



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

102± ACRES
BRADLEY COUNTY, TN
\$900,000

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

THE BRADLEY 102

PROPERTY PROFILE

LOCATION:

- Deer Ridge Trail
Charleston, TN 37310
- Bradley County
- 5± Miles S of Charleston
- 15± Miles NE of Cleveland
- 40± Miles NE of the Chattanooga
Metropolitan Airport

COORDINATES:

- 35.23315, -84.73640

TAX INFORMATION:

- Tax ID: 029 020.03
- 2025 Taxes: \$495

PROPERTY USE:

- Hunting
- ATV Riding
- Recreational
- Potential Home/Cabin Site
- Horses & Livestock

PROPERTY INFORMATION:

- 102± Total Acres
- 1.5± Miles of Internal Trails
- 2± Acres of Food Plots
- Mixed Timber
- Multiple Build Sites
- Whitetail Deer & Turkey
- Power Available at the Road



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JASON HEATHCOE, ALC

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QUALIFYING BROKER, GA

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P.O. Box 9 - Birchwood, TN 37308

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Information is believed to be accurate but not guaranteed.



WELCOME TO THE BRADLEY 102

WELCOME TO THE BRADLEY 102. Located off Deer Ridge Trail in Charleston, Tennessee, this 102± acre tract offers a combination of hunting land, recreational property, timberland, and future development potential. The property could be a fit for buyers searching for land for sale in Bradley County, Tennessee, whether the goal is whitetail deer hunting, turkey hunting, recreational use, a private estate, multiple homesites, or a future land investment.

The Bradley 102 features roughly 1.5 miles of internal trails that provide access throughout much of the property by ATV or truck. The terrain is hilly and typical of Southeast Tennessee, with multiple potential building sites located throughout the tract. Power is available at the road, which adds to the property's potential for a future home, cabin, hunting lodge, or other improvements. With 102± acres, buyers looking for larger acreage near Charleston and Cleveland have room to create a private homesite while maintaining plenty of land for hunting and recreation.



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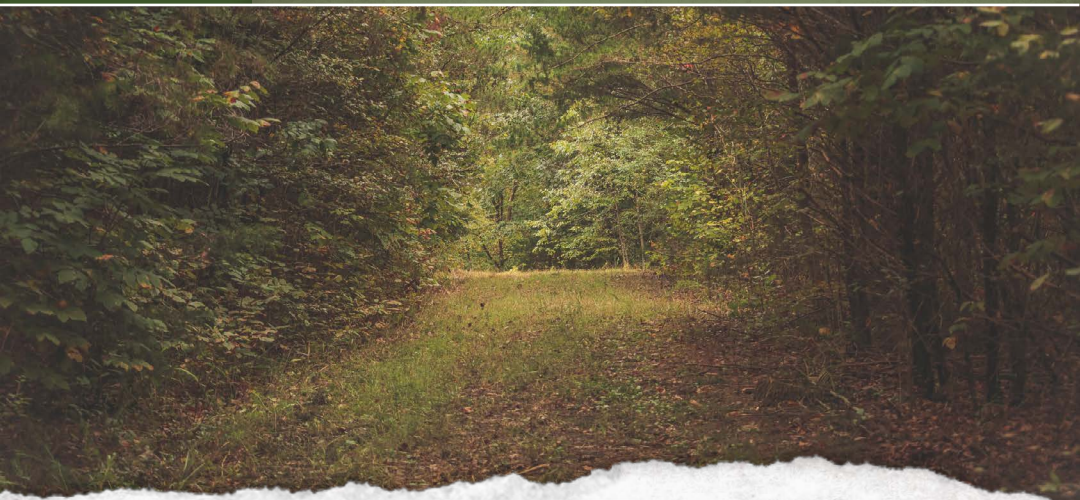


MORE ABOUT THE BRADLEY 102

The property has a good mix of pine and mature hardwood timber, creating diverse wildlife habitat across the tract. Approximately 2 acres are already established in food plots for whitetail deer and wild turkey. Deer and turkey were both observed during the initial property visit. The mix of mature hardwoods, thicker pine cover, rolling ridges, food plots, and internal trails gives a future owner a solid foundation for managing the property for wildlife and hunting.

For recreational buyers, the existing trail system provides opportunities for ATV riding, property management, trail camera access, hunting access, and exploring the property throughout the year. The acreage and road system also give a buyer flexibility to improve the land over time with additional food plots, trails, hunting locations, or recreational areas.

The property also offers potential for residential or recreational development. Multiple possible building sites, power available at the road, and more than 100 acres of land give a future owner several options to consider. Whether the goal is one private estate, a family property, recreational cabins, or evaluating future subdivision potential, the size and layout of the tract create a number of possibilities. Any development or subdivision plans would be subject to applicable Bradley County requirements, soils, surveys, access, and other due diligence.



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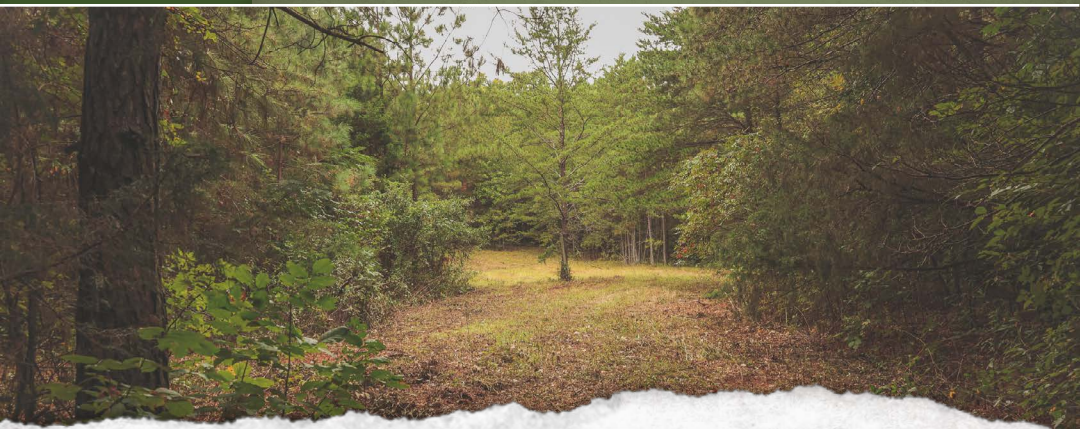
MORE ABOUT THE BRADLEY 102

Bradley County is one of Southeast Tennessee's most convenient locations for buyers who want rural acreage while remaining close to established towns, highways, and outdoor recreation. Charleston is near Cleveland and within reach of the Chattanooga area. The Hiwassee River, Ocoee River, Cherokee National Forest, Red Clay State Historic Park, and other outdoor destinations are all located in the surrounding region, providing opportunities for fishing, boating, kayaking, rafting, hiking, camping, and other outdoor activities.

The property is currently enrolled in Tennessee's Greenbelt program, which may provide reduced property tax treatment for qualifying land. Buyers should verify continued Greenbelt eligibility and any rollback tax considerations as part of their due diligence.

The Bradley 102 is a versatile tract for buyers searching for hunting land, recreational property, timberland, development land, or acreage for sale in Bradley County, Tennessee. With 102± acres, established food plots, approximately 1.5 miles of internal trails, mature hardwood and pine timber, potential building sites, power at the road, and proven deer and turkey activity, this property offers several different ways to use and enjoy the land.

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



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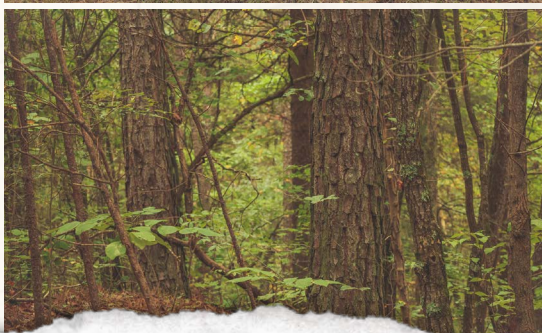
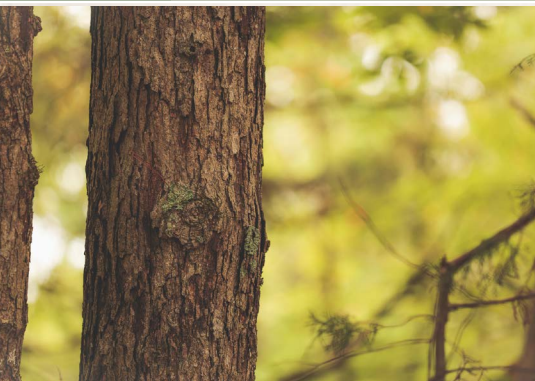
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102± ACRES

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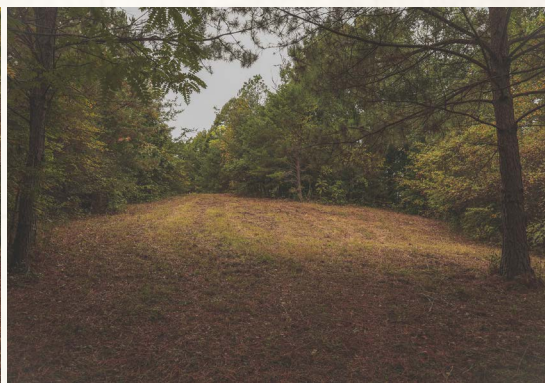
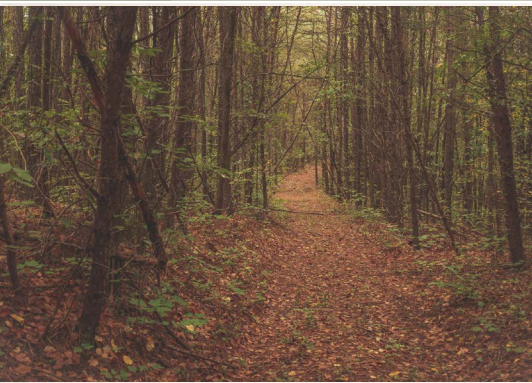
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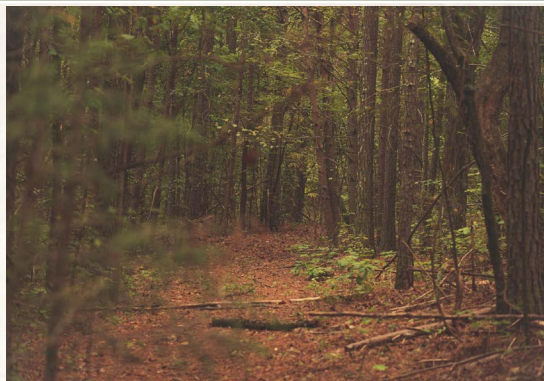
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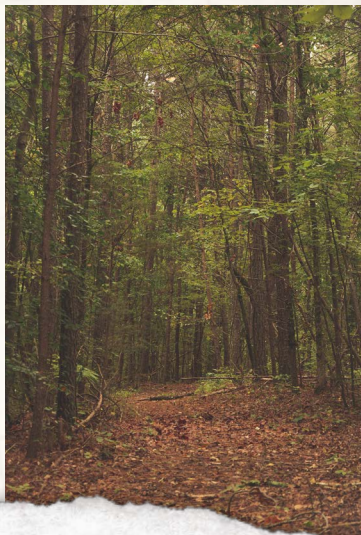
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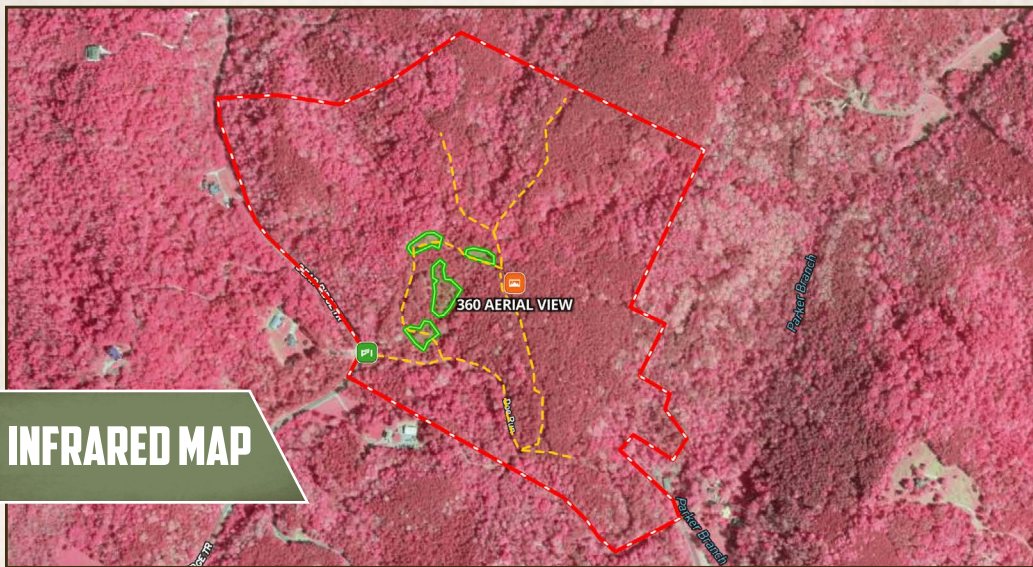
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INFRARED MAP



TOPOGRAPHY MAP



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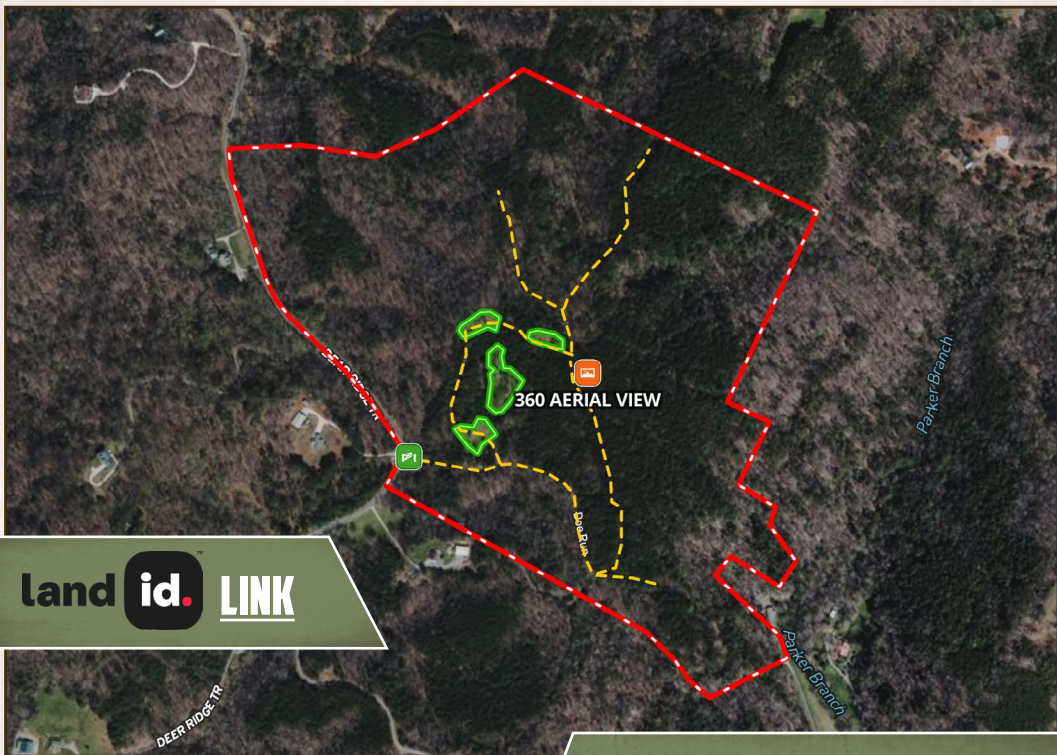
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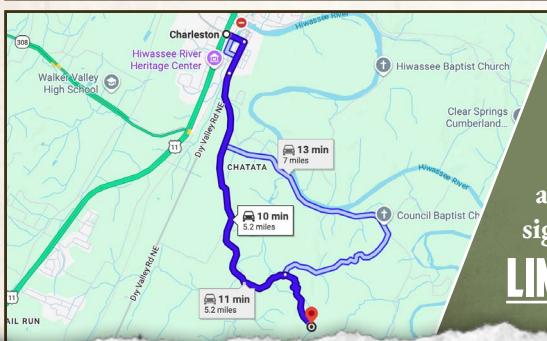


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land id. LINK



Directions From Charleston, TN:
Travel northeast on Chatata Valley Road for 3 miles. Turn left onto Council Road NE and continue for 0.6 miles. Turn right onto Deer Ridge Trail and proceed 0.9 miles to the property and sign on the right.

LINK TO GOOGLE MAP DIRECTIONS



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