



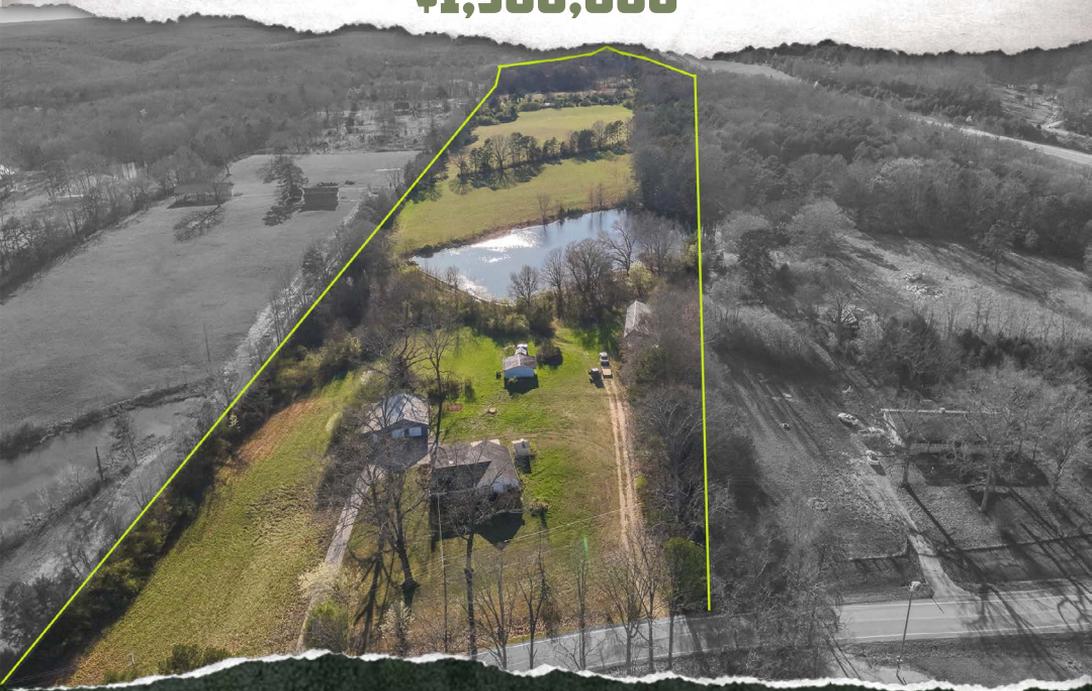
SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

WELCOME TO SMITH FARM

94± ACRES WITH A HOME
HAMILTON COUNTY, TN

\$1,500,000



THE HAMILTON 94

PROPERTY PROFILE

LOCATION:

- 12733 Jones Gap Road
Soddy Daisy, TN 37379
- Hamilton County
- 15± Miles E of Dunlap
- 25± Miles N of Chattanooga

COORDINATES:

- 35.3393, -85.19815

PROPERTY USE:

- Hunting/Fishing
- Agricultural
- Family Compound
- Development Potential

PROPERTY INFORMATION:

- 94± Total Acres
- 75± Acres of Hardwoods
- 15± Acres in Pasture
- 3± Acre Homesite
- 1,684± SqFt Home
- 3 Bedrooms/2 Bathrooms
- Detached Garage
- Multiple Sheds
- 2.5± Acre Stocked Pond
- Frontage on Board Camp Creek

TAX INFORMATION:

- Tax ID: 025 015.00
- 2025 Taxes \$3,090



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JASON HEATHCOE, ALC

PRINCIPAL BROKER, EAST TN

QUALIFYING BROKER, GA

C: 931-808-0624

O: 423-568-8339

jason@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate, but not guaranteed.



WELCOME TO THE HAMILTON 94

WELCOME TO SMITH FARM. Located less than half a mile off Highway 111 on Flat Top Mountain, this 94± acre Tennessee farm has been in the same family for nearly 80 years. Properties like this are becoming harder to find across the South. The Hamilton County land has been a place where a family was raised, where hard work mattered, and where generations gathered around the table after a long day on the farm. Now the time has come for a new family to continue the story and build their own legacy on this special piece of Tennessee farmland.

Smith Farm consists of roughly 15 acres of open fields, a 3± acre homesite, and over 75 acres of beautiful Tennessee hardwood timber. The farm borders Board Camp Creek and the Cumberland Trail, giving the property direct access to scenic nature and protected land nearby. Whether you enjoy farming, hunting, fishing, or simply having space to breathe, this farm offers the kind of lifestyle many buyers are searching for when looking for land in Tennessee.



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MORE ABOUT THE HAMILTON 94

A 1,684± square foot farmhouse has grown with the family over the years and offers plenty of room to gather. Inside you will find a large kitchen, multiple living spaces with a wood stove, three bedrooms, and two bathrooms. With some updating, the home could become a beautiful farmhouse again. A two-car detached garage and workshop, along with several additional sheds, provide space for storing equipment, hay, tools, and everything needed to run a working farm.

The land is the true highlight of Smith Farm. The 15 acre open ground has been used for hay production for generations. The gentle terrain and strong grass growth make it easy to continue cutting hay, start a small cattle operation, or convert the fields to row crops or a family garden.

One of the most loved features of the farm is the stocked 2.5± acre pond. Many evenings have been spent here catching bass, bluegill, and catfish while watching the sun set over the mountain. It's the kind of place where kids learn to fish and families make lasting memories. Additionally, the property offers excellent hunting for whitetail deer, wild turkey, and small game, making it a strong Tennessee recreational property as well as a working farm.



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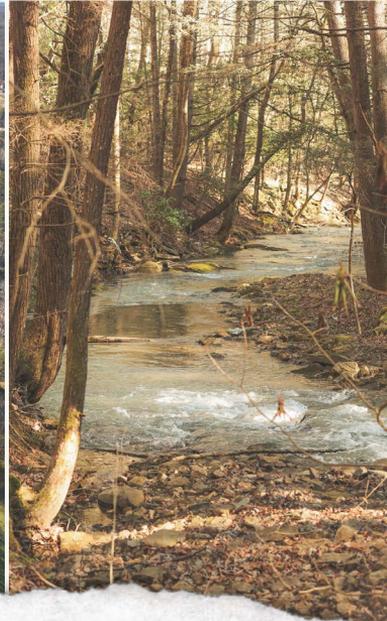


MORE ABOUT THE HAMILTON 94

The western boundary of the property follows Board Camp Creek, which flows into Soddy Creek Gorge, part of the well-known Cumberland Trail system. Having state-protected land nearby helps preserve the natural beauty of the area and adds to the privacy and wildlife habitat surrounding the farm.

Take advantage of a rare opportunity to own a true generational farm in Tennessee. Properties with such history, usable land, water, and access are becoming increasingly difficult to find. If you have been searching for a farm where your family can build memories for generations, Smith Farm deserves your attention..

Contact Jason Heathcoe today to schedule a personal tour and experience #TheSmallTownWay!



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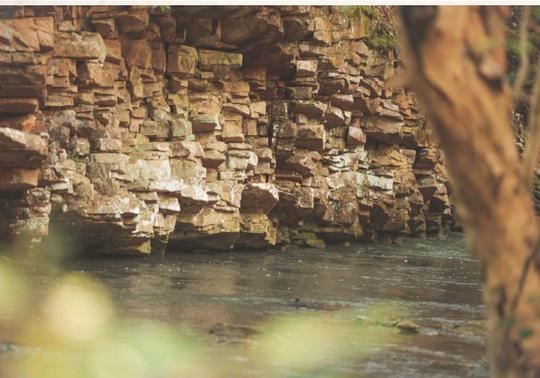
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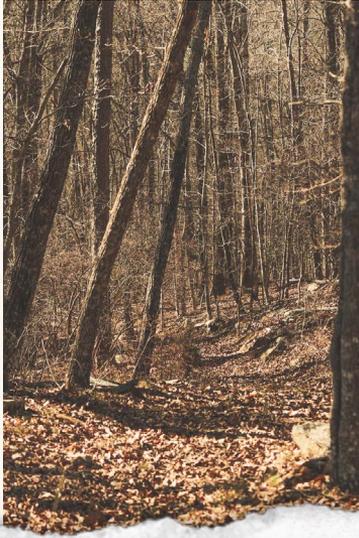
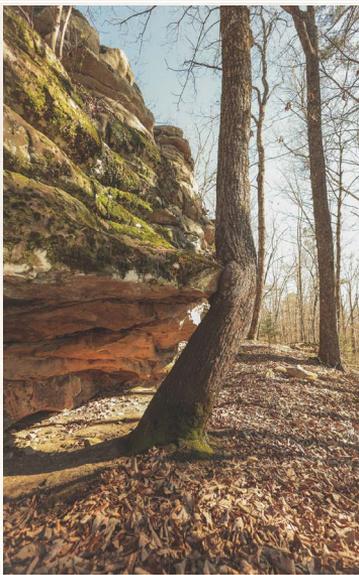
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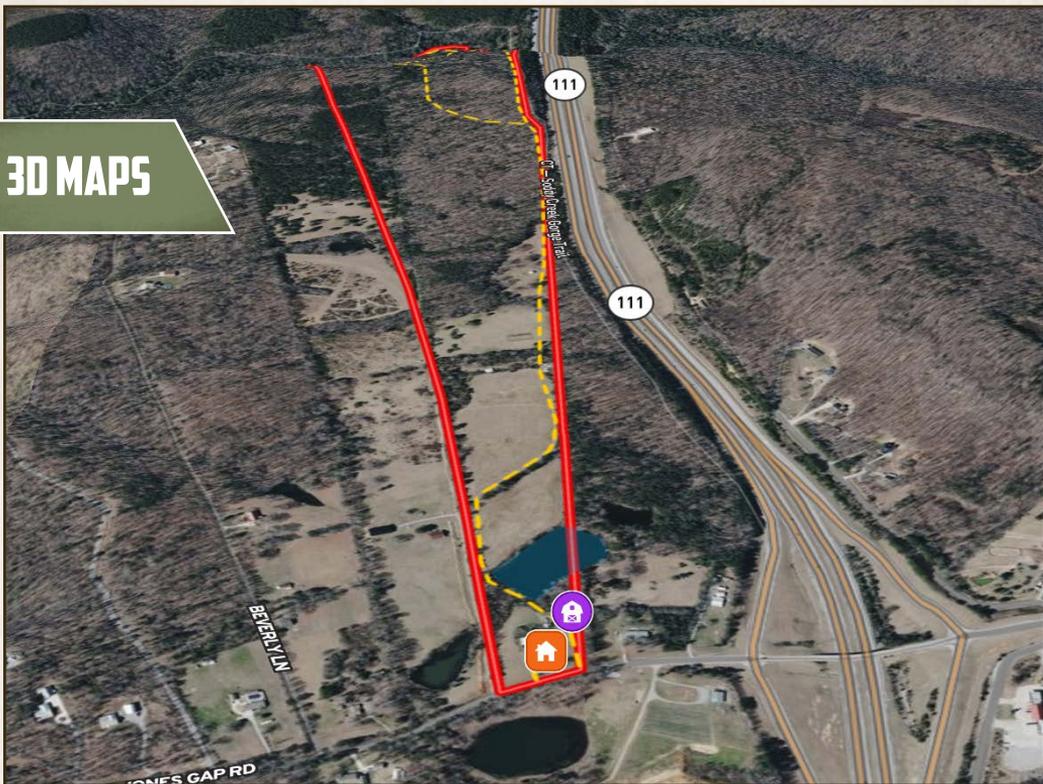
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3D MAPS



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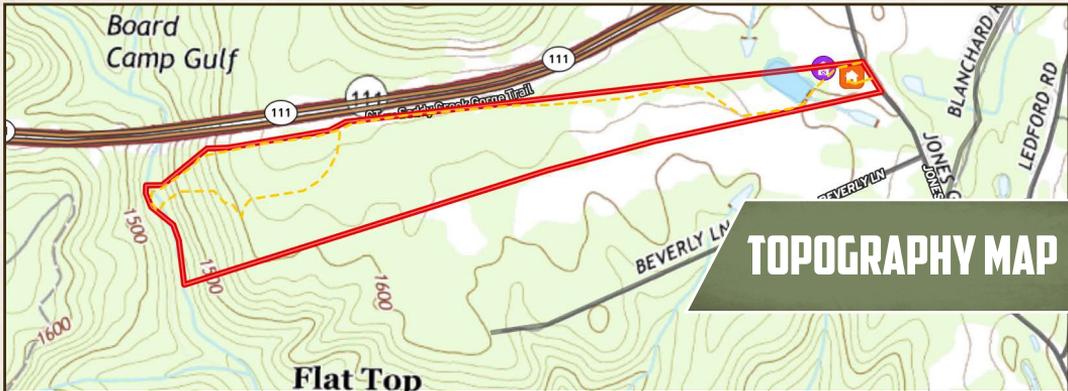
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land id. LINK



TOPOGRAPHY MAP



Directions From Dunlap, TN:
Travel 12.5 miles on TN-111 S
toward Chattanooga. Take the Jones
Gap Road exit to the right and travel
0.2 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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