

534± ACRES
SEQUATCHIE COUNTY, TN
\$677,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE SEQUATCHIE 534

PROPERTY PROFILE

LOCATION:

- Douglas Lane
Dunlap, TN 37327
- Sequatchie County
- 7± Miles NW of Dunlap
- 39± Miles W of Dayton
- 45± Miles NW of the Chattanooga
Metropolitan Airport

COORDINATES:

- 35.42201, -85.40761

PROPERTY USE:

- Recreational
- Hunting
- Investment
- Conservation

PROPERTY INFORMATION:

- 534± Acres
- Gated Entrance at a Dead-End Road
- Protected by Conservation Easement
by Foothills Land Conservancy
- 2 Building Envelopes, 2± Acres Each
- Wet-Weather Streams
- Miles of Interior Roads & Trails
- Incredible Whitetail Deer and
Turkey Population
- Existing Wildlife Food Plots

TAX INFORMATION:

- Tax ID: 029 013.00
- 2024 Taxes: \$1,627



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JASON HEATHCOE

PRINCIPAL BROKER

C: 931-808-0624

O: 423-568-8339

jason@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

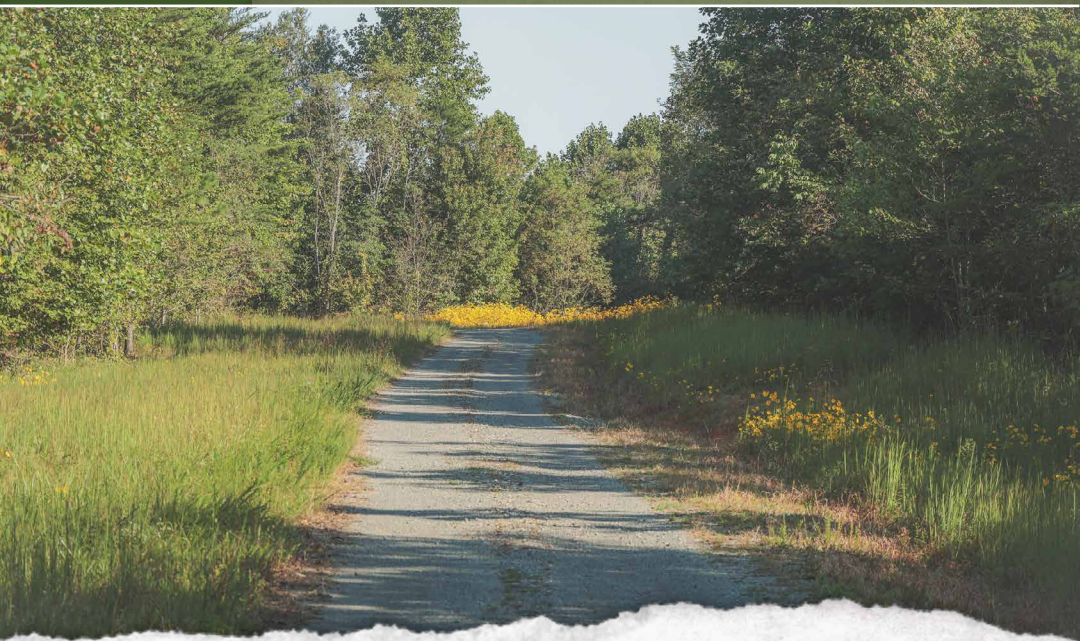
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE SEQUATCHIE 534

LARGE LAND TRACTS THAT HIT THE MARKET ARE GETTING FEWER AND HARDER TO FIND, ESPECIALLY FOR UNDER \$1,300 AN ACRE, BUT THE SEQUATCHIE 534 FITS THAT BILL. Located on Douglas Lane in Dunlap, Tennessee, this 534± acre tract offers a rare opportunity to own a large piece of timberland overlooking the beautiful Sequatchie Valley. Miles of wide gravel roads and interior trails provide excellent access and easy riding.

The Sequatchie County hunting property is loaded with wildlife. On each of my visits to the property thus far, I have seen multiple large flocks of wild turkey and several deer. We have an ongoing trail camera survey on the property and will update images as available. So far, I'd say it's a "slam dunk" in regard to a hunting tract. Whitetail deer and wild turkey are abundant, and occasionally black bears visit. The mix of timber, natural cover, and wet weather streams gives everything the wildlife needs to thrive.



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MORE ABOUT THE SEQUATCHIE 534

The established road system and trails allow for easy access to stands and food plots. Few properties currently on the market in the region offer this size, accessibility, and wildlife population.

The land is protected by a conservation easement with Foothills Land Conservancy, ensuring the timber and natural resources will be preserved for generations to come. The easement provides peace of mind to buyers wanting to protect the environment while still enjoying the land for recreation and hunting. With two approved 2± acre building envelopes, you have the option to build a cabin or home while keeping the majority of the property in its natural state. With these envelopes included, you can create a private retreat or legacy property while honoring the conservation goals.



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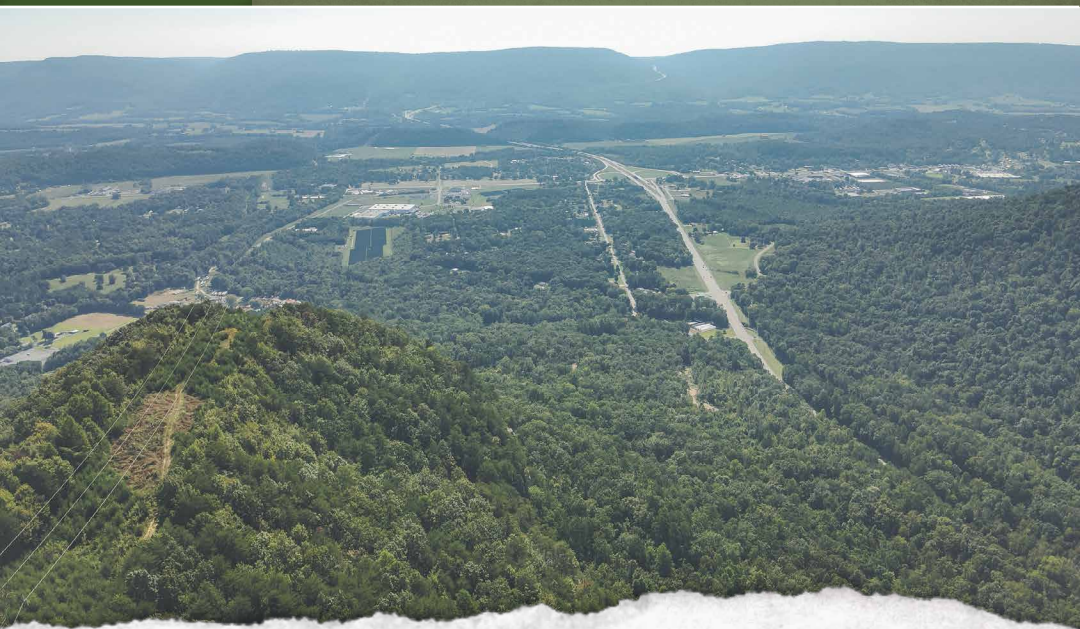


MORE ABOUT THE SEQUATCHIE 534

Located only minutes from the town of Dunlap, TN, and less than an hour from Chattanooga, the Sequatchie 534 offers both convenience and privacy. Sequatchie County is known for its rolling ridges, fertile valley, and small-town charm. With a population of roughly 17,000, it is a quiet rural county that still provides access to schools, shopping, and services. The Sequatchie Valley is one of Tennessee's most scenic areas, making this place desirable to live, hunt, or invest in.

Whether you are looking for a large Tennessee hunting property, a timberland investment tract, or recreational land near Chattanooga, the Sequatchie 534 checks every box. Affordable per-acre pricing, strong wildlife populations, established roads, and protected status make it a rare find!

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



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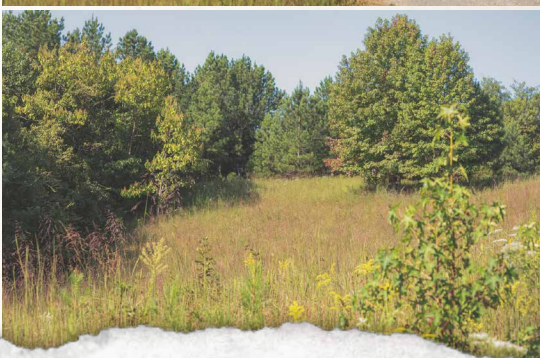
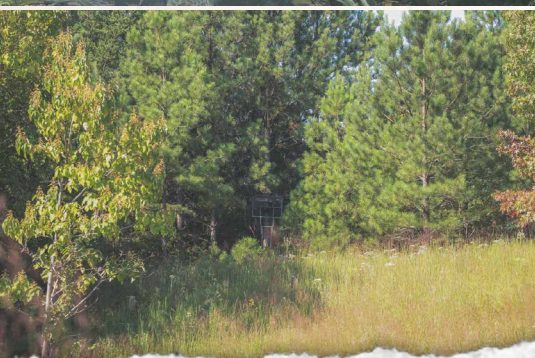
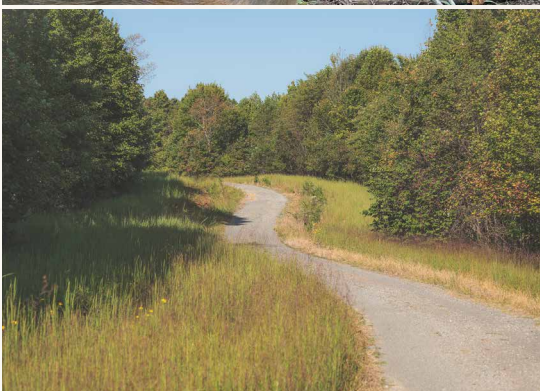
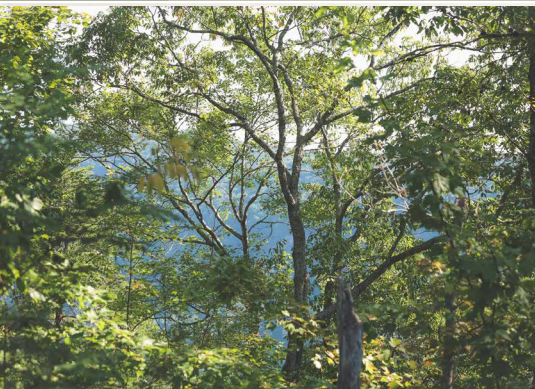
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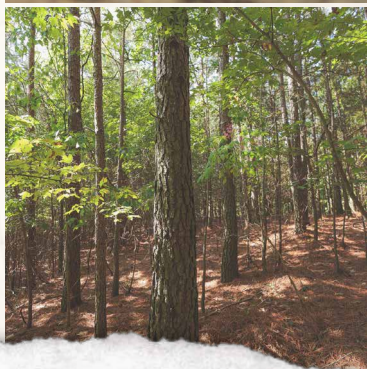
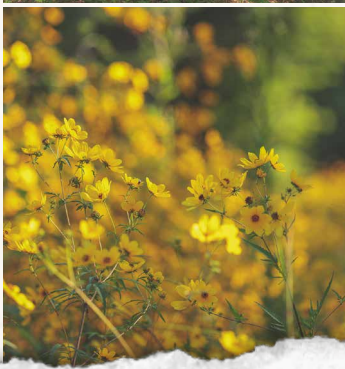
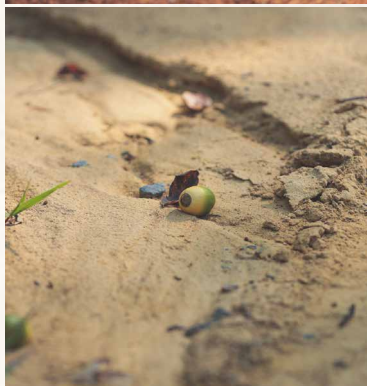
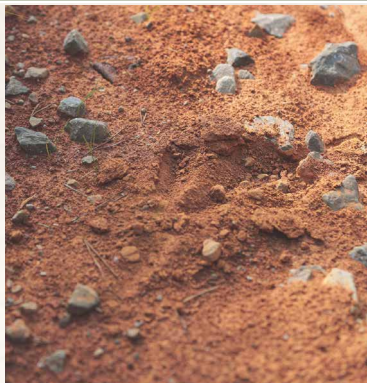
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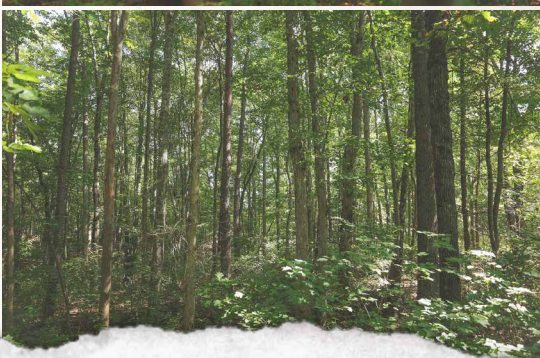
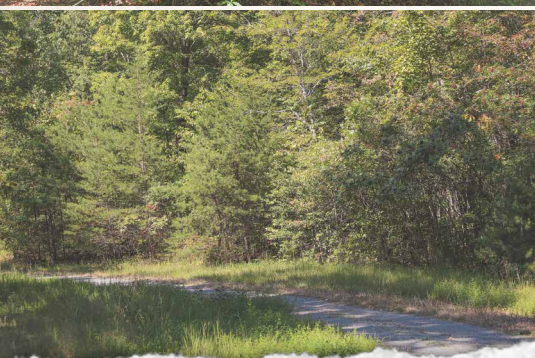
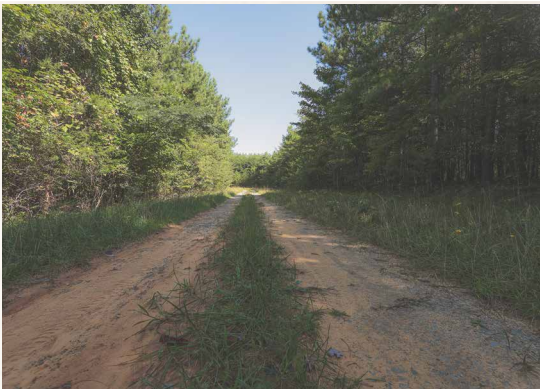
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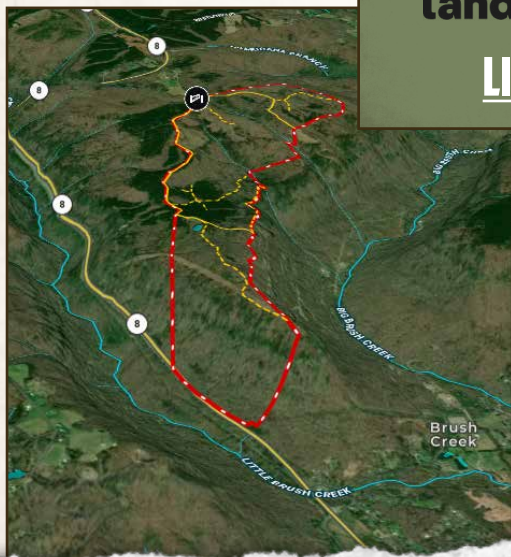
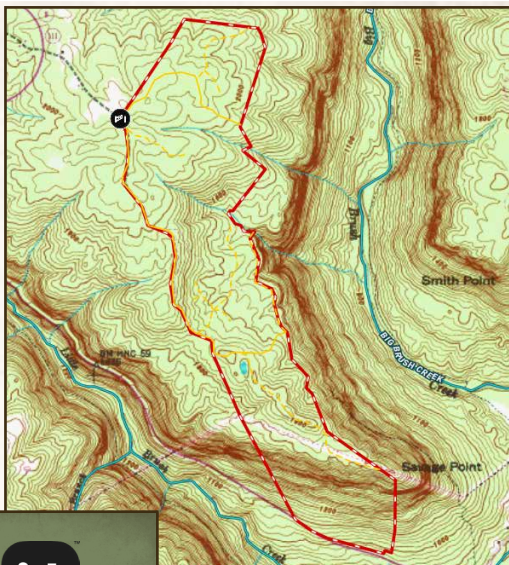
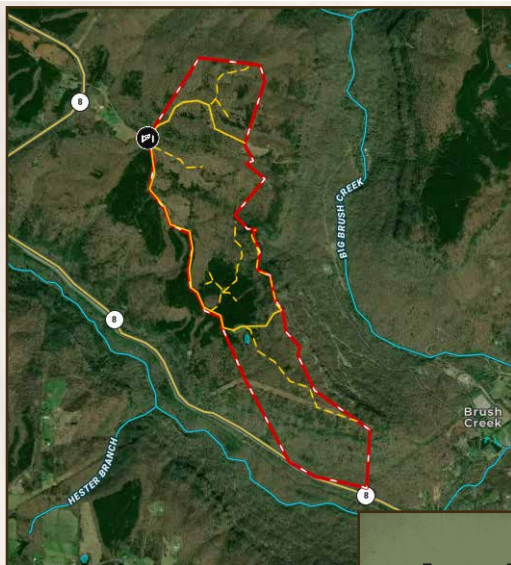
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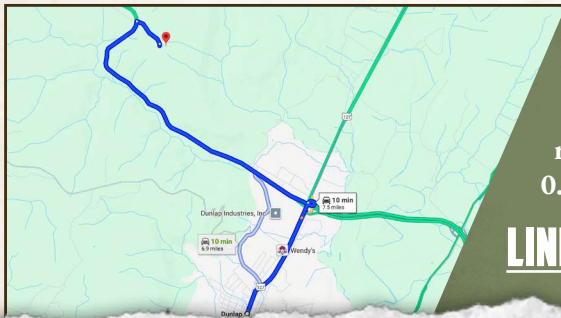
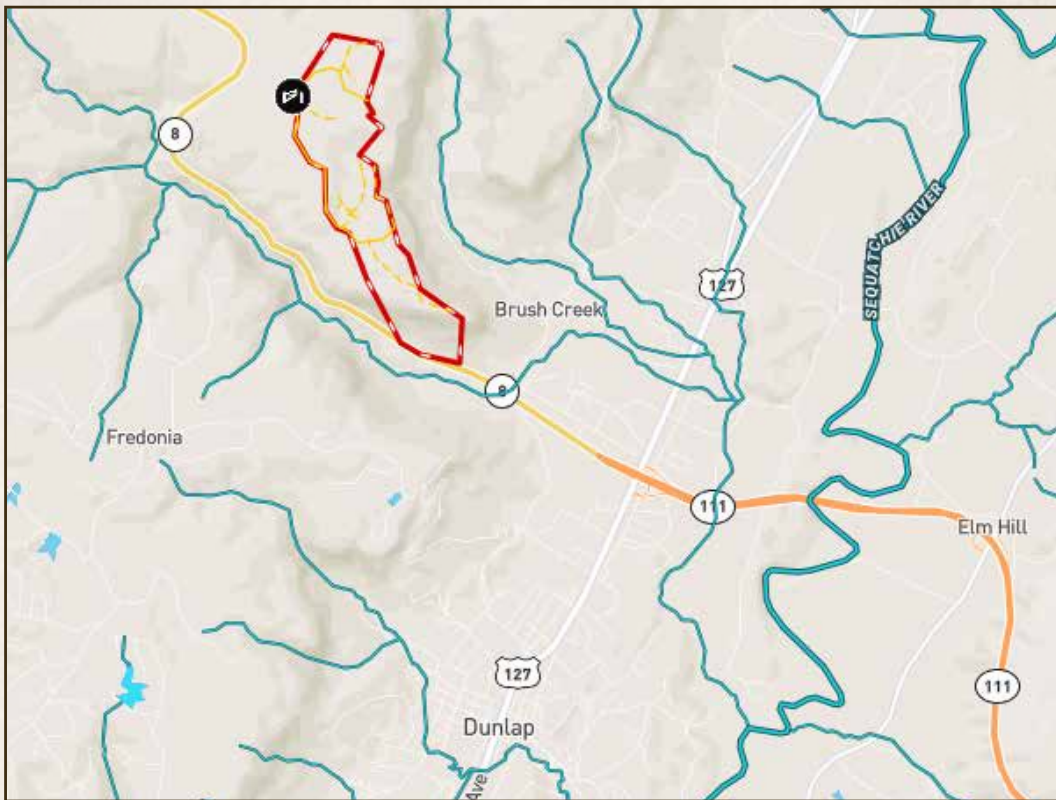
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Directions From Dunlap, TN: Take the ramp to Hwy 111 and proceed 5 miles north toward Spencer. Turn right on Douglas Road and continue 0.5 miles to the yellow gate.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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