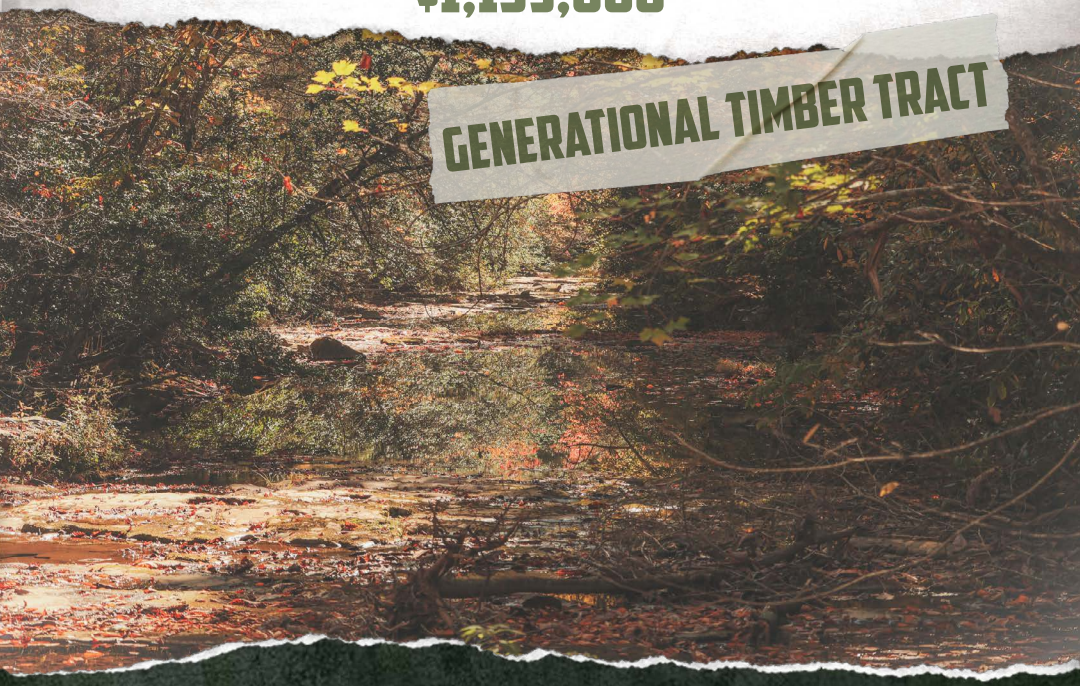
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



1,046± ACRES
SEQUATCHIE COUNTY, TN

$1,195,000

GENERATIONAL TIMBER TRACT



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

THE SEQUATCHIE 1,046

PROPERTY PROFILE

LOCATION:

- Robertson Fork Road
  Dunlap, TN 37327
- Located on Cagle Mountain
- Sequatchie County
- 8.5± Miles NW of Dunlap
- 29± Miles SE of McMinnville
- 45± Miles NW of Chattanooga

COORDINATES:

- 35.44640, -85.44630

PROPERTY USE:

- Conservation
- Recreational
- Hunting

PROPERTY INFORMATION:

- 1,046± Acres
- 2± Miles of Little Brush Creek Frontage
- 1± Mile of Highway 8 Frontage
- Conservation Easement In Place
- Rolling Mountain Terrain
- Mature Mixed Timber
- Miles of Internal Trails
- Established Wildlife Plots
- Whitetail Deer & Wild Turkey

TAX INFORMATION:

- Tax ID: 028-030.00
- 2025 Taxes: $3,000





SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

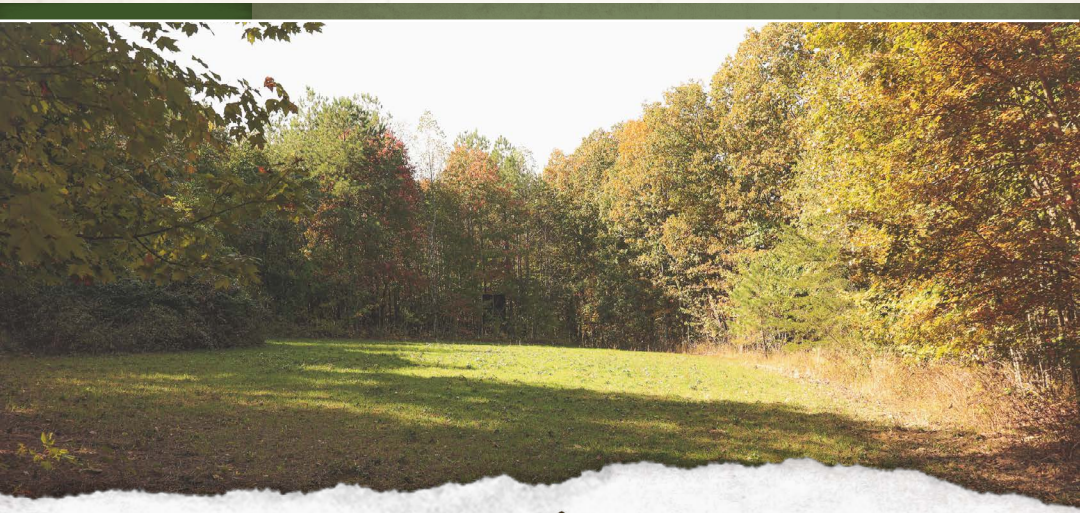
JASON HEATHCOE, ALC
PRINCIPAL BROKER, EAST TN
QUALIFYING BROKER, GA
C: 931-808-0624
O: 423-568-8339
jason@smalltownproperties.com
P.O. Box 9 - Birchwood, TN 37308
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE SEQUATCHIE 1,046

LOCATED ON CAGLE MOUNTAIN NEAR DUNLAP, TENNESSEE, THIS 1,046± ACRE PROPERTY OFFERS A RARE CHANCE TO OWN A LARGE RECREATIONAL AND HUNTING TRACT IN SOUTHEAST TENNESSEE. With over one mile of road frontage along Highway 8, more than two miles of Little Brush Creek flowing through the property, and a great mix of hardwood timber and pine forests, this Sequatchie County land has much to offer anyone looking for a private outdoor retreat. The main entrance and access point is located along Robertson Fork Road. Whether you're searching for Tennessee hunting land, creekfront acreage, recreational property, or a large tract to preserve for future generations, the Sequatchie 1,046 deserves a closer look.

The property features rolling mountain terrain, mature hardwood forests, established pine stands, open areas, and an abundance of natural water sources. More than two miles of Little Brush Creek wind through the tract, creating a beautiful natural feature and an important water source for wildlife. The mix of hardwood timber, pine cover, and open ground provides excellent habitat for whitetail deer and wild turkey. The Sequatchie 1,046 offers plenty of room for a private hunting retreat, wildlife management, hiking, camping where permitted, and exploring the outdoors. The substantial acreage and diverse landscape make it a great fit for buyers who want to manage and enjoy a large piece of Tennessee's natural landscape.





SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

JASON HEATHCOE, ALC
PRINCIPAL BROKER, EAST TN
QUALIFYING BROKER, GA
C: 931-808-0624
O: 423-568-8339
jason@smalltownproperties.com
P.O. Box 9 - Birchwood, TN 37308
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE SEQUATCHIE 1,046

The Sequatchie 1,046 is protected by a recorded conservation easement held by Foothills Land Conservancy. The easement is designed to protect the property's natural beauty, forests, streams, and wildlife habitat for future generations while allowing certain private recreational and land management activities. Private hunting, approved wildlife food plots, wildlife observation areas, maintenance of roads, and limited forest management are among the uses addressed in the easement, subject to its specific requirements and approval procedures. The property cannot be subdivided or used for commercial development, and commercial timber harvesting is prohibited. This makes the land especially attractive to buyers interested in conservation, outdoor recreation, and long-term ownership of a large private tract. Buyers should verify any pertinent information.

The property offers the quiet setting of Cagle Mountain while remaining within reach of Dunlap, Chattanooga, and the many outdoor attractions of the Cumberland Plateau and Sequatchie Valley. The region is known for its scenic mountain views, forests, creeks, hunting opportunities, and access to outdoor destinations such as Fall Creek Falls State Park and the South Cumberland area. With over 1,000 acres, extensive creek frontage, a strong wildlife population, and permanent conservation protection, the Sequatchie 1,046 offers a unique chance to own and enjoy a significant piece of East Tennessee land for generations to come.

Call Jason Heathcoe today to schedule a private showing and experience #TheSmallTownWay!





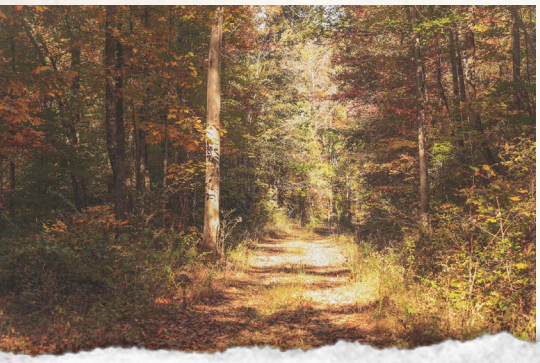
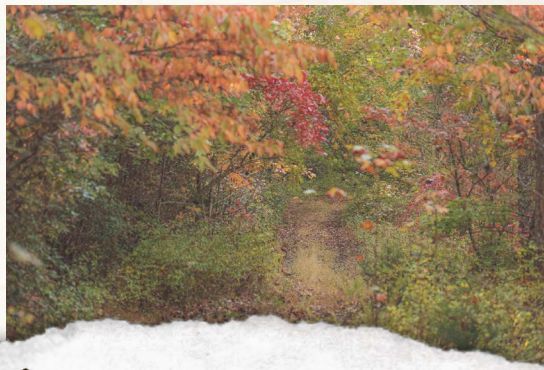
SMALLTOWN
HUNTING PROPERTIES & REAL ESTATE℠

JASON HEATHCOE, ALC
PRINCIPAL BROKER, EAST TN
QUALIFYING BROKER, GA
C: 931-808-0624
O: 423-568-8339
jason@smalltownproperties.com
P.O. Box 9 - Birchwood, TN 37308
smalltownproperties.com

Information is believed to be accurate but not guaranteed.





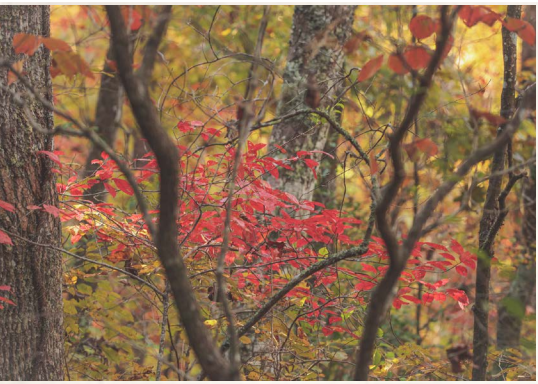
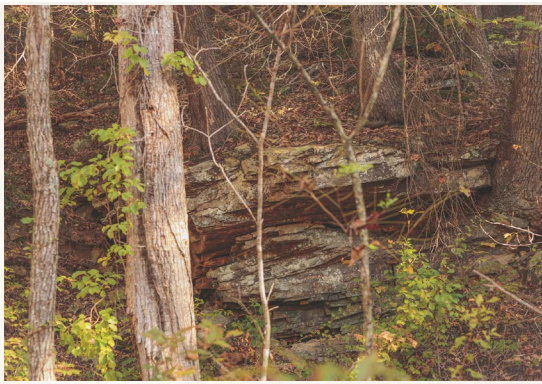


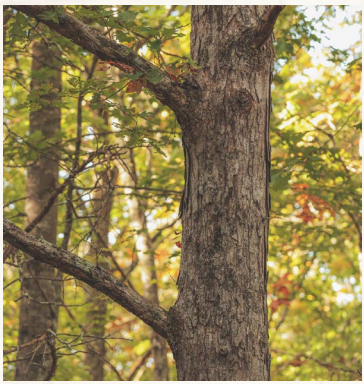
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

JASON HEATHCOE, ALC
PRINCIPAL BROKER, EAST TN
QUALIFYING BROKER, GA
C: 931-808-0624
O: 423-568-8339
jason@smalltownproperties.com
P.O. Box 9 - Birchwood, TN 37308
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

1,046± ACRES SEQUATCHIE COUNTY, TENNESSEE








SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

JASON HEATHCOE, ALC
PRINCIPAL BROKER, EAST TN
QUALIFYING BROKER, GA
C: 931-808-0624
O: 423-568-8339
jason@smalltownproperties.com
P.O. Box 9 - Birchwood, TN 37308
smalltownproperties.com

Information is believed to be accurate but not guaranteed.







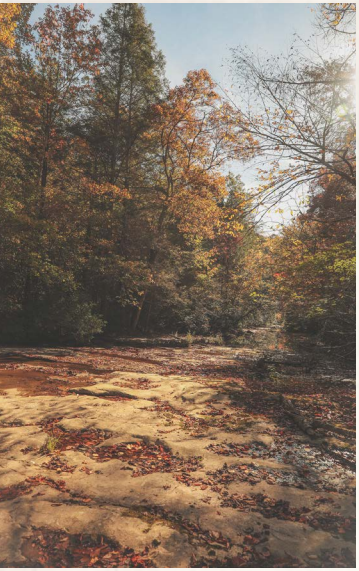
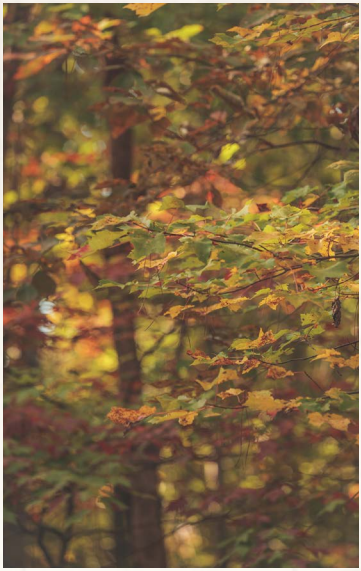
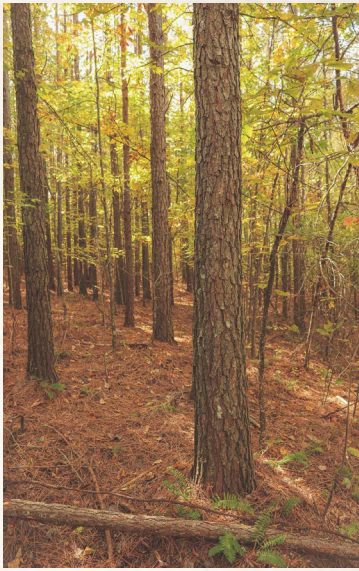
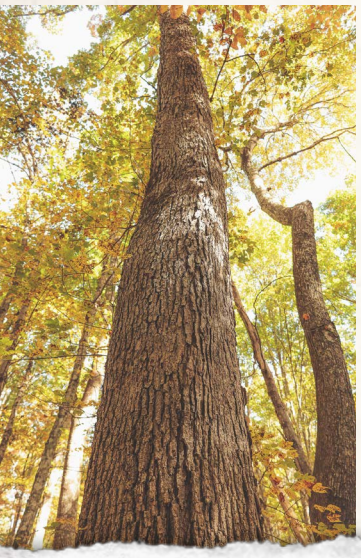



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

JASON HEATHCOE, ALC
PRINCIPAL BROKER, EAST TN
QUALIFYING BROKER, GA
C: 931-808-0624
O: 423-568-8339
jason@smalltownproperties.com
P.O. Box 9 - Birchwood, TN 37308
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

1,046± ACRES SEQUATCHIE COUNTY, TENNESSEE



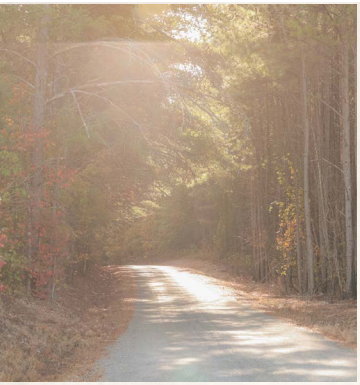


SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

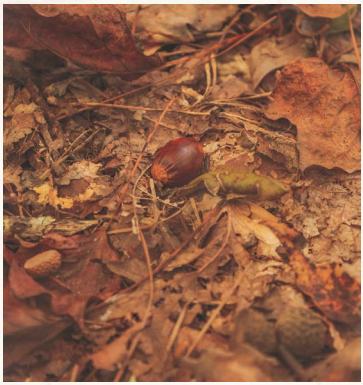
JASON HEATHCOE, ALC
PRINCIPAL BROKER, EAST TN
QUALIFYING BROKER, GA
C: 931-808-0624
O: 423-568-8339
jason@smalltownproperties.com
P.O. Box 9 - Birchwood, TN 37308
smalltownproperties.com

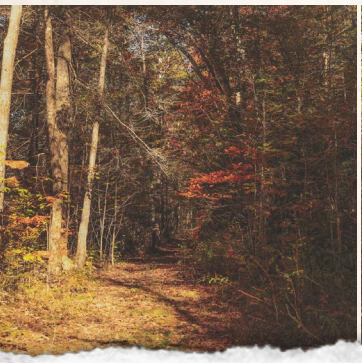
Information is believed to be accurate but not guaranteed.

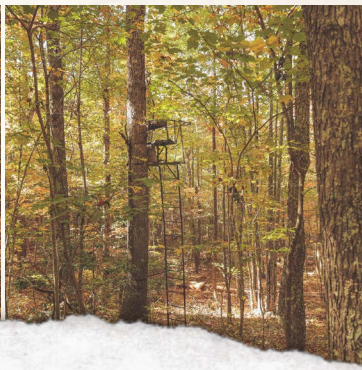
1,046± ACRES SEQUATCHIE COUNTY, TENNESSEE











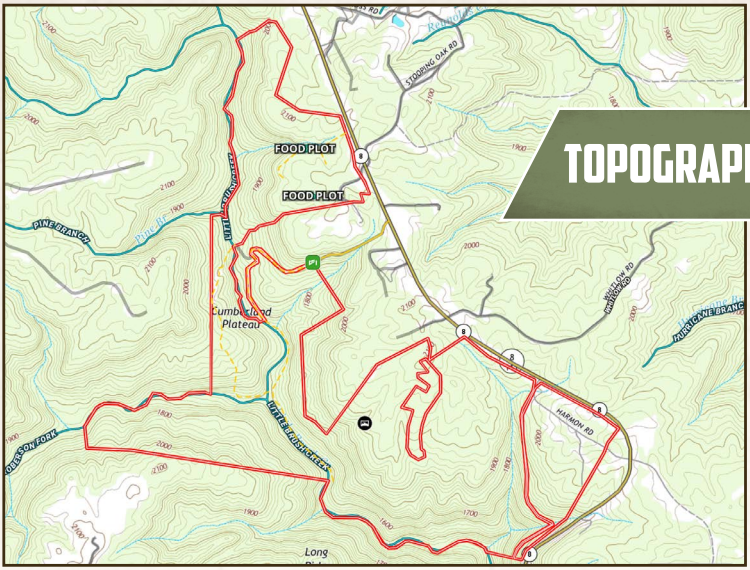


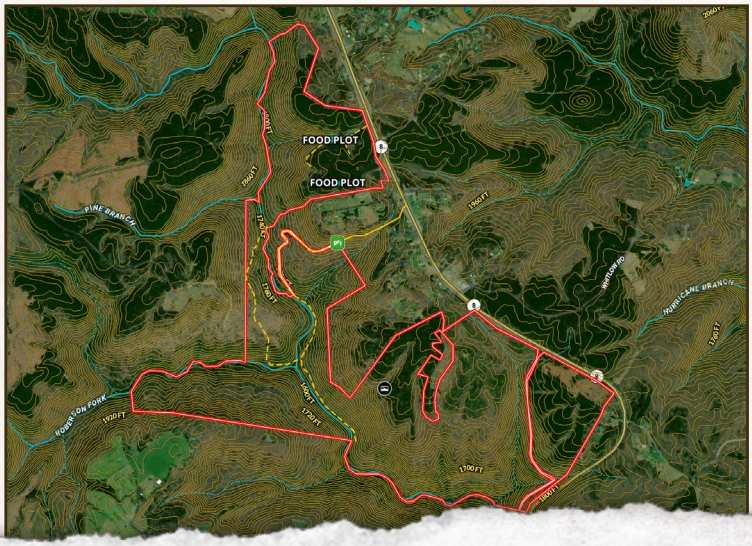
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

JASON HEATHCOE, ALC
PRINCIPAL BROKER, EAST TN
QUALIFYING BROKER, GA
C: 931-808-0624
O: 423-568-8339
jason@smalltownproperties.com
P.O. Box 9 - Birchwood, TN 37308
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

TOPOGRAPHY MAPS







SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

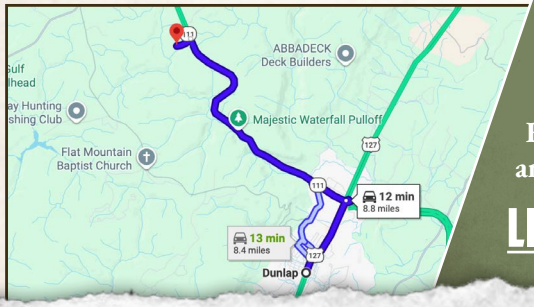
JASON HEATHCOE, ALC
PRINCIPAL BROKER, EAST TN
QUALIFYING BROKER, GA
C: 931-808-0624
O: 423-568-8339
jason@smalltownproperties.com
P.O. Box 9 - Birchwood, TN 37308
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

1,046± ACRES | SEQUATCHIE COUNTY, TENNESSEE



land id. LINK



Directions From Dunlap, TN: Travel north on US-127 for 2 miles. Turn right to merge onto TN-111 N/TN-8 toward Spencer and continue for 6.5 miles. Turn left onto Robertson Fork Road and proceed 0.4 miles to the property and sign on the left, just before the gate.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

JASON HEATHCOE, ALC
PRINCIPAL BROKER, EAST TN
QUALIFYING BROKER, GA
C: 931-808-0624
O: 423-568-8339
jason@smalltownproperties.com
P.O. Box 9 - Birchwood, TN 37308
smalltownproperties.com

Information is believed to be accurate but not guaranteed.