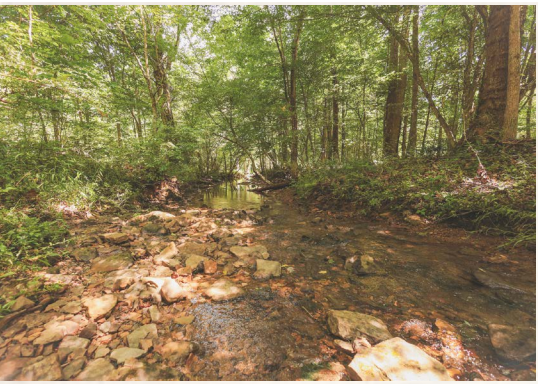

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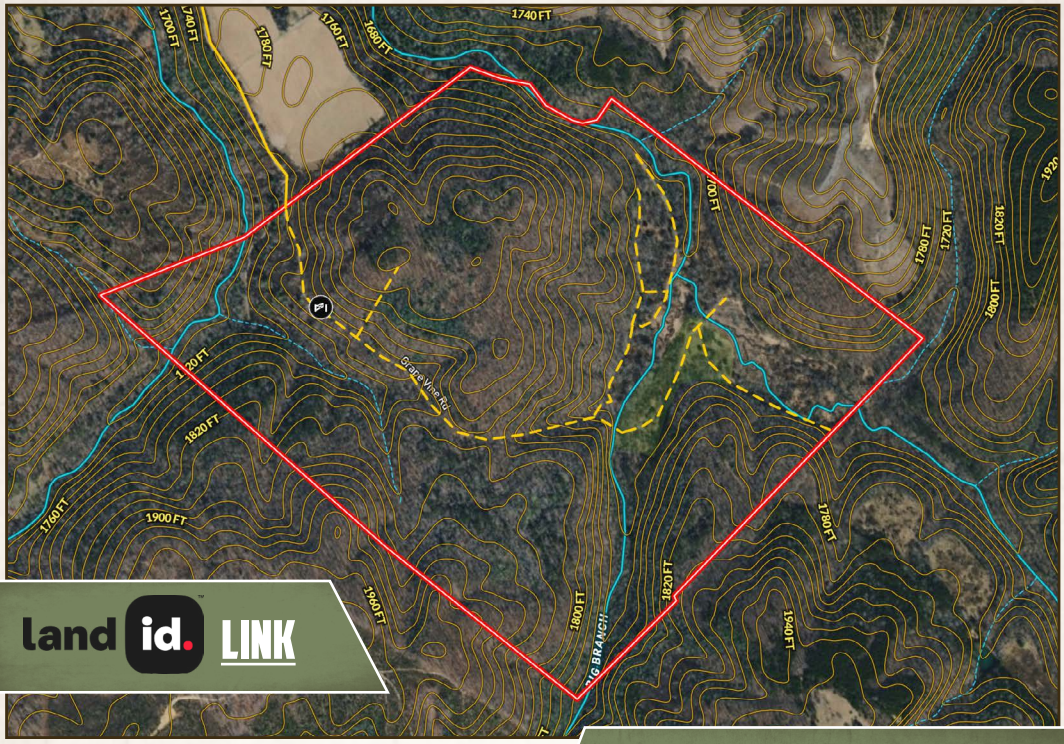

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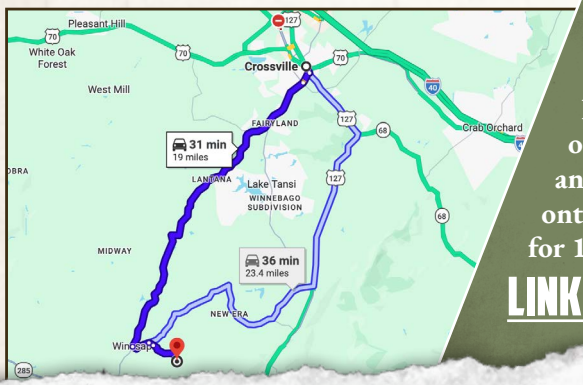

Directions From Downtown Crossville, TN: Travel on TN-101/ Lantana Road for 15.5 miles. Turn left onto State Hwy 518/Christian Road and continue for 0.9 miles. Turn right onto Old Grapevine Road and proceed for 1.7 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS

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