



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

WELCOME TO

# *The Fields at Fall Creek*

**1,445± ACRE FARM WITH 2 HOMES  
BLEDSOE COUNTY, TN**

**\$6,500,000**

**LEGACY-SCALE LAND OFFERING**

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

# THE FIELDS AT FALL CREEK

## PROPERTY PROFILE

### LOCATION:

- 3211 Old State Hwy 28  
Dunlap, TN 37327
- Bledsoe County
- Cumberland Plateau  
& Sequatchie Valley
- $8.9 \pm$  Miles NE of Dunlap
- $40 \pm$  Miles SW of Crossville
- $45.9 \pm$  Miles N of Chattanooga
- $116 \pm$  Miles SE of Nashville

### COORDINATES:

- 35.47915, -85.32575

### TAX INFORMATION:

- 2025 Taxes: **\$7,680.55**
- Parcel # 109 022.00: \$304.81
- Parcel# 109 015.00: \$6,695.98
- Parcel# 102 015.16: \$77.88
- Parcel# 109 015.12: \$111.40
- Parcel# 109 015.10: \$490.48

### PROPERTY USE:

- Farming
- Hunting
- Cattle
- Investment
- Conservation

### PROPERTY INFORMATION:

- $1,445 \pm$  Total Unrestricted Acres
- $300 \pm$  Acres of Pasture
- Multiple Barns
- Fenced and Cross Fenced
- 5 Named Creeks/Branches
- $3 \pm$  Miles of Cumberland Plateau Bluff
- Well-Established Internal Trail System
- Two Homes
- $0.5 \pm$  Acre Pond
- Dove Field
- Extensive Road Frontage
- Utilities Available



**JASON HEATHCOE** | PRINCIPAL BROKER  
C: 931-808-0624 | [jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

**WILLIAM SMITH** | LAND SPECIALIST  
C: 662-647-4788 | [william@smalltownproperties.com](mailto:william@smalltownproperties.com)

# WELCOME TO THE FIELDS AT FALL CREEK

THE FIELDS AT FALL CREEK IS A RARE OPPORTUNITY TO OWN A LARGE, CONTIGUOUS, AND HIGHLY USABLE UNRESTRICTED TENNESSEE FARM AND RECREATIONAL PROPERTY. Encompassing 1,445± acres in Bledsoe County, this tract features nearly three miles of commanding bluff frontage overlooking the fertile Sequatchie Valley, along with an ideal balance of pasture, timber, water, and improvements. Offered unrestricted, the property provides flexibility for agriculture, recreation, conservation, development, or long-term investment.



**JASON HEATHCOE** | PRINCIPAL BROKER  
C: 931-808-0624 | [jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)



**WILLIAM SMITH** | LAND SPECIALIST  
C: 662-647-4788 | [william@smalltownproperties.com](mailto:william@smalltownproperties.com)

# MORE ABOUT THE FIELDS AT FALL CREEK

## THE LAND

Approximately 300 acres of open pasture form the heart of the farm, historically managed for cattle production and wildlife habitat. While portions of the pasture would benefit from restoration, the foundation is firmly in place—fenced and cross-fenced, with gravity-fed spring water supplying livestock and wildlife year-round. A well-established internal road and trail system allows efficient access across the property for ranch operations, land management, and hunting.

Water is a defining feature of The Fields at Fall Creek. Five named creeks—Pond Creek, Lamb Creek, Clark Branch, Johnson Branch, and Austin Branch—originate along the bluff and flow through the property, creating strong riparian corridors and reliable water sources. A half-acre pond, currently holding substantial water and attracting migrating waterfowl, offers both aesthetic and recreational value, with the potential for future expansion.

The property is widely recognized as a premier Tennessee hunting property, supporting healthy populations of whitetail deer, turkey, dove, and small game. A long-established dove field has a proven history of consistent hunts. Additional income potential exists through hunting leases, timber management, mineral rights, and expanded cattle operations.

Historically regarded as one of the most well-maintained and visually striking farms in the region, the land showcases exceptional soils, grasses, and vegetation. The property can regain its former prominence with thoughtful management and renewed investment. Previous ownership implemented extensive land stewardship efforts, including the planting of over 44,000 trees, such as walnut, white oak, swamp oak, pine, and fruit-bearing trees and shrubs. The bluff-top area, known locally as Yellow Cliff, was leased in the past for hang gliding, highlighting the property's diverse recreational appeal.



**JASON HEATHCOE** | PRINCIPAL BROKER  
C: 931-808-0624 | [jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)



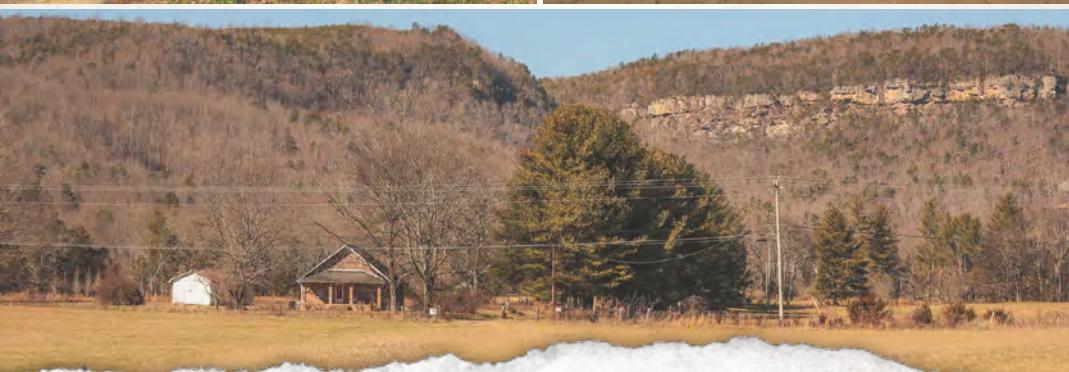
**WILLIAM SMITH** | LAND SPECIALIST  
C: 662-647-4788 | [william@smalltownproperties.com](mailto:william@smalltownproperties.com)

# MORE ABOUT THE FIELDS AT FALL CREEK

## IMPROVEMENTS

The property is improved with a  $4,500\pm$  square-foot residence well suited for a family estate, corporate retreat, or hunting lodge. The home is serviced by both spring water and city water and is positioned to overlook pastureland, gardens, an orchard, and nearby barns. A pole barn provides substantial hay and equipment storage, while a red barn, more than 100 years old, stands as a historic focal point of the farm, framed by dramatic rock bluffs and sweeping views.

An additional brick home located near the entrance offers ideal accommodations for guests, extended family, or on-site management, providing privacy while remaining connected to the core of the property.



**JASON HEATHCOE** | PRINCIPAL BROKER  
C: 931-808-0624 | [jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)



**WILLIAM SMITH** | LAND SPECIALIST  
C: 662-647-4788 | [william@smalltownproperties.com](mailto:william@smalltownproperties.com)

# MORE ABOUT THE FIELDS AT FALL CREEK

## LOCATION & DEVELOPMENT POTENTIAL

Situated within an Opportunity Zone, The Fields at Fall Creek presents compelling residential, agricultural, or commercial development potential. The property boasts extensive road frontage along Old State Highway 28, Highway 127, Sutherland Road, Blue Sewanee Road, and Pope Road, with utilities—including water, power, gas, and cable—available along much of the frontage. Additionally, eight water taps are already installed. Buyers and buyer agents will need to verify the availability of these utilities prior to closing. Elevated bluff-top building sites near 1,800 feet in elevation offer panoramic views of the Sequatchie Valley.

Conveniently located roughly five miles north of Dunlap, the property provides easy access to Highway 111 and is just 40 minutes from Chattanooga, balancing privacy with accessibility. Buyers are encouraged to verify all existing and potential utilities.



**JASON HEATHCOE** | PRINCIPAL BROKER  
C: 931-808-0624 | [jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)



HUNTING PROPERTIES

& REAL ESTATE<sup>SM</sup>



**WILLIAM SMITH** | LAND SPECIALIST  
C: 662-647-4788 | [william@smalltownproperties.com](mailto:william@smalltownproperties.com)

# MORE ABOUT THE FIELDS AT FALL CREEK

## OFFERING SUMMARY

The Fields at Fall Creek is a legacy-scale land offering—combining water, pasture, timber, infrastructure, views, and multiple income streams. Properties of this size, quality, and versatility on the Cumberland Plateau and Sequatchie Valley are increasingly rare and difficult to replicate. Take advantage of an exceptional opportunity to acquire a landmark holding in one of Tennessee's most scenic and productive regions.

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



**JASON HEATHCOE | PRINCIPAL BROKER**  
C: 931-808-0624 | [jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

**WILLIAM SMITH | LAND SPECIALIST**  
C: 662-647-4788 | [william@smalltownproperties.com](mailto:william@smalltownproperties.com)

THE FIELDS AT FALL CREEK | 1,445± ACRES

BLEDSOE COUNTY, TENNESSEE



**JASON HEATHCOE** | PRINCIPAL BROKER  
C: 931-808-0624 | [jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

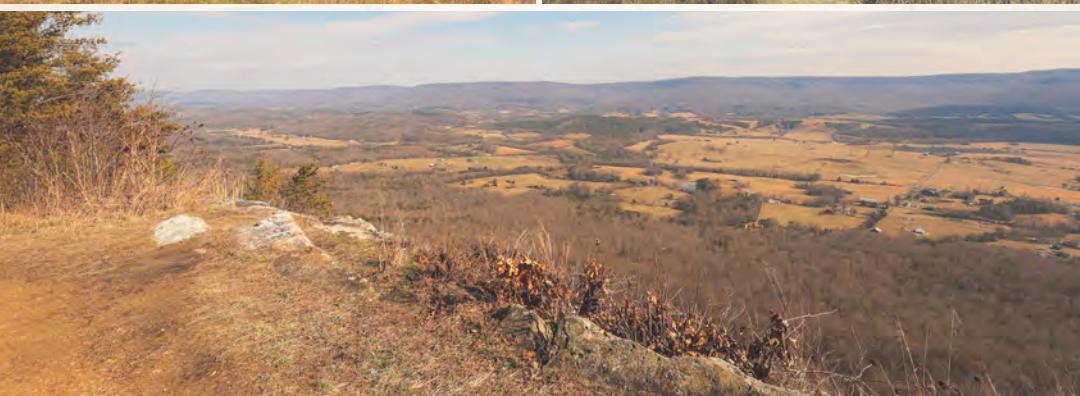
**WILLIAM SMITH** | LAND SPECIALIST  
C: 662-647-4788 | [william@smalltownproperties.com](mailto:william@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308 | O: 423-568-8339 | [smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

THE FIELDS AT FALL CREEK | 1,445± ACRES

BLEDSOE COUNTY, TENNESSEE



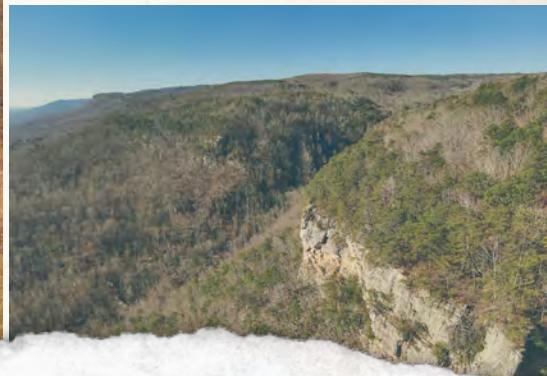
JASON HEATHCOE | PRINCIPAL BROKER  
C: 931-808-0624 | [jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)



WILLIAM SMITH | LAND SPECIALIST  
C: 662-647-4788 | [william@smalltownproperties.com](mailto:william@smalltownproperties.com)

THE FIELDS AT FALL CREEK | 1,445± ACRES

BLEDSOE COUNTY, TENNESSEE



**JASON HEATHCOE** | PRINCIPAL BROKER  
C: 931-808-0624 | [jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

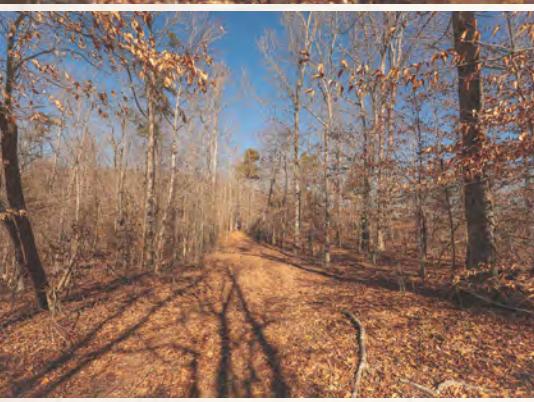
**WILLIAM SMITH** | LAND SPECIALIST  
C: 662-647-4788 | [william@smalltownproperties.com](mailto:william@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308 | O: 423-568-8339 | [smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

THE FIELDS AT FALL CREEK | 1,445± ACRES

BLEDSOE COUNTY, TENNESSEE

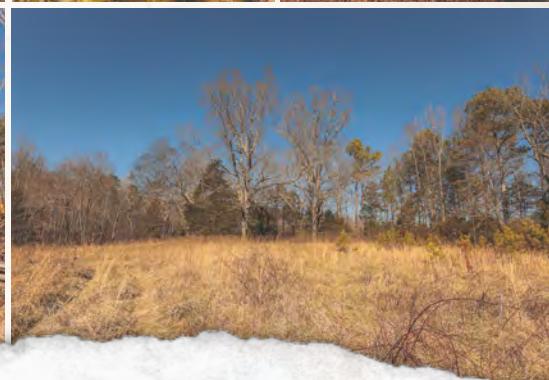
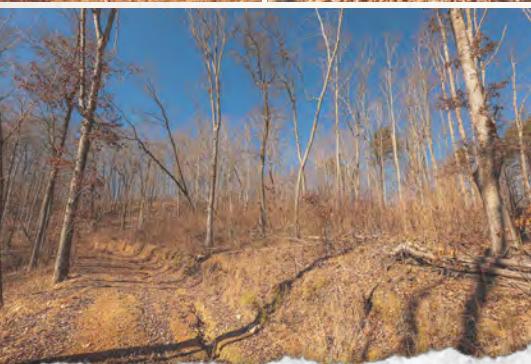


**JASON HEATHCOE** | PRINCIPAL BROKER  
C: 931-808-0624 | [jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

**WILLIAM SMITH** | LAND SPECIALIST  
C: 662-647-4788 | [william@smalltownproperties.com](mailto:william@smalltownproperties.com)

THE FIELDS AT FALL CREEK | 1,445± ACRES

BLEDSOE COUNTY, TENNESSEE



**JASON HEATHCOE** | PRINCIPAL BROKER  
C: 931-808-0624 | [jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

**WILLIAM SMITH** | LAND SPECIALIST  
C: 662-647-4788 | [william@smalltownproperties.com](mailto:william@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308 | O: 423-568-8339 | [smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

THE FIELDS AT FALL CREEK | 1,445± ACRES

BLEDSOE COUNTY, TENNESSEE



**JASON HEATHCOE** | PRINCIPAL BROKER  
C: 931-808-0624 | [jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

**WILLIAM SMITH** | LAND SPECIALIST  
C: 662-647-4788 | [william@smalltownproperties.com](mailto:william@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308 | O: 423-568-8339 | [smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

THE FIELDS AT FALL CREEK | 1,445± ACRES

BLEDSOE COUNTY, TENNESSEE



**JASON HEATHCOE** | PRINCIPAL BROKER  
C: 931-808-0624 | [jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

**WILLIAM SMITH** | LAND SPECIALIST  
C: 662-647-4788 | [william@smalltownproperties.com](mailto:william@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308 | O: 423-568-8339 | [smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

THE FIELDS AT FALL CREEK | 1,445± ACRES

BLEDSOE COUNTY, TENNESSEE



**JASON HEATHCOE** | PRINCIPAL BROKER  
C: 931-808-0624 | [jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

**WILLIAM SMITH** | LAND SPECIALIST  
C: 662-647-4788 | [william@smalltownproperties.com](mailto:william@smalltownproperties.com)

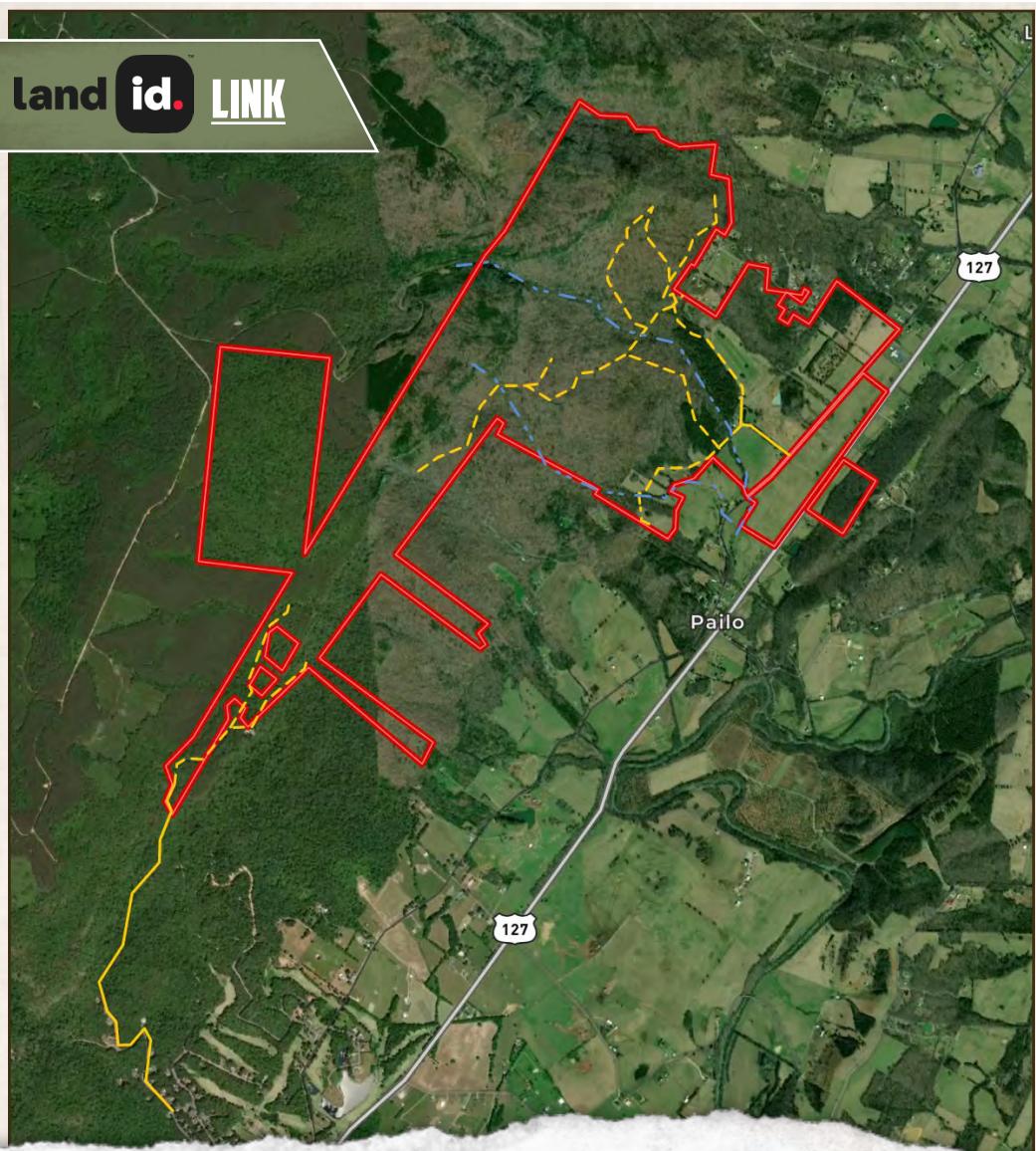
P.O. Box 9 - Birchwood, TN 37308 | O: 423-568-8339 | [smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

THE FIELDS AT FALL CREEK | 1,445± ACRES

BLEDSOE COUNTY, TENNESSEE

land id. **LINK**



**JASON HEATHCOE** | PRINCIPAL BROKER  
C: 931-808-0624 | [jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)



**WILLIAM SMITH** | LAND SPECIALIST  
C: 662-647-4788 | [william@smalltownproperties.com](mailto:william@smalltownproperties.com)

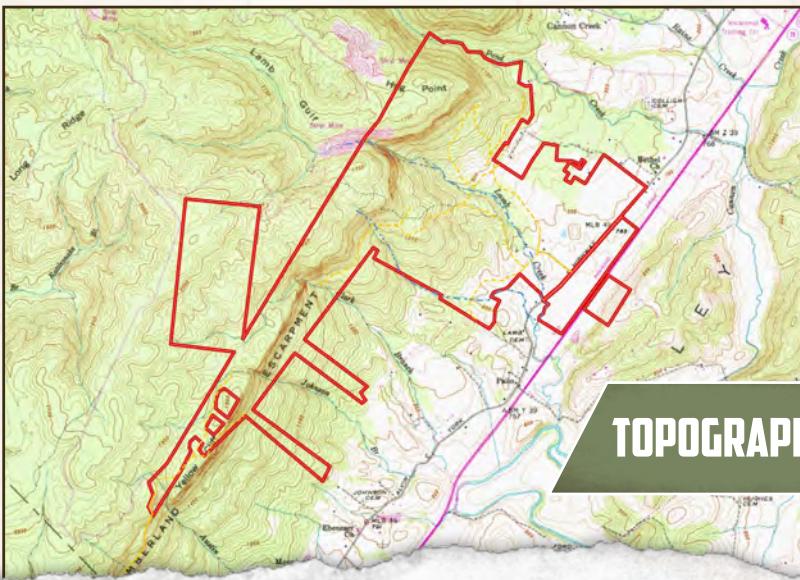
THE FIELDS AT FALL CREEK | 1,445± ACRES

BLEDSOE COUNTY, TENNESSEE

## INFRARED MAP

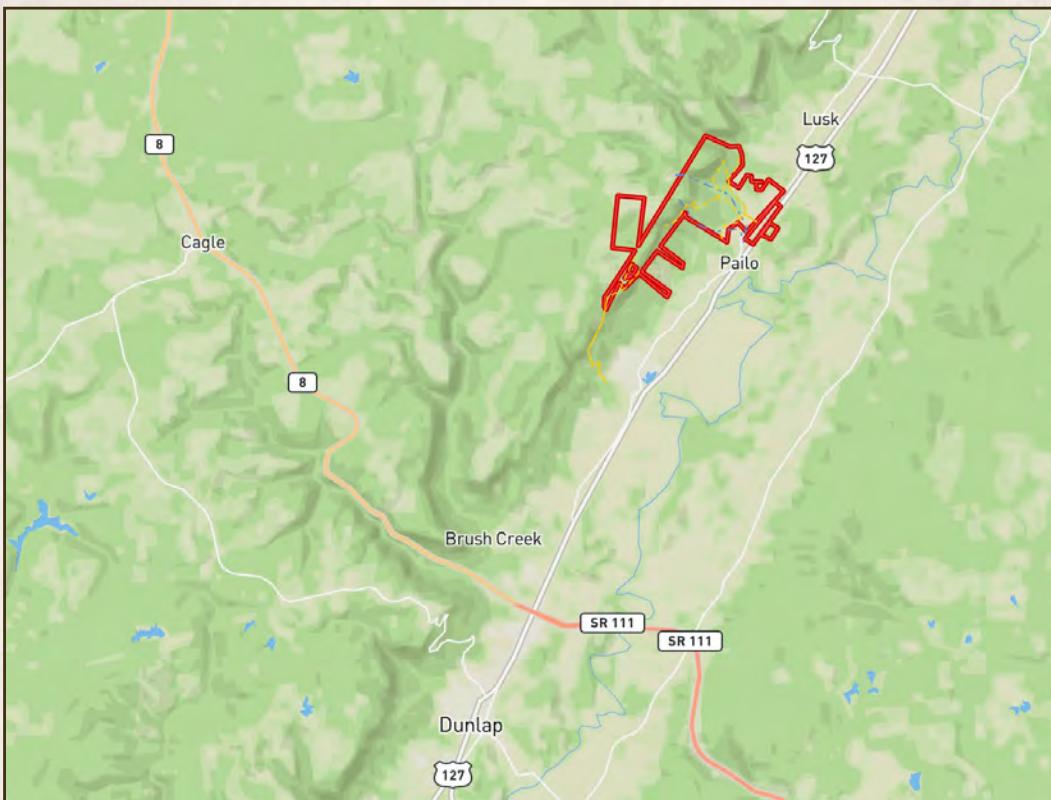


## TOPOGRAPHY MAP



**JASON HEATHCOE** | PRINCIPAL BROKER  
C: 931-808-0624 | [jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)

**WILLIAM SMITH** | LAND SPECIALIST  
C: 662-647-4788 | [william@smalltownproperties.com](mailto:william@smalltownproperties.com)



Directions From Downtown Dunlap, TN:  
Travel 8 miles on US-127 N. Turn left at  
Palio Market and make another right on Old  
State Hwy 28 N. Continue 0.7 miles to the  
property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



**JASON HEATHCOE** | PRINCIPAL BROKER  
C: 931-808-0624 | [jason@smalltownproperties.com](mailto:jason@smalltownproperties.com)



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™



**WILLIAM SMITH** | LAND SPECIALIST  
C: 662-647-4788 | [william@smalltownproperties.com](mailto:william@smalltownproperties.com)