

4± ACRES
RHEA COUNTY, TN
\$119,700



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE RHEA 4

PROPERTY PROFILE

LOCATION:

- 2029 Texas Grove Road
Evensville, TN 37332
- Rhea County
- 18± Minutes to Decatur
- 20± Minutes to Dayton
- 60± Minutes to the
Chattanooga Airport

PROPERTY USE:

- Residential
- Recreational
- Small Tract Hunting

COORDINATES:

- 35.60472, -84.85363

PROPERTY INFORMATION:

- 4± Acres
- Old Garage/House on Premises
- Nice Hardwood Timber
- Utilities Available at the Road

TAX INFORMATION:

2023 - \$160.65

- Tax ID- 056 026.02



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JASON HEATHCOE

PRINCIPAL BROKER

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P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Equal Housing Opportunity

WELCOME TO THE RHEA 4

LOCATED ON A QUIET STRETCH OF TEXAS GROVE ROAD IN RHEA COUNTY, TN, EVENSVILLE TO BE EXACT, THIS 4± ACRE WOODED HOMESITE OFFERS AN INCREDIBLE OPPORTUNITY FOR THE PERSON WHO HAS A VISION FOR WHAT THIS TRACT COULD BE. Featuring towering hardwood timber, this tract is ideal for recreation, hunting, or creating your dream homestead. This place is laid out in a way to provide privacy from the road, and feel like you are very remote, all while being 15 minutes to Downtown Dayton.

An old house currently sits on the property, ready to be torn down, allowing a fresh start to design and build the home of your dreams. There's also an old garage, which could be restored or repurposed to fit your needs. Utilities are all available at the road, and would be a short run to your homesite.

Whether you're looking for a peaceful getaway or an investment with great potential, this property is full of opportunity. Affordably priced, this is a rare find with so much to offer in such a desired location of the county.

Contact Jason Heathcoe today!



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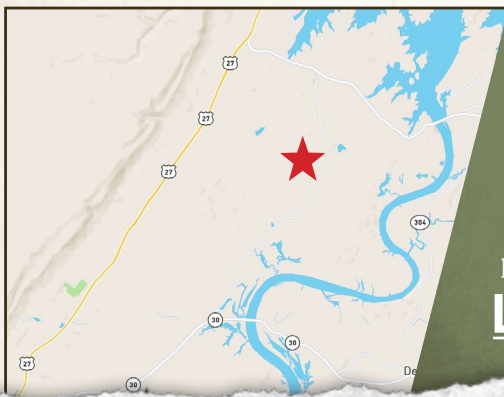
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Equal Housing Opportunity

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RHEA COUNTY, TENNESSEE

land id. LINK



DIRECTIONS FROM DAYTON, TN: Turn left onto Rhea County Hwy (US-27 N). Go for 10.7 miles and turn right onto Pennine Road. Go 299 feet and turn left onto Pennine Road. In 322 feet turn right onto Upper Clear Creek Road and proceed for 0.8 miles. Turn left onto Wolf Creek Road and continue for 0.6 miles. Turn right onto Texas Grove Road and in 2.1 miles, the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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