



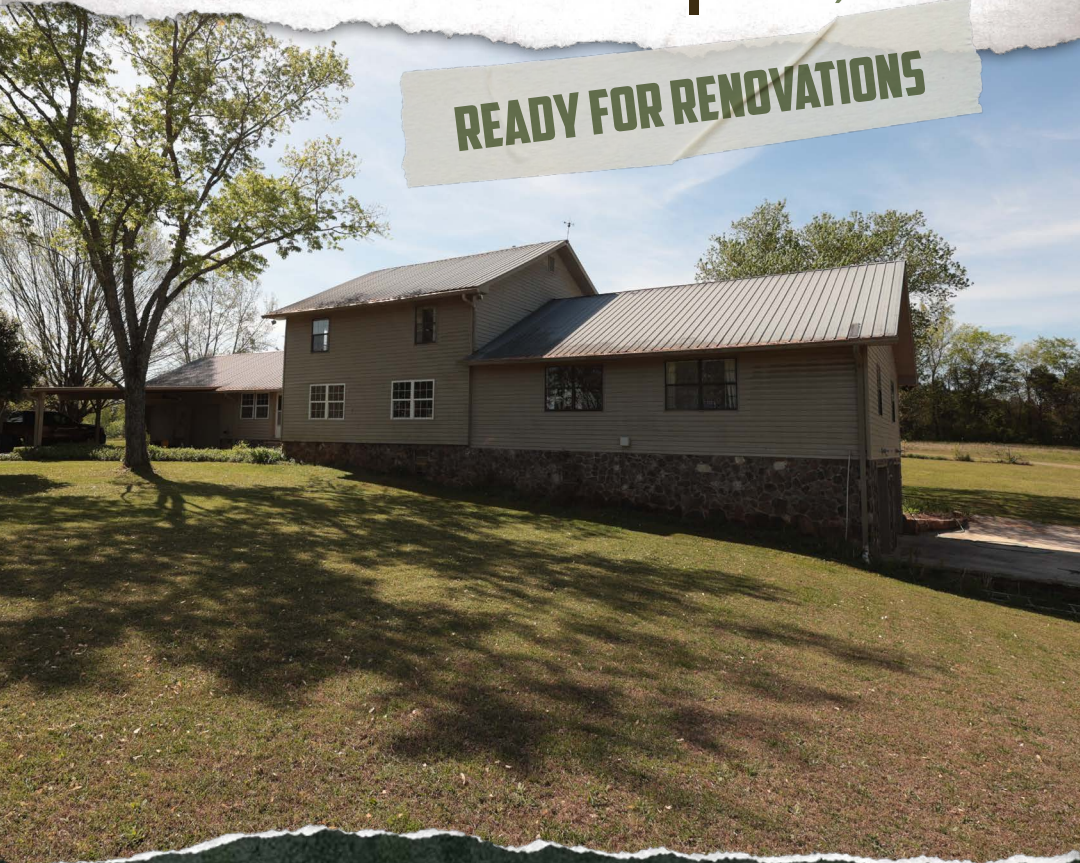
# SMALLTOWN

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

**260 HOWARD HUTSELL LANE  
RHEA COUNTY, TN**

**A HOME ON 2.73± ACRES | \$329,000**

**READY FOR RENOVATIONS**



OFFICE (423) 568-8339 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# 260 HOWARD HUTSELL LANE

## PROPERTY PROFILE

### LOCATION:

- 260 Howard Hutsell Lane  
Spring City, TN 37338
- Rhea County
- 4± Miles S of Spring City
- 14.9± Miles NE of Dayton
- 66.5± Miles SW of Knoxville
- 28.7± Miles SE of Crossville

### COORDINATES:

- 35.6502, -84.872

### PROPERTY USE:

- Residential
- Investment

### PROPERTY INFORMATION:

- 2.73± Acres
- 3,500± SqFt Home
- 4 Bedrooms/2 Bathrooms
- Ready for Renovations
- Built-In Mother-in-law Suite
- 2 Bedrooms/1 Bath
- Multiple Storage Structures

### TAX INFORMATION:

- Parcel ID: 042 018.00
- 2025 Taxes: TBD



# WELCOME TO 260 HOWARD HUTSELL LANE

INTRODUCING AN “INVESTOR SPECIAL” WITH INCREDIBLE POTENTIAL IN RHEA COUNTY, TENNESSEE. Located just outside of Spring City at 260 Howard Hutsell Lane is an expansive 3,500± square foot home situated on 2.73± acres, ready for your vision.

The main residence offers four bedrooms and two bathrooms and is almost completely gutted, providing a blank slate for a full custom renovation. A built-in mother-in-law suite features two bedrooms and one bathroom, ideal for multi-generational living, rental income, or guest accommodations. Two newly built porches add charm and outdoor living potential, overlooking the peaceful, spacious lot.

Additionally, the property boasts an impressive total of six garage spaces, including two detached garages, offering ample room for vehicles, storage, or workshop use.

With solid bones, plenty of square footage, and a versatile layout, this property is ideal for investors, flippers, or buyers looking to create their dream home in a quiet, rural setting.

**Contact William Smith or Jason Heathcoe today to schedule a private tour and experience #TheSmallTownWay!**



JASON HEATHCOE, ALC | PRINCIPAL BROKER- EAST TN  
C: 931-808-0624 | jason@smalltownproperties.com

WILLIAM SMITH | LAND SPECIALIST  
C: 662-647-4788 | william@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308 | O: 423-568-8339 | smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*



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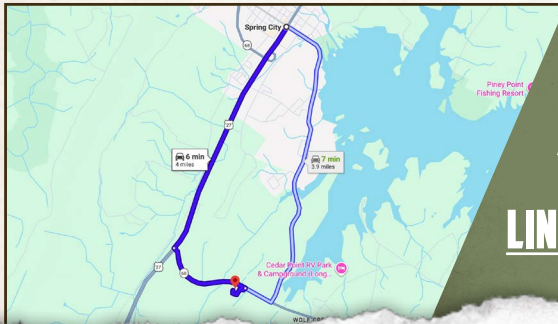
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land id. LINK



Directions From Spring City, TN:  
 Travel 2.7 miles on US-27 S. Turn left on US-68 S and continue 1.0 mile.  
 Turn right on Howard Hutsell Lane.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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