



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATE ^{SAL}

22± ACRES
RHEA COUNTY, TN
\$440,000



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

THE RHEA 22

PROPERTY PROFILE

LOCATION:

- Riley Shaver Lane
Dayton, TN 37321
- Rhea County
- 2± Miles E of Dayton
- 39± Miles NE of Chattanooga
- 80± Miles SW of Knoxville

COORDINATES:

- 35.49025, -84.98250

PROPERTY USE:

- Hunting
- ATV Riding
- Potential Development
- Cattle/Horse Operation
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 22± Total Acres
- 1± Acre Lake
- Productive Pasture
- Perimeter Fencing
- Abundant Wildlife
- Rolling Terrain
- Power On-Site

TAX INFORMATION:

- TAX ID: 090 158.00
- 2025 Taxes: \$96



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JASON HEATHCOE, ALC

PRINCIPAL BROKER, EAST TN

QUALIFYING BROKER, GA

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P.O. Box 9 - Birchwood, TN 37308

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Information is believed to be accurate but not guaranteed.



WELCOME TO THE RHEA 22

WELCOME TO THE RHEA 22 LOCATED OFF RILEY SHAVER LANE IN DAYTON, TENNESSEE! Offering 22± acres of productive pasture, development potential, and recreational land, this Rhea County property has been operated as a working cattle farm and is currently fenced with a combination of barbed wire and electric fencing. With open ground, rolling terrain, an existing pond, and multiple potential uses, this tract would be a good fit for someone looking for a small cattle farm, private homesite, hunting property, or land for development.



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MORE ABOUT THE RHEA 22

One of the main features of the Rhea 22 is the 1± acre pond located on top of the hill. The elevated setting around the pond would make an incredible location for a homesite overlooking the water and surrounding countryside. Power is already on site, giving a future owner a major head start for a home, barn, shop, or other improvements. The property also sees a large amount of wildlife, with whitetail deer, wild turkey, and waterfowl regularly using the farm. The combination of pasture, water, fencing, utilities, and wildlife gives a future owner the opportunity to continue using the property for cattle while also enjoying hunting, recreation, or building a home.

The Rhea 22 also has potential for residential development. In addition to access from Riley Shaver Lane, the property has an additional 50-foot right-of-way for ingress and egress from Shaver Road. Having more than one potential access point, along with power already on site, could be valuable when considering the future layout of the property. With approximately 22 acres, open pasture, rolling topography, a large pond, and convenient access to Dayton, the tract offers several possibilities for a private estate, family compound, small farm, or potential residential development. Any subdivision or development plans would be subject to applicable Rhea County requirements, soils, utilities, surveys, and buyer due diligence.



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MORE ABOUT THE RHEA 22

Location is another major advantage of this Rhea County property. Downtown Dayton is nearby for shopping, restaurants, schools, and everyday needs, while Lake Chickamauga provides some of the best-known bass fishing in the southeast. Tennessee Wildlife Resources Agency records show that more than 133,000 Florida largemouth bass were stocked in Chickamauga in 2025, and Major League Fishing reported four five-bass limits weighing more than 30 pounds during a 2025 tournament on the 59-mile-long reservoir. Blue Water Resort & Marina in Dayton provides a marina, boat ramp, lodging, and direct access to Lake Chickamauga, making this area especially attractive to fishermen and outdoor buyers.

Whether you are searching for land for sale in Dayton, Tennessee, a cattle farm in Rhea County, acreage for development, a homesite with a pond, or recreational land near Lake Chickamauga, the Rhea 22 offers a rare combination of location, usability, and future potential.

**Contact Jason Heathcoe today to schedule a private showing
and experience #TheSmallTownWay!**



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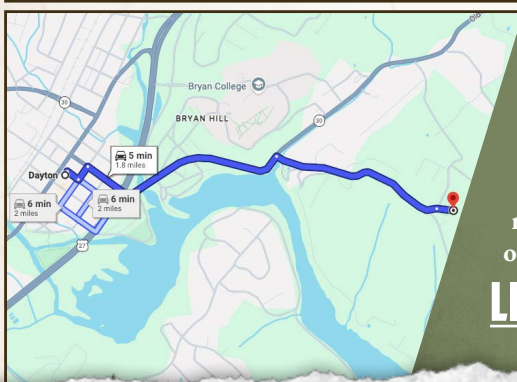
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Directions From Downtown Dayton, TN: Travel east on TN-30 for 0.9 miles. Turn right onto Double S Road and continue for 0.7 miles. Turn right onto Riley Shaver Lane and proceed 0.2 miles to the sign and property, which is adjacent to 128 Riley Shaver Lane. An additional 50' right-of-way for ingress and egress is located off Shaver Road.

LINK TO GOOGLE MAP DIRECTIONS



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