



# SMALLTOWN

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

**15732 CHANNEL POINT DRIVE**  
**SALE CREEK | HAMILTON COUNTY, TN**  
**\$55,000**



OFFICE (423) 568-8339 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)



# 15732 CHANNEL POINT DRIVE

## PROPERTY PROFILE

### LOCATION:

- 15732 Channel Point Drive  
Sale Creek, TN 37373
- Hamilton County
- Near Lake Chickamauga
- 15 Minutes to Dayton
- 40 Minutes to Cleveland
- 45 Minutes to Chattanooga

### COORDINATES:

- 35.40049, -85.03427

### PROPERTY USE:

- Residential

### PROPERTY INFORMATION:

- 0.75± Acres
- Ready to Build
- Utilities at the Road

### TAX INFORMATION:

- 2023 - \$308
- TAX ID 016C-B-027



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**JASON HEATHCOE**

PRINCIPAL BROKER

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P.O. Box 9 - Birchwood, TN 37308

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

Information is believed to be accurate but not guaranteed.



# WELCOME TO 15732 CHANNEL POINT DRIVE

**THIS PLACE IS GOING TO MAKE SOMEONE A BEAUTIFUL HOME SITE!** Situated on Channel Point Drive in Sale Creek, TN, this 0.75± acre residential lot is ready to roll! The Hamilton County property is near Lake Chickamauga, about 15 minutes from Dayton and roughly 45 minutes from Chattanooga. Several whitetail deer were part of the greeting committee upon initial evaluation of the tract. Utilities are available at the road. Transform this land into a home place that you are your family will be proud of for years to come.

**Contact Jason Heathcoe today!**



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SALE CREEK

HAMILTON COUNTY, TENNESSEE



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land id. LINK



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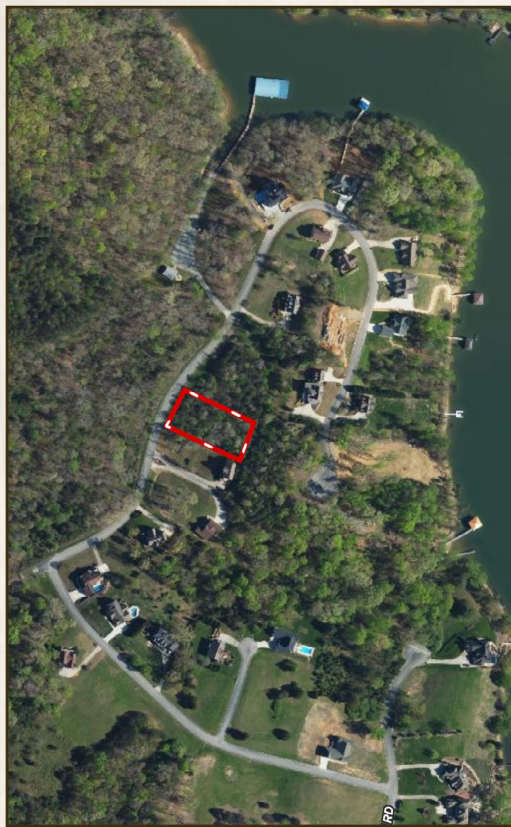
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Directions From Dayton, TN: Travel 8.8 miles south on Highway 27. Turn left on Daugherty Ferry Road and proceed 1.4 miles. Turn left on Burton Road and continue 0.9 miles. Turn Left on Boat Hook Lane. In 0.3 mles, turn right on Channel Point Drive. In 0.1 mile the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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