



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

12± ACRES
SEQUATCHIE COUNTY, TN
\$234,000



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

THE SEQUATCHIE 12

PROPERTY PROFILE

LOCATION:

- Sawmill Creek Road
Dunlap, TN 37327
- Sequatchie County
- 11.7± Miles SE of Dunlap
- 36.5± Miles N of Chattanooga
- 37± Miles S of Fall Creek Falls
State Park
- 120± Miles SE of Nashville

COORDINATES:

- 35.3428, -85.3192

TAX INFORMATION:

- Tax ID: 056 009.00

PROPERTY USE:

- Potential Home/Cabin Site
- Recreational
- Investment

PROPERTY INFORMATION:

- 12± Acres
- Gated Community
- Private Road Access
- Utilities Available
- Light Deed Restrictions
- Will Divide



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WILLIAM SMITH

LAND SPECIALIST

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O: 423-568-8339

william@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE SEQUATCHIE 12

DISCOVER THE BEAUTY AND POTENTIAL OF THIS 12± ACRE PROPERTY LOCATED IN SEQUATCHIE COUNTY, JUST EAST OF DUNLAP, TENNESSEE. With multiple great building sites, this property is ideal for your dream home, cabin getaway, recreational retreat, or investment opportunity. Enjoy the perfect balance of seclusion and accessibility while being only minutes from the amenities of Dunlap and the outdoor adventures the area is known for. The Sequatchie 12 is located within a private gated community with light deed restrictions, power, and water and is conveniently located next to Dollar General. The seller will consider dividing the acreage into two tracts.

To schedule a private showing, contact **William Smith** to experience #TheSmallTownWay!



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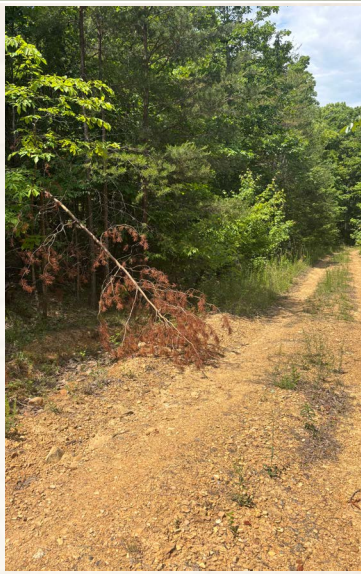
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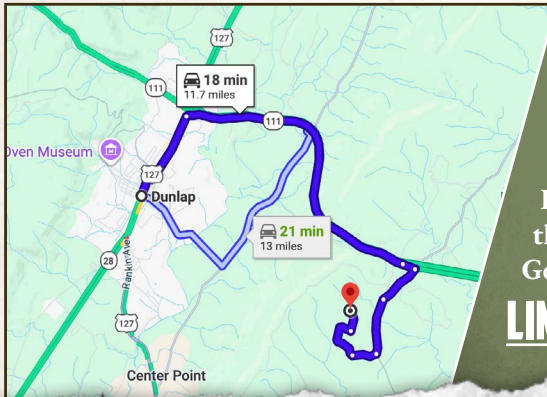
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12± ACRES

SEQUATCHIE COUNTY, TENNESSEE

land id. LINK



Directions From Downtown Dunlap, TN: Travel north on US-28 for 1.8 miles. Turn right to merge onto TN-111 South toward Chattanooga and continue for 6 miles. Take the Lewis Chapel Road exit, proceed for 0.2 miles, and then turn right onto Jimmy Johnson Road/Lewis Chapel Road. Travel until the stop sign and entrance beside Dollar General.

LINK TO GOOGLE MAP DIRECTIONS



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