



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



450.9± ACRES WITH A CABIN
RHEA COUNTY, TN
\$3,400,000



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

THE RHEA 450.9

PROPERTY PROFILE

LOCATION:

- 1047 Nelson Harris Road
Evansville, TN 37332
- Rhea County
- 8± Miles NW of Evansville
- 14± Miles NW of Dayton
- 55± Miles N of the Chattanooga
Metropolitan Airport
- 83± Miles SW of Knoxville
- 145± Miles SE of Nashville
- 170± Miles NW of Atlanta

COORDINATES:

- 35.61082, -85.03642

PROPERTY USE:

- Family/Corporate Getaway
- Homesteading
- Whitetail Deer
& Wild Turkey Hunting
- Agriculture Production Potential

PROPERTY INFORMATION:

- 450.9± Surveyed Acres
- 380± Acres of Timber
- 70± Cleared Acres
for Pasture/Food Plots
- 1,950± SqFt Cabin
 - Named "Ober Evansville"
 - 3 Bedrooms/1 Bath
 - Loft Area
 - 1,500± SqFt of Porches
- Covered Equipment Shed
- Frontage on Piney Creek
and Low Creek
- Several Streams/Duck Holes

TAX INFORMATION:

- Tax IDs:
 - 052 008.00
 - 052 008.11
- 2024 Taxes: \$2,100



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JASON HEATHCOE

PRINCIPAL BROKER

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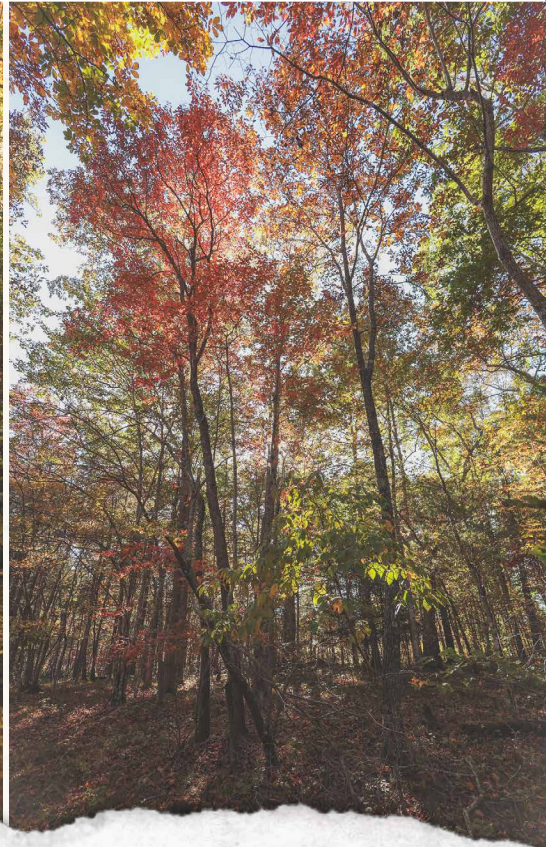
P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE RHEA 450.9

WELCOME TO THE RHEA 450.9, OTHERWISE KNOWN AS "OBER EVENSVILLE." Established in 1978, there have been over 45 years of hard work, incredible vision, and, more importantly, innumerable memories made on the Rhea County, Tennessee, property. What started out as a raw piece of land has been transformed into a living, breathing legacy. The owners have spent countless hours creating Ober Evensville, making it one of Tennessee's premier land tracts available on the market.



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MORE ABOUT THE RHEA 450.9

THE LAND

Enjoy the entire 450.9± acre surveyed tract with miles of established roads and trails. Nearly 70 acres of pastures, fields, and food plots provide the incredible wildlife population with more than enough groceries to keep them living on the property. The remainder of the acreage consists of an excellent timber stand, with nearly 75% of that being hardwoods. While learning the property, I had to be careful not to slip and fall on all the acorns that had been dropped. The property lies nicely, with very gentle hills and small ridges, allowing for easy traveling and use.

Two flowing creeks, Low Creek and Piney Creek, are a great addition to the property, providing water for wildlife and also offering a great place for the kids to catch salamanders hiding under the river rocks and a place to cool off in the summer months.



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MORE ABOUT THE RHEA 450.9

THE CABIN

Constructed in 2002, the Ober Evensville cabin is one of the most “home-feeling” cabins I have ever been in. Maybe it’s the stone fireplace, exposed wood beams, or the loft area that makes it feel so inviting and hard to leave. Three bedrooms and one bathroom make it plenty roomy to host family, friends, or guests. The open floor plan and nearly 1,500 square feet of covered porches provide ample room for everyone to enjoy themselves. Also constructed at the same time as the cabin is a covered equipment shed with a lean-to.

If you are looking to establish a long-lasting mark in Rhea County, and the entire East Tennessee region, for that matter, the opportunity to continue the legacy of Ober Evensville and make it your own is incredible! To truly appreciate the place, you need to schedule a private showing.

**Call Jason Heathcoe today to learn more
and experience #TheSmallTownWay!**



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450.9± ACRES WITH A CABIN **RHEA COUNTY, TENNESSEE**



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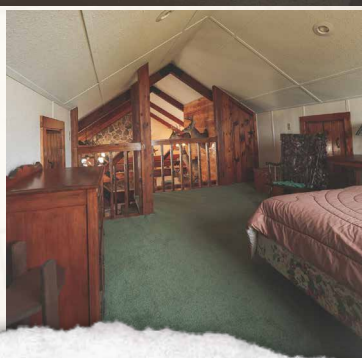
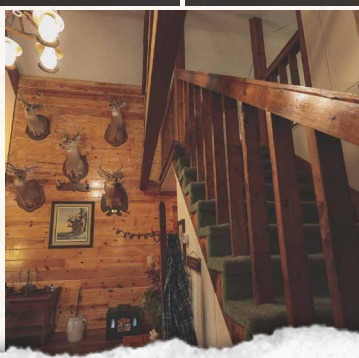
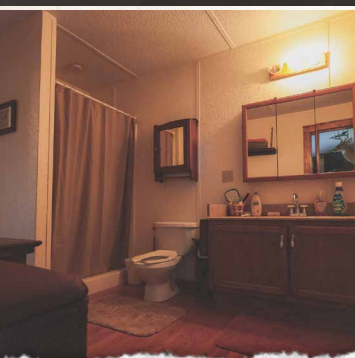
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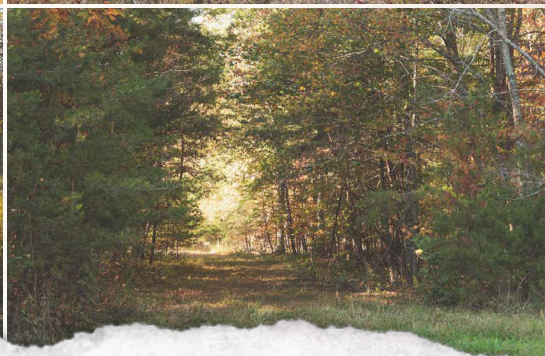
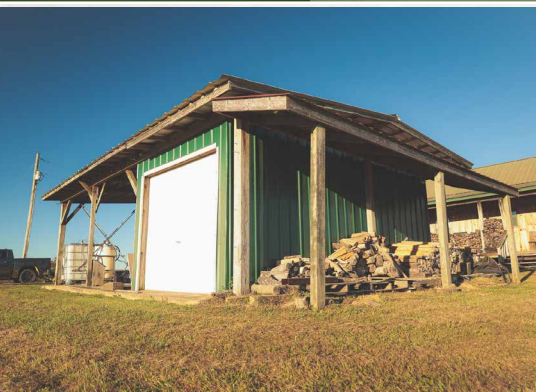
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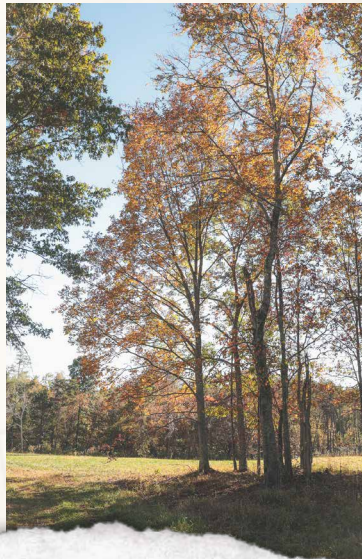
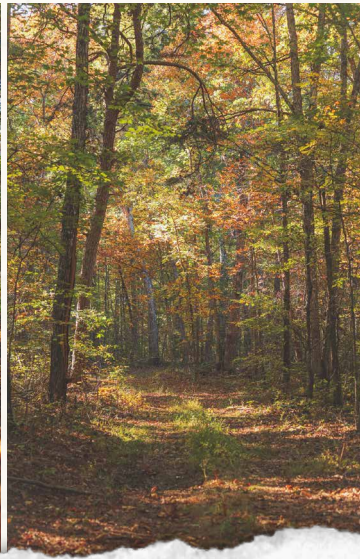
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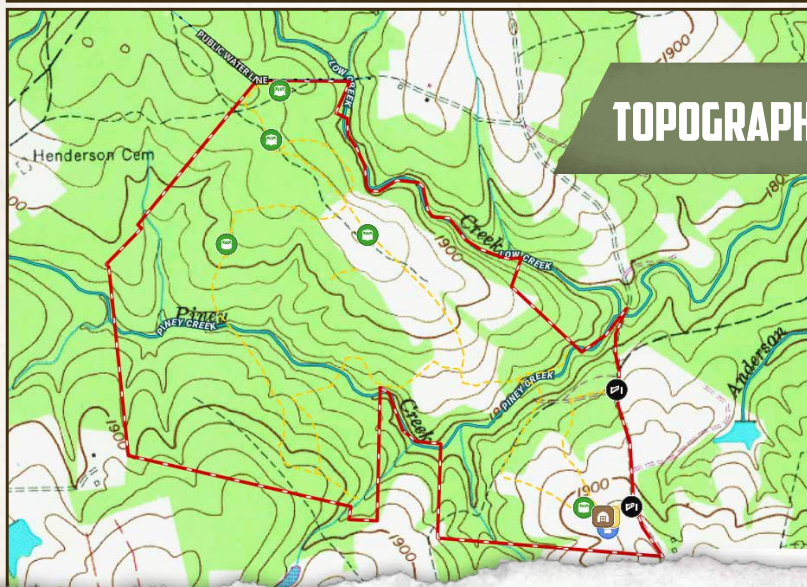
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land id. LINK



TOPOGRAPHY MAP



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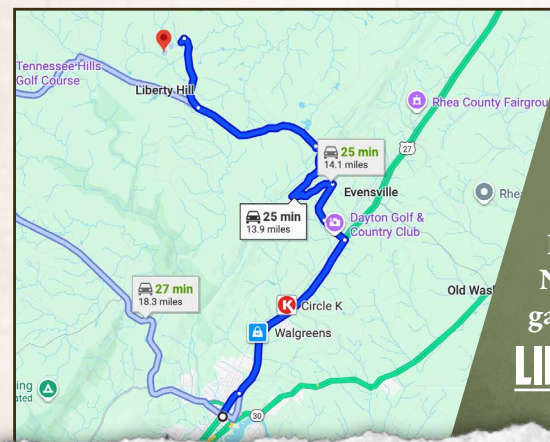
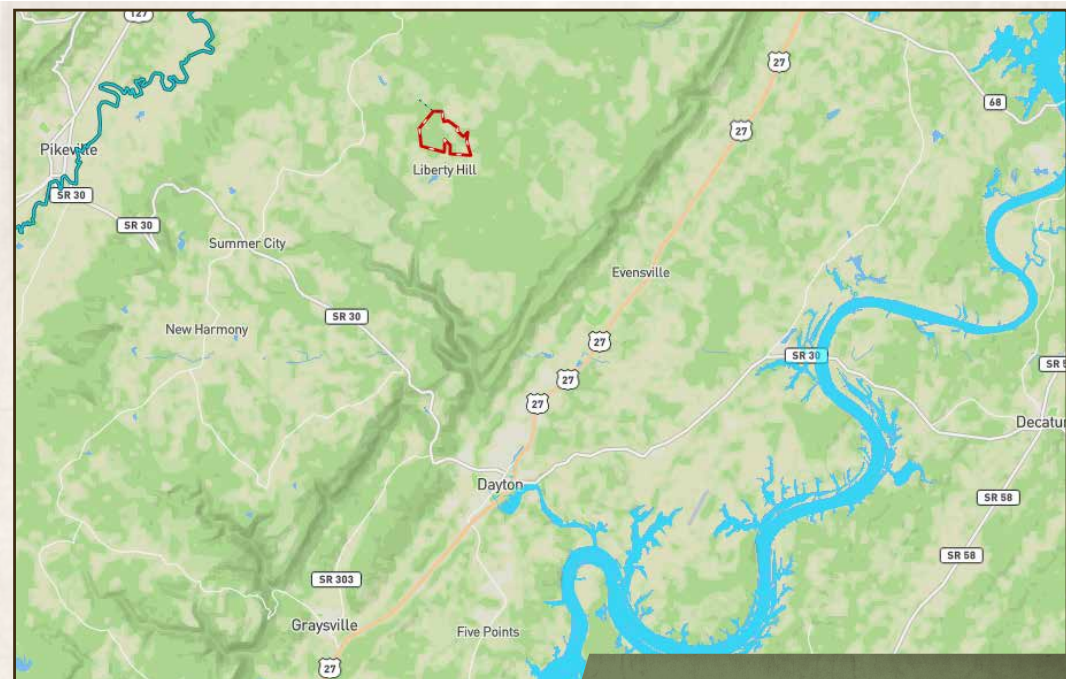
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Directions From Dayton, TN: Take US-27 North for 4.9 miles. Turn left on Payne Road, continue 0.6 miles, then continue on Back Valley Road for 0.9 miles. At the stop sign turn left on Evensville Mountain Road and drive 2.6 miles. Turn left on Liberty Hill Road and continue 3 miles. Turn right on Nelson Harris Road and in 1.7 miles the gate will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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