



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

15± ACRE HOMESTEAD
RHEA COUNTY, TN
\$225,000



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

THE RHEA 15

PROPERTY PROFILE

LOCATION:

- 527 Dyer Hollow Road
Dayton, TN 37321
- Rhea County
- 5.5± Miles S of Dayton
- 25± Miles N of Cleveland
- 36± Miles N of Chattanooga

COORDINATES:

- 35.44118, -85.04719

TAX INFORMATION:

- TAX ID: 108 009.00
- 2024 Taxes: \$577.54

PROPERTY USE:

- Fixer Upper/Rehab Home
- Single Family Homestead
- Investment

PROPERTY INFORMATION:

- 15± Total Acres
- 2± Acre Pasture
- 1,680± Sq Ft Home
- Loaded with Wildlife



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JASON HEATHCOE

PRINCIPAL BROKER

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P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE RHEA 15

WELCOME TO THE RHEA 15, A PLACE FOR THOSE WITH VISION AND A LOVE FOR RURAL LIVING. This 15± acre homestead is nestled in the beautiful hills of Rhea County, just over five miles south of Dayton, TN. Incredible potential awaits here!

A 1,680± square foot home, built in 1991, has seen some wear and tear over the years and is in need of significant renovation. Another option is to make the current home site a spot for your new custom-built home. The top of the ridge is fairly flat, as seen in the topo maps, and has approximately 2 acres of pasture that could easily be fenced for animals or tilled under to be the ultimate garden for your family.



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MORE ABOUT THE RHEA 15

The driveway, while in rough shape, leads to the top of a ridge where you'll be greeted by the numerous deer who call the property home. This tract is bordered by some heavily wooded properties and offers the potential to produce some really nice deer. If you're just looking for a place to call home and also let the kids do some hunting, you are sure to have ample opportunities at making memories on the Rhea 15.

This tract also has room for several mobile homes or short-term rental cabins and could be turned into an income-generating property. The previously mentioned two acres of flat ground could be converted into other home sites.

Whether you're looking to restore this property to its former glory or start fresh with a new build, the Rhea 15 is worth considering!

**Contact Jason Heathcoe today to make
527 Dyer Hollow Road your new address.**



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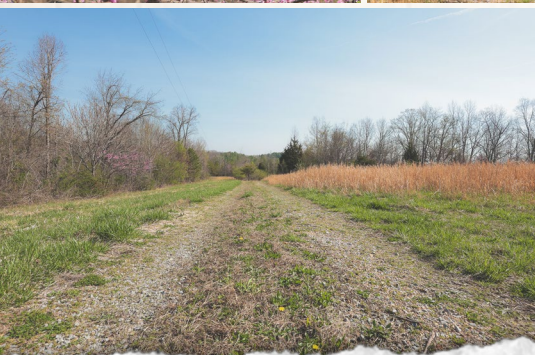
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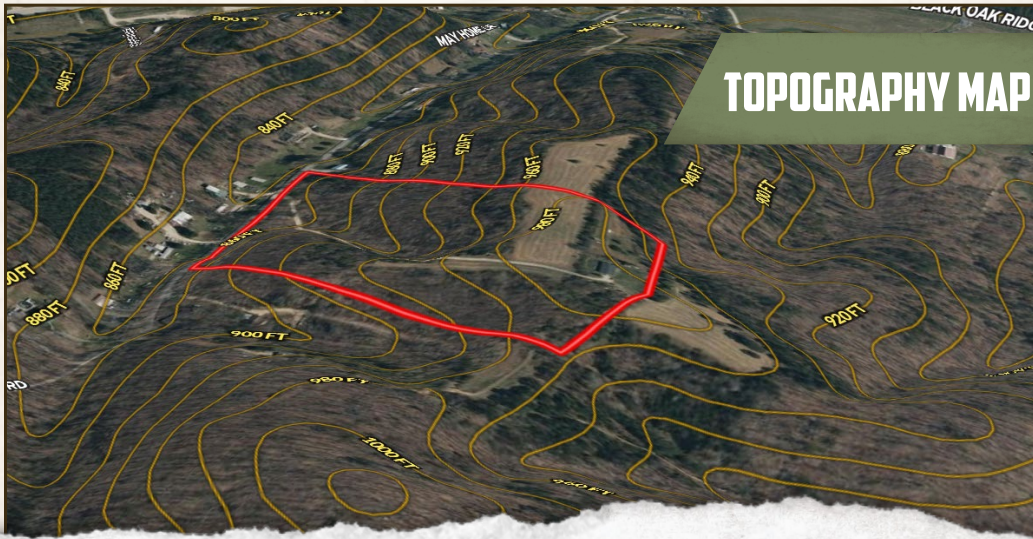
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3D MAP



TOPOGRAPHY MAP



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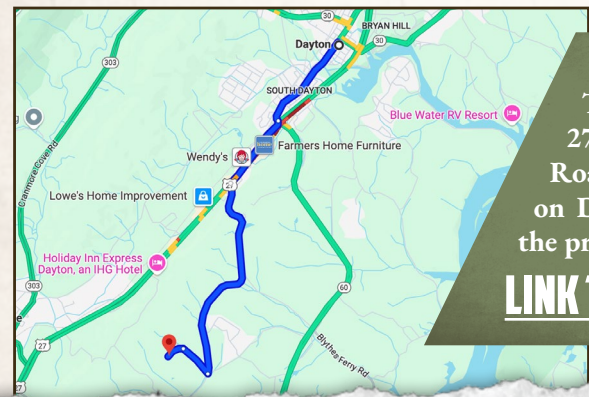
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RHEA COUNTY, TENNESSEE



land id. LINK



Directions From Dayton, TN:
Travel 2.1 miles south on Highway 27. Turn left onto Black Oak Ridge Road and proceed 2.7 miles. Turn right on Dyer Hollow Road and in 0.4 miles the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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