



# SMALLTOWN

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

**4.5± ACRE LOT**  
**HAMILTON COUNTY, TN**  
**\$89,000**

# THE HAMILTON 4.5

## PROPERTY PROFILE

### LOCATION:

- Andy Thomas Road  
Sale Creek, TN 37373
- Hamilton County
- 4.8± Miles NE of Sale Creek
- 6.9± Miles SW of Dayton

### PROPERTY USE:

- Potential Home Site

### TAX INFORMATION:

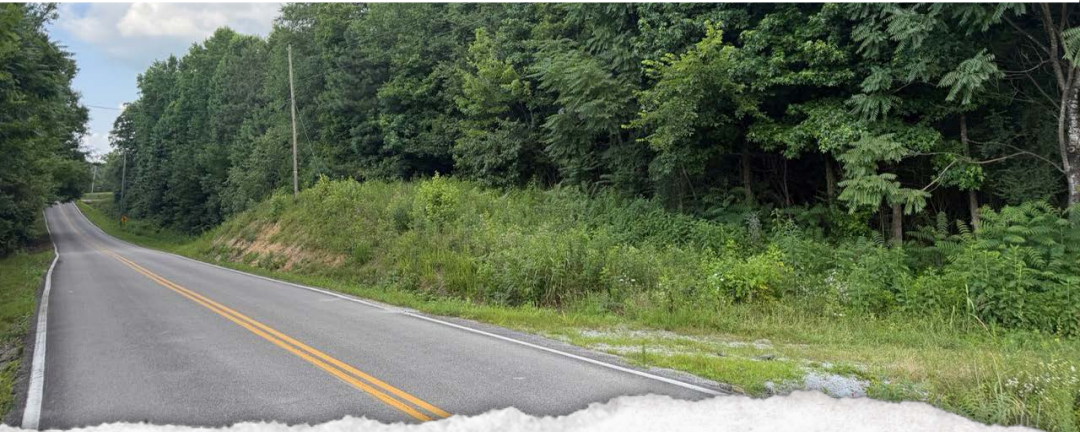
- TBD at Closing

### PROPERTY INFORMATION:

- 4.5± Acres
- Unrestricted
- Ample Road Frontage
- Pending Survey
- Perc Test Recorded on 3/2/26
- Only 9 minutes to the nearest  
Waffle House, Walmart and  
Lowes

### COORDINATES:

- 35.423698, -85.059700



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**BRYSON DALTON**

LAND SPECIALIST

C: 423-413-6202

O: 423-568-8339

[bryson@smalltownproperties.com](mailto:bryson@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE HAMILTON 4.5

**WELCOME TO THE HAMILTON 4.5—A FULLY UNRESTRICTED LOT LOCATED ON ANDY THOMAS ROAD IN HAMILTON COUNTY, TENNESSEE.** Situated just under five miles from Sale Creek and less than seven miles from Dayton, the 4.5± acre tract offers its next owner the freedom they deserve! The land is flat from the road with an upward slope to a ridge in the back, making it an ideal spot for your dream home. The property features ample frontage on Andy Thomas and Black Oak Roads.

**Call Bryson Dalton today to learn more  
and experience #TheSmallTownWay!**



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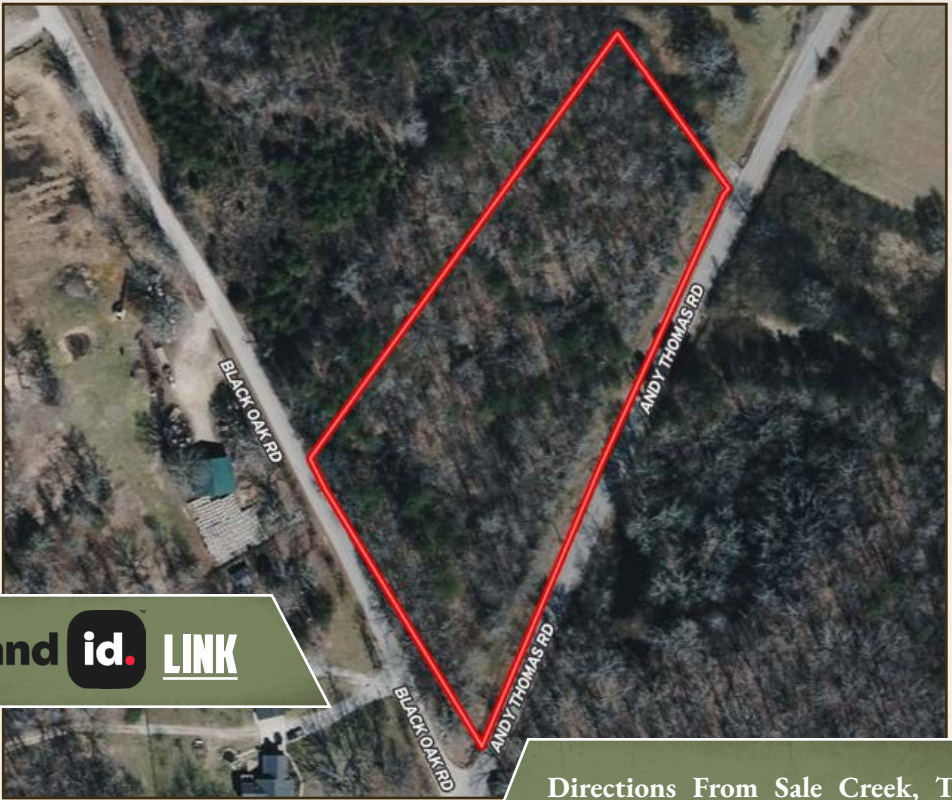
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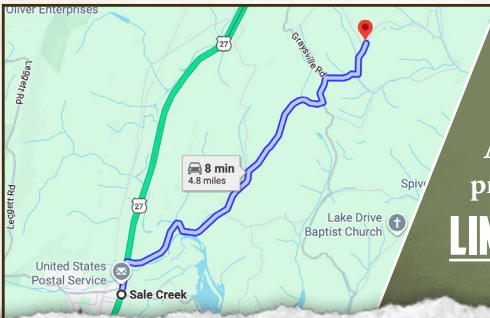
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4.5± ACRE LOT HAMILTON COUNTY, TENNESSEE



land id. LINK



Directions From Sale Creek, TN:  
Travel 4 miles north on Hwy 27.  
Turn right on Providence Road and  
continue 1.6 miles. Turn left on Turner  
Road and proceed 0.4 miles. Turn left on  
Andy Thomas Road and in 0.4 miles, the  
property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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