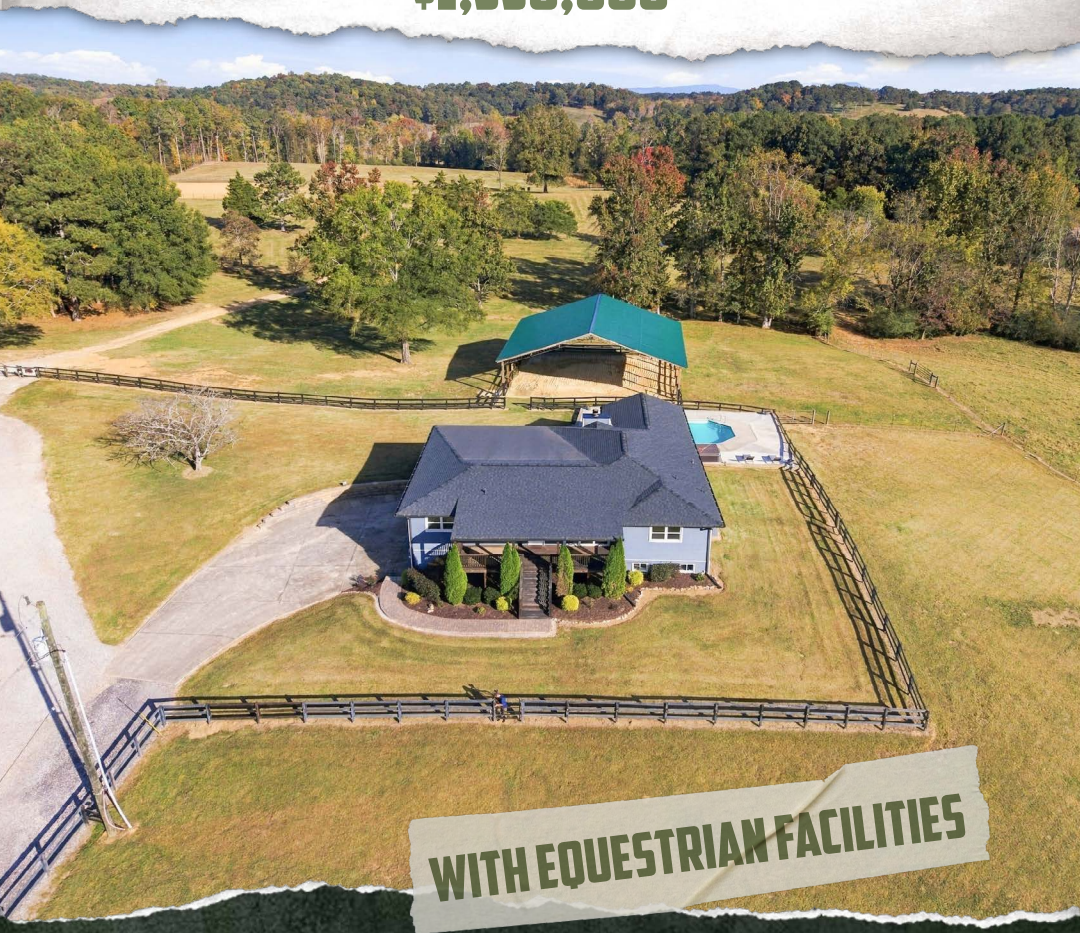
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

A HOME ON 24.62± ACRES
CATOOSA COUNTY, GA

$1,550,000



OFFICE (478) 382-2880 | WWW.SMALLTOWNPROPERTIES.COM

THE CATOOSA 24.62

PROPERTY PROFILE

LOCATION:

- 5704 Keith Road
  Ringgold, GA 30736
- Catoosa County
- 6.6± Miles SE of McKee Foods Corp in Collegedale, TN
- 9.6± Miles NE of Ringgold
- 12.7± Miles SE of the Volkswagen Plant in Chatanooga, TN
- 13.4± Miles SE of the Chattanooga Metropolitan Airport
- 16± Miles N of Dalton
- 100± Miles SW of Knoxville, TN

COORDINATES:

- 34.97470, -85.02050

PROPERTY USE:

- Residential
- Horse Boarding/Equestrian
- Potential Rental Income
- Investment

TAX INFORMATION:

- $3,534

PROPERTY INFORMATION:

- 24.62± Acres
- 5,400± SqFt Home
  - 5 Bedrooms/5 Baths
  - 2 Primary Suites
  - Fully Furnished
  - Open Floor Plan
  - Theater Room
  - 2-Car Attached Garage
- In-Ground Swimming Pool
- 12-Stall Barn
  - Heated & Cooled Vet Room
  - Stall Fans & Hay Feeders
  - Automatic Fly Spray
  - Horse Stocks
  - Laundry Area
- Large Riding Arena
  - Catch Pens
  - Return Alley
- Covered Riding Arena
- Roping Pen
- Pond



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WELCOME TO THE CATOOSA 24.62

CALLING ALL HORSE LOVERS! WELCOME TO THE CATOOSA 24.62, LOCATED JUST OUTSIDE OF RINGGOLD, GEORGIA. If you've been searching for a property where you can enjoy your horses, entertain guests, and still be close to everything, this 24.62± acre property in Catoosa County is it! Located just 15± minutes from the Chattanooga Metropolitan Airport and only 10± minutes from I-75, this amazing property offers the best of country living with city convenience!

The Catoosa 24.62 features a 5,400± square foot FULLY FURNISHED home with five bedrooms and five baths! The main level offers four bedrooms and three baths, including TWO primary suites! The main suite has double vanities, a walk-in shower, and a large walk-in closet with a nook for the washer and dryer. The open floor plan brings the living room and den together with a beautiful stone wood-burning fireplace, breakfast bar, and cozy breakfast nook overlooking the





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MORE ABOUT THE CATOOSA 24.62

pasture.

The downstairs offers even more room to spread out! Enjoy a large recreation room, a theater room, a bedroom with a private bath, a kitchenette, and a second living area with a pool table and wine bar. Step outside and cool off in the inground pool!

Now let's talk HORSES! The 12-stall barn is ready to go with automatic fly spray, stall fans, hay feeders, a heated and cooled vet room, horse stocks, and a laundry area for blankets and tack. The beautiful pastures offer open grass and shade from mature trees. The large riding arena is ready for roping and barrel racing with catch pens and a return alley already in place! There's even a covered riding arena for those rainy days!

From the amazing home to the horse facilities, the Catoosa 24.62 has so much to offer! Opportunities like this are hard to find, especially with OWNER FINANCING AVAILABLE!

Call Justin Hasty today to schedule a private showing and experience #TheSmallTownWay!



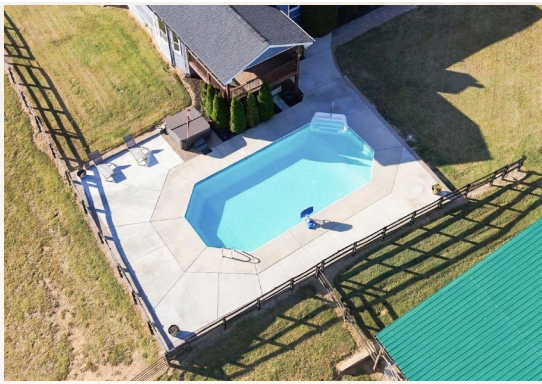


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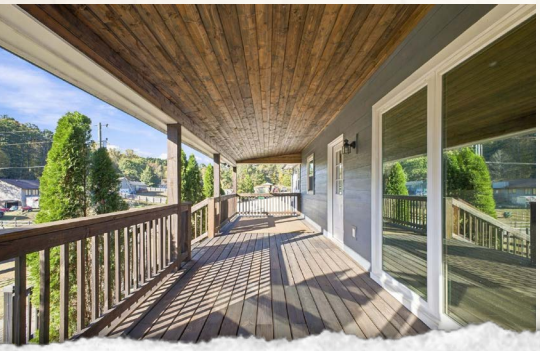
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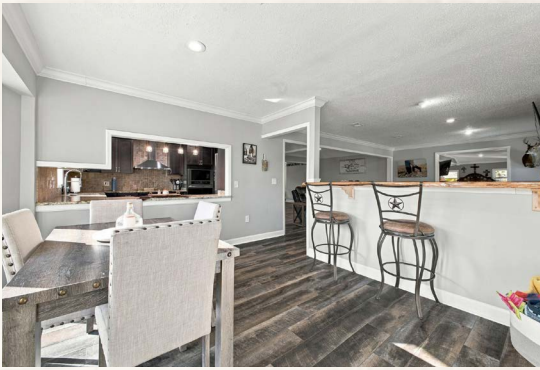




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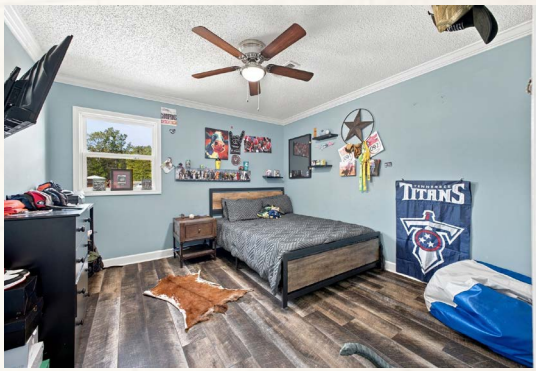
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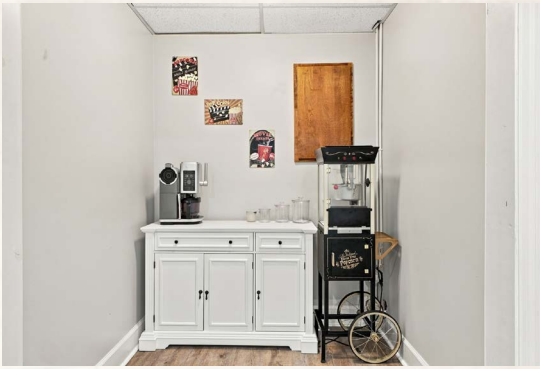




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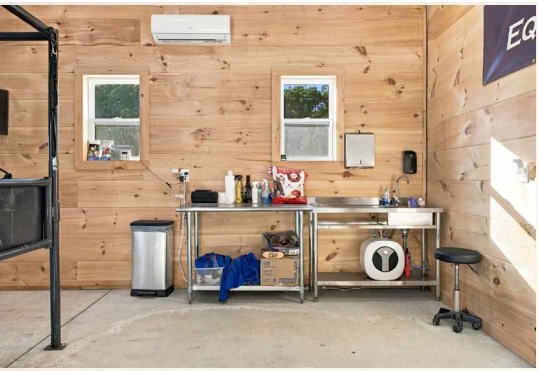




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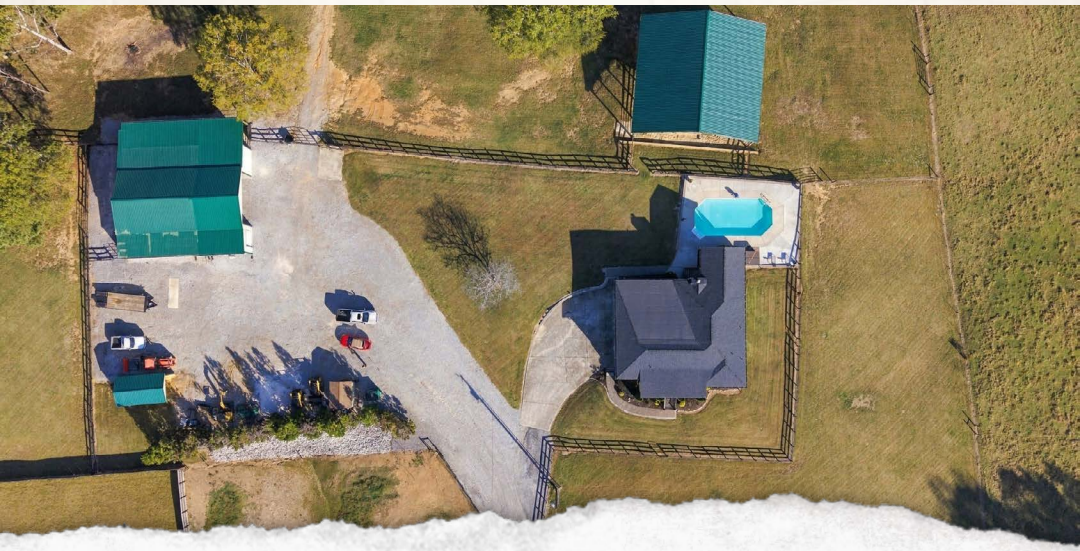
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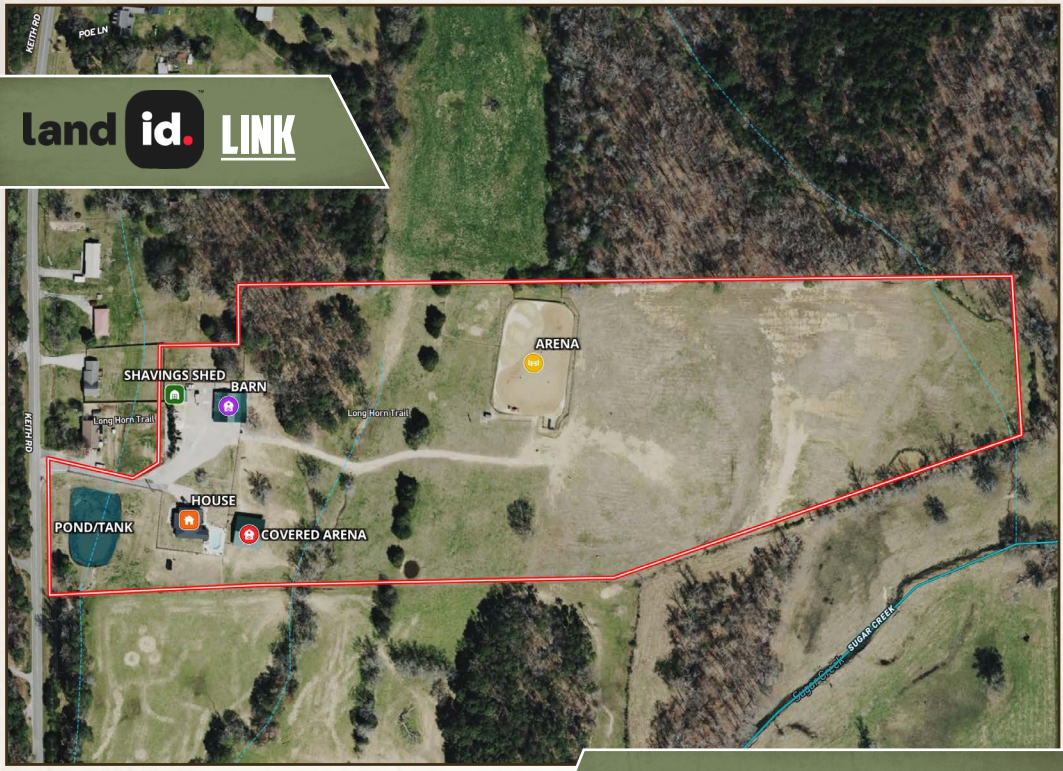
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land id. LINK





Directions From Tiger Creek Elementary School in Tunnel Hill, GA: Travel east on GA-2 for 0.9 miles. Turn left onto Keith Road and continue for 5.8 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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