



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

303± ACRE FARM
SEVIER COUNTY, TN
\$2,800,000

A TRUE TENNESSEE FARM MINUTES FROM PIGEON FORGE



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

THE SEVIER 303

PROPERTY PROFILE

LOCATION:

- 1634 Dixon Branch Road
Sevierville, TN 37876
- Sevier County
- 10± Miles NE of Pigeon Forge
- 11± Miles SE of Sevierville
- 43± Miles E of the McGhee
Tyson Airport near Knoxville

COORDINATES:

- 35.8297, -83.43214

PROPERTY USE:

- Hunting
- Residential
- Homestead
- Development
- Potential Equestrian
- Potential Hay Operation
- Potential Rental Income
- Potential Livestock Operation

PROPERTY INFORMATION:

- 303± Total Acres
- 65± Acres Currently in Pasture
- Perimeter-Fenced Pasture
- Hardwood Timber
- Ridges & Hollows
- Small Apartment
- Farmhouse
- Internal Road
- Small Stream
- Deer & Turkey
- Abundant Wildlife
- Smoky Mountain Views
- English Mountain Views
- Water Available at the Road

TAX INFORMATION:

- Tax ID: 075 023.00
- 2025 Taxes: \$1,413



JASON HEATHCOE, ALC | PRINCIPAL BROKER- EAST TN
C: 931-808-0624 | jason@smalltownproperties.com

HEATHER STILES | REALTOR
C: 865-919-4071 | has@yourhomeknoxville.com

P.O. Box 9 - Birchwood, TN 37308
O: 865-803-8339 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

5616 Kingston Pike Ste. 202 - Knoxville, TN 37919
O: 865-803-7846 | YourHomeKnoxville.com

WELCOME TO THE SEVIER 303

WELCOME THE SEVIER 303, LOCATED IN THE GREAT SMOKY MOUNTAINS, ONE OF THE MOST POPULAR PLACES TO VISIT IN THE COUNTRY. Sevier County in Eastern Tennessee is known for its mountain views, fall colors, wildlife, outdoor recreation, and small-town way of life. Located at 1634 Dixon Branch Road in Sevierville, this property offers 303± acres of land with pasture, hardwood timber, mountain views, wildlife habitat, and a long history as a working family farm.

The Sevier 303 has been owned and worked by the same family for generations. It has been used to raise cattle, earn a living from the land, and bring family together. About 65 acres are currently in pasture, with old perimeter fencing already in place. The open ground could continue to be used for cattle, horses, hay production, or wildlife food plots. A small stream runs through the property and provides water for livestock and wildlife.



JASON HEATHCOE, ALC | PRINCIPAL BROKER- EAST TN
C: 931-808-0624 | jason@smalltownproperties.com

HEATHER STILES | REALTOR
C: 865-919-4071 | has@yourhomeknoxville.com

P.O. Box 9 - Birchwood, TN 37308
O: 423-568-8339 | smalltownproperties.com

5616 Kingston Pike Ste. 202 - Knoxville, TN 37919
O: 865-803-7846 | YourHomeKnoxville.com

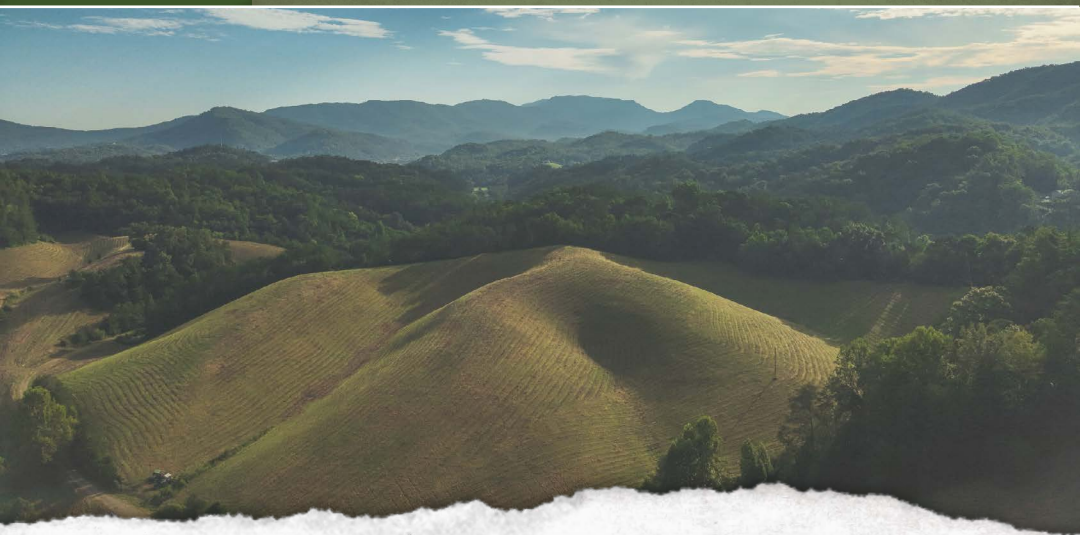
Information is believed to be accurate but not guaranteed.

MORE ABOUT THE SEVIER 303

Whitetail deer and wild turkey are often seen on the Sevier 303. The mix of fields, hardwood timber, ridges, hollows, and water creates good habitat for wildlife. For buyers looking for hunting land in East Tennessee, the property offers plenty of room to manage the land for deer and turkey while still using the farm for agriculture or recreation.

The property also has several ridges with views of the surrounding mountains and countryside. These areas could provide locations for private homesites, family cabins, or other future uses. Buyers interested in investment property near the Smoky Mountains may also see potential for short-term rental cabins or a private mountain community, subject to zoning, septic approval, access, and other local requirements. City water is available at Dixon Branch Road and currently serves the existing family farmhouse and apartment.

The location is another strong feature of the Sevier 303 being near Sevierville, Pigeon Forge, Gatlinburg, and the Great Smoky Mountains National Park. The area offers hiking, fishing, horseback riding, scenic drives, waterfalls, wildlife viewing, and hundreds of miles of trails. Nearby attractions include Dollywood, Dollywood's Splash Country, The Island in Pigeon Forge, Douglas Lake, shopping, restaurants, and live entertainment.



JASON HEATHCOE, ALC | PRINCIPAL BROKER- EAST TN
C: 931-808-0624 | jason@smalltownproperties.com

HEATHER STILES | REALTOR
C: 865-919-4071 | has@yourhomeknoxville.com

P.O. Box 9 - Birchwood, TN 37308
O: 423-568-8339 | smalltownproperties.com

5616 Kingston Pike Ste. 202 - Knoxville, TN 37919
O: 865-803-7846 | YourHomeKnoxville.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE SEVIER 303

For owners or guests traveling from outside the area, the McGhee Tyson Airport near Knoxville provides commercial air service and is within driving distance of Sevierville and the Smoky Mountains. This makes the Sevier 303 easier to reach while still offering the space and privacy of a large East Tennessee farm.

Whether you are looking for a working cattle farm, hunting property, family homestead, recreational tract, investment property, or large acreage near the Smoky Mountains, the Sevier 303 offers a combination that is becoming harder to find in Sevier County. With more than 300 contiguous acres in such a great location, the Sevier 303 is worth considering.

**Call Jason Heathcoe or Heather Stiles today
to learn more and schedule a private showing.**



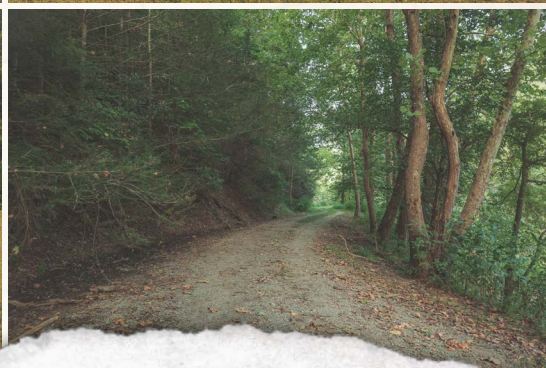
JASON HEATHCOE, ALC | PRINCIPAL BROKER- EAST TN
C: 931-808-0624 | jason@smalltownproperties.com

HEATHER STILES | REALTOR
C: 865-919-4071 | has@yourhomeknoxville.com

P.O. Box 9 - Birchwood, TN 37308
O: 423-568-8339 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

5616 Kingston Pike Ste. 202 - Knoxville, TN 37919
O: 865-803-7846 | YourHomeKnoxville.com



JASON HEATHCOE, ALC | PRINCIPAL BROKER- EAST TN
C: 931-808-0624 | jason@smalltownproperties.com

HEATHER STILES | REALTOR
C: 865-919-4071 | has@yourhomeknoxville.com

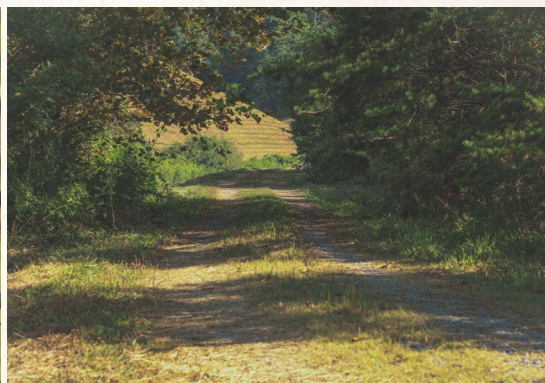
P.O. Box 9 - Birchwood, TN 37308
O: 423-568-8339 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

5616 Kingston Pike Ste. 202 - Knoxville, TN 37919
O: 865-803-7846 | YourHomeKnoxville.com

303± ACRE FARM

SEVIER COUNTY, TENNESSEE



THE
CARTER
GROUP
BROKERED BY
exp
REALTY



JASON HEATHCOE, ALC | PRINCIPAL BROKER- EAST TN
C: 931-808-0624 | jason@smalltownproperties.com

HEATHER STILES | REALTOR
C: 865-919-4071 | has@yourhomeknoxville.com

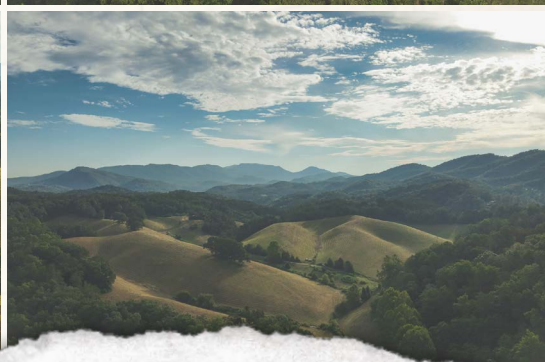
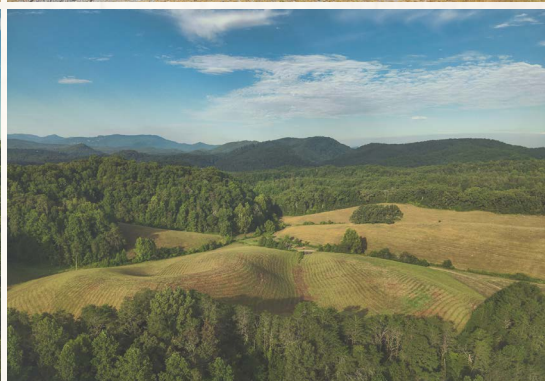
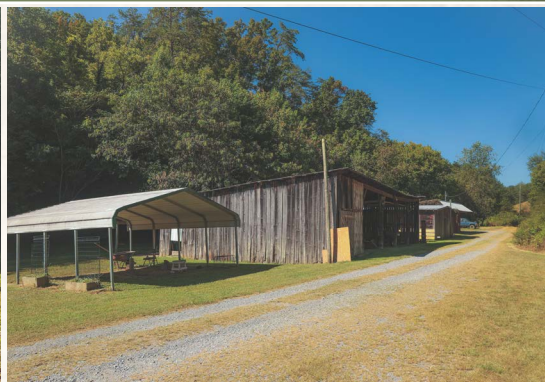
P.O. Box 9 - Birchwood, TN 37308
O: 423-568-8339 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

5616 Kingston Pike Ste. 202 - Knoxville, TN 37919
O: 865-803-7846 | YourHomeKnoxville.com

303± ACRE FARM

SEVIER COUNTY, TENNESSEE



JASON HEATHCOE, ALC | PRINCIPAL BROKER- EAST TN
C: 931-808-0624 | jason@smalltownproperties.com

HEATHER STILES | REALTOR
C: 865-919-4071 | has@yourhomeknoxville.com

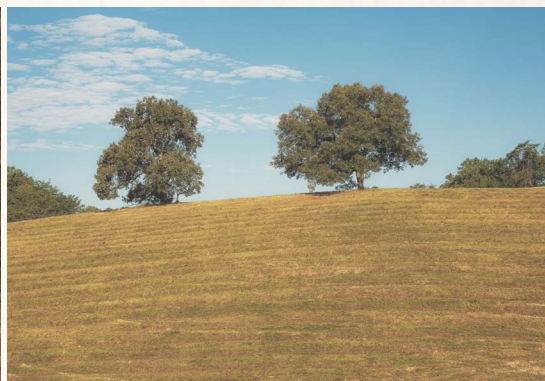
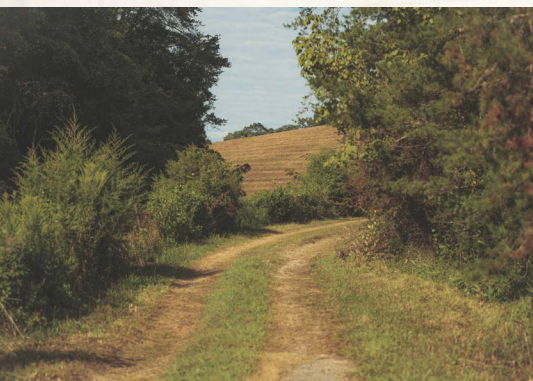
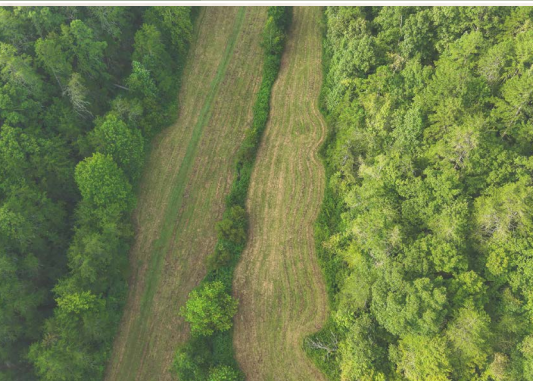
P.O. Box 9 - Birchwood, TN 37308
O: 423-568-8339 | smalltownproperties.com

5616 Kingston Pike Ste. 202 - Knoxville, TN 37919
O: 865-803-7846 | YourHomeKnoxville.com

Information is believed to be accurate but not guaranteed.

303± ACRE FARM

SEVIER COUNTY, TENNESSEE



JASON HEATHCOE, ALC | PRINCIPAL BROKER- EAST TN
C: 931-808-0624 | jason@smalltownproperties.com

HEATHER STILES | REALTOR
C: 865-919-4071 | has@yourhomeknoxville.com

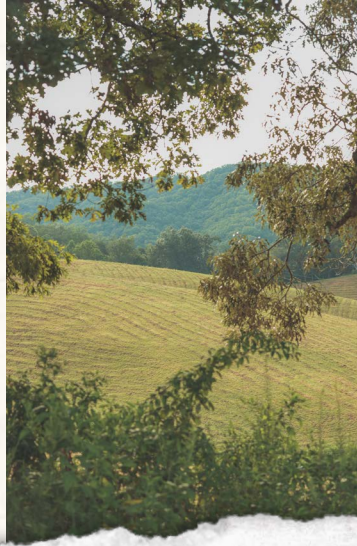
P.O. Box 9 - Birchwood, TN 37308
O: 423-568-8339 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

5616 Kingston Pike Ste. 202 - Knoxville, TN 37919
O: 865-803-7846 | YourHomeKnoxville.com

303± ACRE FARM

SEVIER COUNTY, TENNESSEE



THE
CARTER
GROUP
BROKERED BY
exp
REALTY



JASON HEATHCOE, ALC | PRINCIPAL BROKER- EAST TN
C: 931-808-0624 | jason@smalltownproperties.com

HEATHER STILES | REALTOR
C: 865-919-4071 | has@yourhomeknoxville.com

P.O. Box 9 - Birchwood, TN 37308
O: 423-568-8339 | smalltownproperties.com

5616 Kingston Pike Ste. 202 - Knoxville, TN 37919
O: 865-803-7846 | YourHomeKnoxville.com

Information is believed to be accurate but not guaranteed.



THE **CARTER** GROUP
BROKERED BY
exp
REALTY



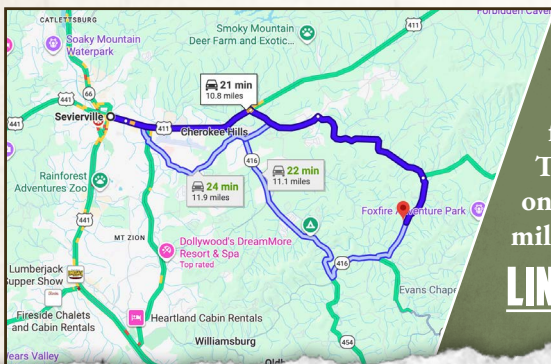
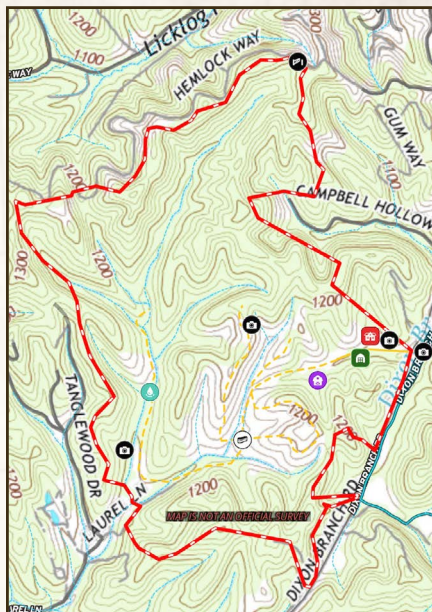
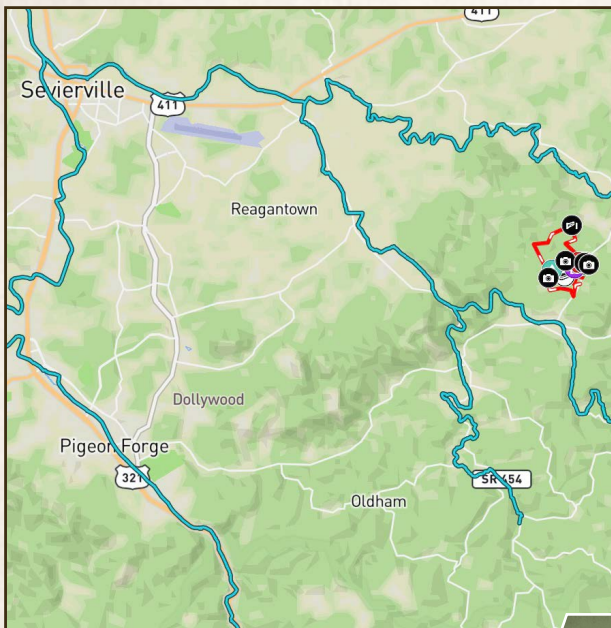
HEATHER STILES | REALTOR
C: 865-919-4071 | has@yourhomeknoxville.com

5616 Kingston Pike Ste. 202 - Knoxville, TN 37919
Guaranteed. O: 865-803-7846 | YourHomeKnoxville.com

Information is believed to be accurate but not guaranteed.

LOCATION MAP

TOPOGRAPHY MAP



Directions From Sevierville, TN:
Travel south on US-411 for 4.1 miles.
Turn right onto TN-339 E and continue
for 2 miles. Turn right again to stay on
TN-339 E for 3.7 more miles. Turn right
onto Dixon Branch Road and travel 1.7
miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



JASON HEATHCOE, ALC | PRINCIPAL BROKER- EAST TN
C: 931-808-0624 | jason@smalltownproperties.com

HEATHER STILES | REALTOR
C: 865-919-4071 | has@yourhomeknoxville.com

P.O. Box 9 - Birchwood, TN 37308
O: 825-568-8339 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

5616 Kingston Pike Ste. 202 - Knoxville, TN 37919
O: 865-803-7846 | YourHomeKnoxville.com