



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

"THE BLUFF" AT PITTS GAP

FOUR LOTS AVAILABLE
GRAYSVILLE | BLEDSOE COUNTY, TN
ACREAGE AND PRICES VARY

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

"THE BLUFF" AT PITS GAP

FOUR LOTS AVAILABLE

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:

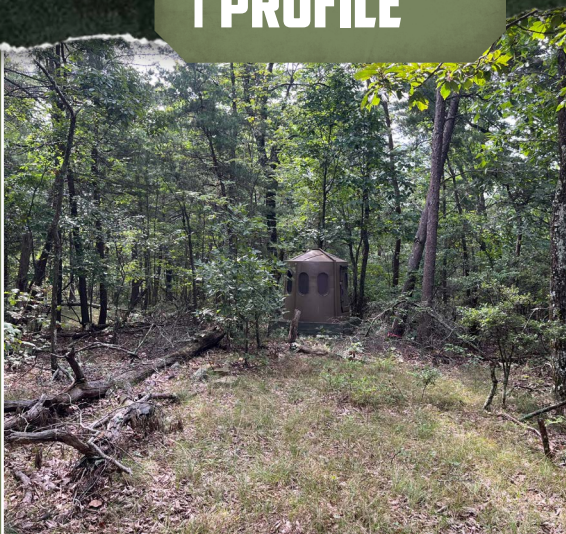
- 35.49213, -85.21896

TAX INFORMATION:

- TBD

PROPERTY USE:

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



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

"THE BLUFF" AT PITS GAP

FOUR LOTS AVAILABLE

PROPERTY PROFILE

PROPERTY INFORMATION:

Lot #11 - 3± Acres

- \$129,900
- Flat Terrain
- Old Well On-Site
- Fiber, Water, Electricity at the Road
- Views of the Sequatchie Valley and Sunset
- No Restrictions

Lot #13 - 2.32± Acres

- \$104,900
- Flat Terrain
- Existing Road System
- Fiber, Water, Electricity at the Road
- Views of the Sequatchie Valley and Sunset
- No Restrictions

Lot #12 - 3± Acres

- \$134,900
- Flat Terrain
- Gravel Drive and Gate Installed
- Fiber, Water, Electricity at the Road
- Views of the Sequatchie Valley and Sunset
- No Restrictions

Lot #14 - 3.14± Acres

- \$119,900
- Slightly Sloping Terrain
- Fiber, Water, Electricity at the Road
- Views of the Sequatchie Valley and Sunset
- Established Large Building Pad
- No Restrictions



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BRYSON DALTON

LAND SPECIALIST

C: 423-413-6202

O: 423-568-8339

bryson@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

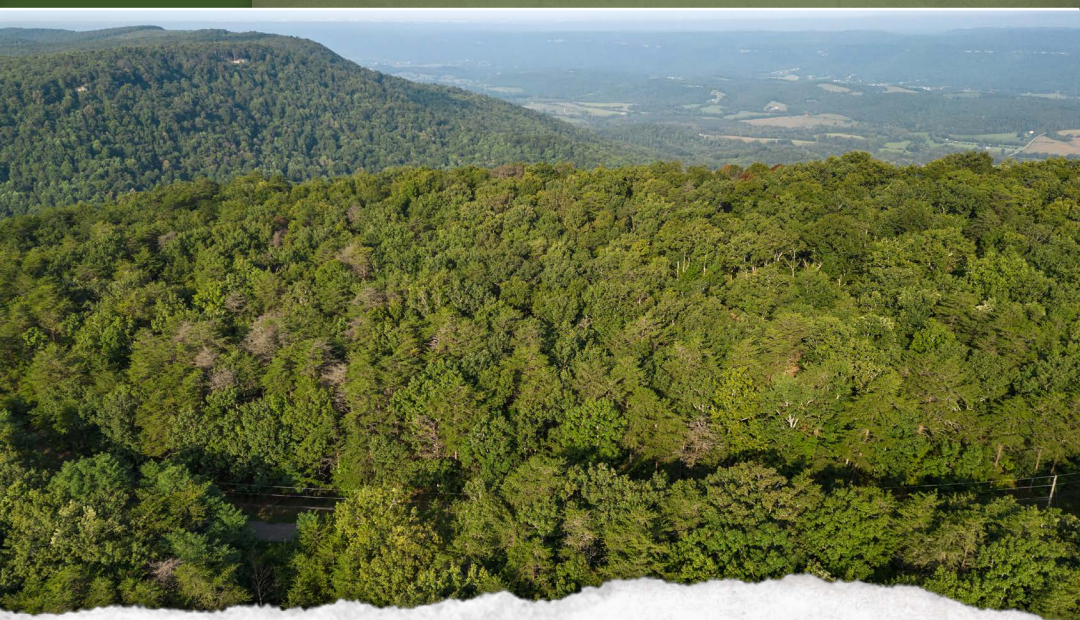
Information is believed to be accurate but not guaranteed.

WELCOME TO "THE BLUFF" AT PITTS GAP

WELCOME TO "THE BLUFF" AT PITTS GAP OFF GREEN ROAD IN GRAYSVILLE, TENNESSEE. Four lots, ranging from 2.32± acres to 3.14± acres, offer impeccable views! Each incredible tract provides the potential for unobstructed views of the historic Sequatchie Valley; just imagine watching the sun set from your back porch. Most of the building sites are incredibly flat, offering the perfect place to build your luxury home. Another option is to construct tiny homes for investment purposes.

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!**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

FOUR LOTS AVAILABLE "THE BLUFF" AT PITTS GAP GRAYSVILLE BLEDSOE COUNTY, TENNESSEE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

FOUR LOTS AVAILABLE "THE BLUFF" AT PITTS GAP GRAYSVILLE BLEDSOE COUNTY, TENNESSEE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

FOUR LOTS AVAILABLE

"THE BLUFF" AT PITTS GAP

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](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

