



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

LOT #14

3.14± ACRE LOT

GRAYSVILLE | BLEDSOE COUNTY, TN

\$109,900

"THE BLUFF" AT PITTS GAP

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

"THE BLUFF" AT PITS GAP

LOT #14 - 3.14± ACRES

PROPERTY PROFILE

LOCATION:

- Green Road
Graysville, TN 37338
- Bledsoe County
- 10.5± Miles NW of Graysville
- 13.9± Miles NE
of the Cookie Jar Cafe
- 18.2± Miles NE of Dunlap
- 19.6± Miles W of Dayton
- 40.9± Miles N of Chattanooga
- 126± Miles SE of Nashville

COORDINATES:

- 35.49213, -85.21896

TAX INFORMATION:

- TBD

PROPERTY USE:

- Potential Homesite
- Hunting
- Sightseeing
- Commercial (Tiny Homes, etc.)
- Investment

PROPERTY INFORMATION:

- Lot #14 - 3.14± Acres
- Slightly Sloping Terrain
- Fiber, Water, Electricity at the Road
- Views of the Sequatchie Valley
and Sunset
- Established Large Building Pad
- No Restrictions



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BRYSON DALTON

LAND SPECIALIST

C: 423-413-6202

O: 423-568-8339

bryson@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO "THE BLUFF" AT PITTS GAP

WELCOME TO "THE BLUFF" AT PITTS GAP OFF GREEN ROAD IN GRAYSVILLE, TENNESSEE. This 3.14± acre lot provides the potential for unobstructed views of the historic Sequatchie Valley; just imagine watching the sun set from your back porch. The slightly sloping terrain offers the perfect place to build your luxury home.

With fiber, city water, and electricity readily available at the road, taking the leap is as easy as can be! Located a short drive from Dunlap, Dayton, and even Chattanooga, the location is ideal for someone who desires privacy but amenities as well. Come see "The Bluff" at Pitts Gap to find your little slice of heaven with a view!

**Contact Bryson Dalton today to learn more
and experience #TheSmallTownWay!**



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GRAYSVILLE

BLED SOE COUNTY, TENNESSEE



Directions From Graysville, TN:
Travel northwest on Pikeville Ave and follow as it turns slightly left and becomes Brayton Mountain Rd. Continue for 3.5 miles onto State Hwy 312. In 2 miles, continue onto Graysville Rd. Turn right onto Green Rd and the destination will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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