

**16.82± ACRES**  
**RHEA COUNTY, TN**  
**\$178,500**



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

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# THE RHEA 16.82

## PROPERTY PROFILE

### LOCATION:

- Brookstone Heights Lane  
Dayton, TN 37321
- Rhea County
- 3± Miles N of Dayton
- 13± Miles S of Spring City
- 38± Miles N of Chattanooga

### COORDINATES:

- 35.53137, -84.97303

### PROPERTY USE:

- Hunting
- Recreation
- Timber
- Family Estate

### PROPERTY INFORMATION:

- 16.82± Acres
- Hardwood Timber
- Established Trail System
- Whitetail Deer & Turkey

### TAX INFORMATION:

- Tax ID 083 036.14
- 2023 Taxes- \$75.74



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**JASON HEATHCOE**

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE RHEA 16.82

**WELCOME TO THE RHEA 16.82 - WHETHER YOU'RE LOOKING FOR A PEACEFUL SPOT TO BUILD YOUR DREAM HOME IN THE WOODS OR A RECREATIONAL RETREAT CLOSE TO TOWN, THIS PROPERTY OFFERS PLENTY OF POTENTIAL.** The 16.82± acre wooded tract sits just off Highway 27, roughly three miles north of Dayton, Tennessee. The Rhea County property consists of predominantly hardwood timber, a rare find these days, and the wildlife is definitely thriving here! Upon initial inspection of the property, there was a ton of whitetail deer sign, as well as wild turkey scratching on the road that goes to the top of the ridge adjacent to the neighbor's field. A well-established trail system winds throughout, making it easy to explore and enjoy. With its mix of natural beauty and accessibility, this tract is a great choice for those who want a piece of the outdoors without being far from town.

This property is conveniently located minutes from the Nokian Tyres manufacturing plant, Rhea Medical Center, Bryan College, and downtown Dayton. The area is known for its friendly community, outdoor activities, and rich history, including being the site of the famous Scopes Trial in 1925. Rhea County also offers access to Chickamauga Lake and Watts Bar Lake, making it a favorite destination for fishing and boating enthusiasts.



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# MORE ABOUT THE RHEA 16.82

Whether you're dreaming of a private homestead in the woods with the feel of being in the middle of nowhere, a weekend retreat, or a hunting property, the Rhea 16.82 offers a little bit of everything. Don't miss the chance to own a slice of natural beauty, just a short drive from all the conveniences of Dayton.

*Additional acreage is available for purchase if you are looking for more space! A 46± acre tract borders the Rhea 16.82. Combined, the two tracts create an incredible opportunity for a large estate, a hunting property, or a getaway with plenty of room to ride horses or ATVs or go for a hike in your own slice of Tennessee Hills.*

**Call Jason Heathcoe today to schedule a private showing!**



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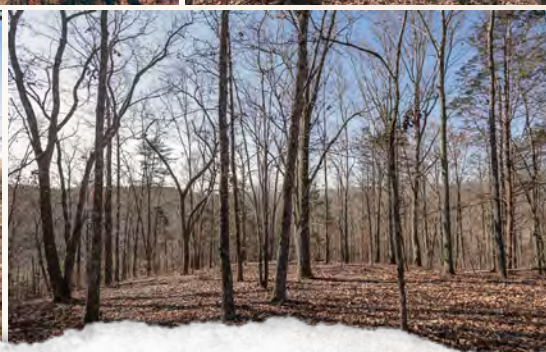
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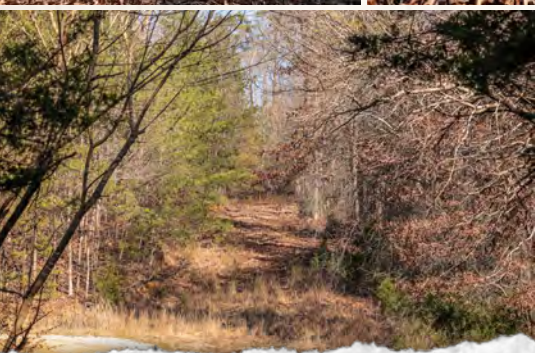
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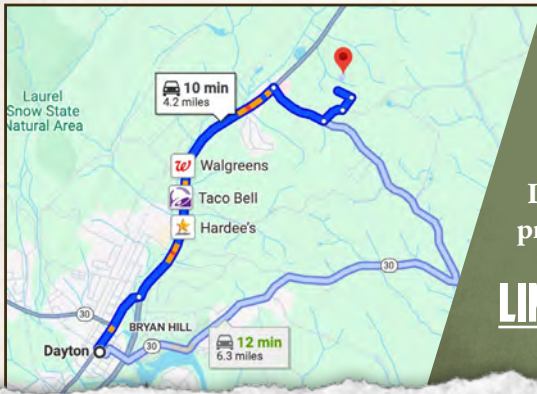
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**land id. LINK**



**Directions From Dayton, TN:**  
Travel 0.2 miles on Market Street toward 3rd Avenue. Continue on Market St (TN-378) and in 0.4 miles, turn left on Rhea County Hwy (US-27 N). Proceed 3 miles and turn right onto Lower Hensley Lane. In 0.2 miles, the property will be on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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