



**27± ACRES**  
**HAMILTON COUNTY, TN**  
**\$680,000**



**SMALLTOWN**

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (423) 568-8339

### LOCATION:

- 2501 Suck Creek Road  
Chattanooga, TN 37405
- Hamilton County
- Overlooks the TN River
- 0.5± Miles to the  
Suck Creek Boat Ramp
- 1± Miles to River  
Drifters Restaurant
- 5± Miles N of  
Downtown Chattanooga
- 9± Miles N of I-24
- 21± Miles NW of the Airport
- Adjoins Prentice  
Cooper State Forest

### PROPERTY USE:

- Hunting
- Recreation
- Investment
- Development

### PROPERTY INFORMATION:

- 27± Total Acres
- Fresh Water Spring
- Paved Road Frontage
- Multiple Build Sites
- New Road Cut Throughout
- Wildlife
- Incredible Mountain/Lake Views

### COORDINATES:

- 35.11887, -85.38191

### TAX INFORMATION:

- 107P B 001 = \$866.39
- 107P B 007.01 = \$144.87



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**BRYSON DALTON** | LAND SPECIALIST  
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P.O. Box 9 - Birchwood, TN 37308 | O: 769-888-2522 | [smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE HAMILTON 27

**OVERLOOKING THE BEAUTIFUL TENNESSEE RIVER IS THE HAMILTON 27.** This unique property is either the end-goal spot to build your dream home or an optimal investment opportunity given endless options! The 27± acre Hamilton County, TN property consists of two tracts beautifully positioned within a few minutes of Chattanooga.

Located just off Suck Creek Road, the property features an expansive road system throughout allowing access to all elevations and flats. A year-round freshwater spring running out the side of the mountain awaits you at the top of the property, along with multiple building sites on three separate tiers of elevations. The scenery is truly unmatched here: different mountain views are spectacular while you get a perfect outlook from anywhere on the property of the mighty Tennessee River! The Suck Creek boat ramp and fan-favorite River Drifters restaurant are located just down the road.



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# MORE ABOUT THE HAMILTON 27

Another highlight of the Hamilton 27 is that it adjoins the Prentice Cooper State Forest and WMA. This 26,000± acre property is open throughout the year for hiking and day use and also offers hunting opportunities, just as your own tract would. The public lands have miles and miles of rock climbing and trails that are accessible from this property.

The Hamilton 27 truly is the property where your dreams can come to life! And, with its proximity to shopping, dining, entertainment, and more, the opportunity to feel as if you're in the middle of nowhere, but right in town, could never be better! *The camper in photos is available for purchase.*

**To schedule a private tour, call Bryson Dalton or Matt Rose today!**



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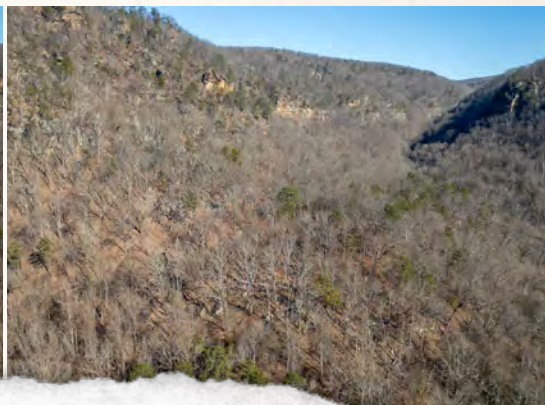
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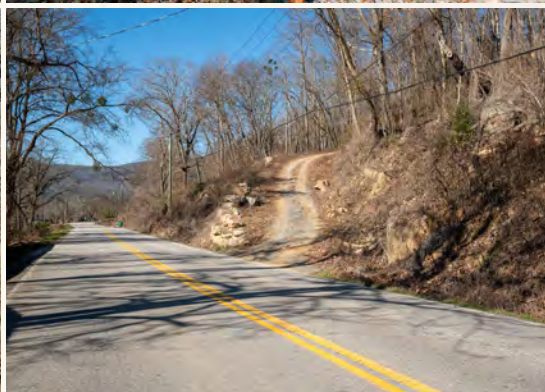
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Directions From Chattanooga, TN: Travel north on Hwy 27 to the Signal Mountain Road exit and go right. Travel 1.5 miles and turn left on Suck Creek Road. In 3.3 miles, the property driveway will be on the right.  
2501 Suck Creek Road

[\*\*LINK TO GOOGLE MAP DIRECTIONS\*\*](#)



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