

12.21± ACRES
BLED SOE COUNTY, TN
\$90,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

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

THE BLEDSOE 12.21

PROPERTY PROFILE

LOCATION:

- Holloway Ridge Road
Spring City, TN 37338
- Bledsoe County
- 10.2± Miles NW of Spring City
- 22.1± Miles NE of Pikeville
- 24.3± Miles SE of Crossville
- 25.2± Miles N of Dayton
- 73± Miles SW of Knoxville

COORDINATES:

- 35.725, -84.9911

PROPERTY USE:

- Potential Home/Cabin Sites
- Investment
- Hunting

PROPERTY INFORMATION:

- 12.21± Acres
- Large Rock Features
- Hardwood Timber
- Old Structures
- Deer/Rabbit/Squirrel
- Holloway Ridge Road Frontage
- Utilities Available

TAX INFORMATION:

- Parcel ID: 025 022.00
 - 2025 Taxes: \$69.11
- Parcel ID: 025 020.00
 - 2025 Taxes: \$240.86



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WILLIAM SMITH

LAND SPECIALIST

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william@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE BLEDSOE 12.21

INTRODUCING THE BLEDSOE 12.21, LOCATED JUST OUTSIDE OF SPRING CITY, TENNESSEE. This exceptional 12.21± acre property in Bledsoe County has prominent rock features, hardwood timber, and road frontage on Holloway Ridge Road, making it an ideal opportunity for a homesite, recreational retreat, hunting property, or long-term investment.

Offering power, fiber internet, an old well, and plenty of flat ground, this tract suites well for a potential home or cabin site. Upon the initial visit, there were an abundant amount of wildlife roaming the property, including deer, rabbit, and squirrel. There are also remnants of old structures on the property including a wooden home holding decades of stories.

The Bledsoe 12.21 presents a great opportunity to own a versatile tract that combines natural beauty, timber, and modern utilities in one outstanding property.

**Contact William Smith today to schedule a private showing
and experience #TheSmallTownWay!**



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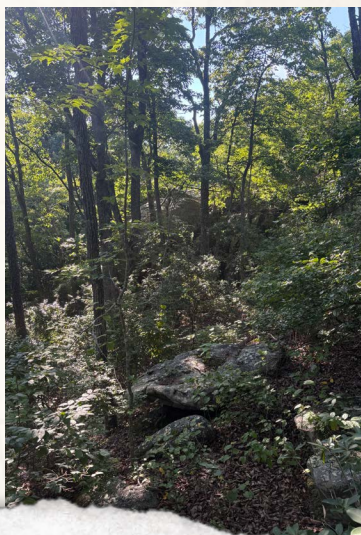
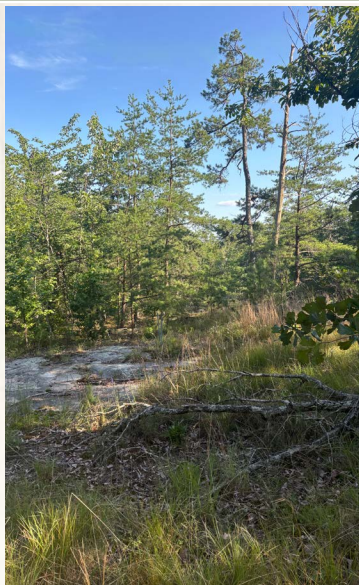
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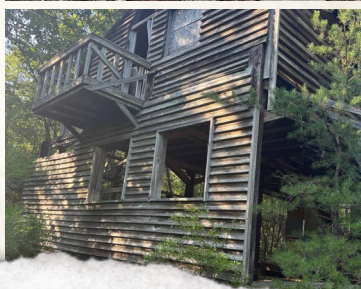
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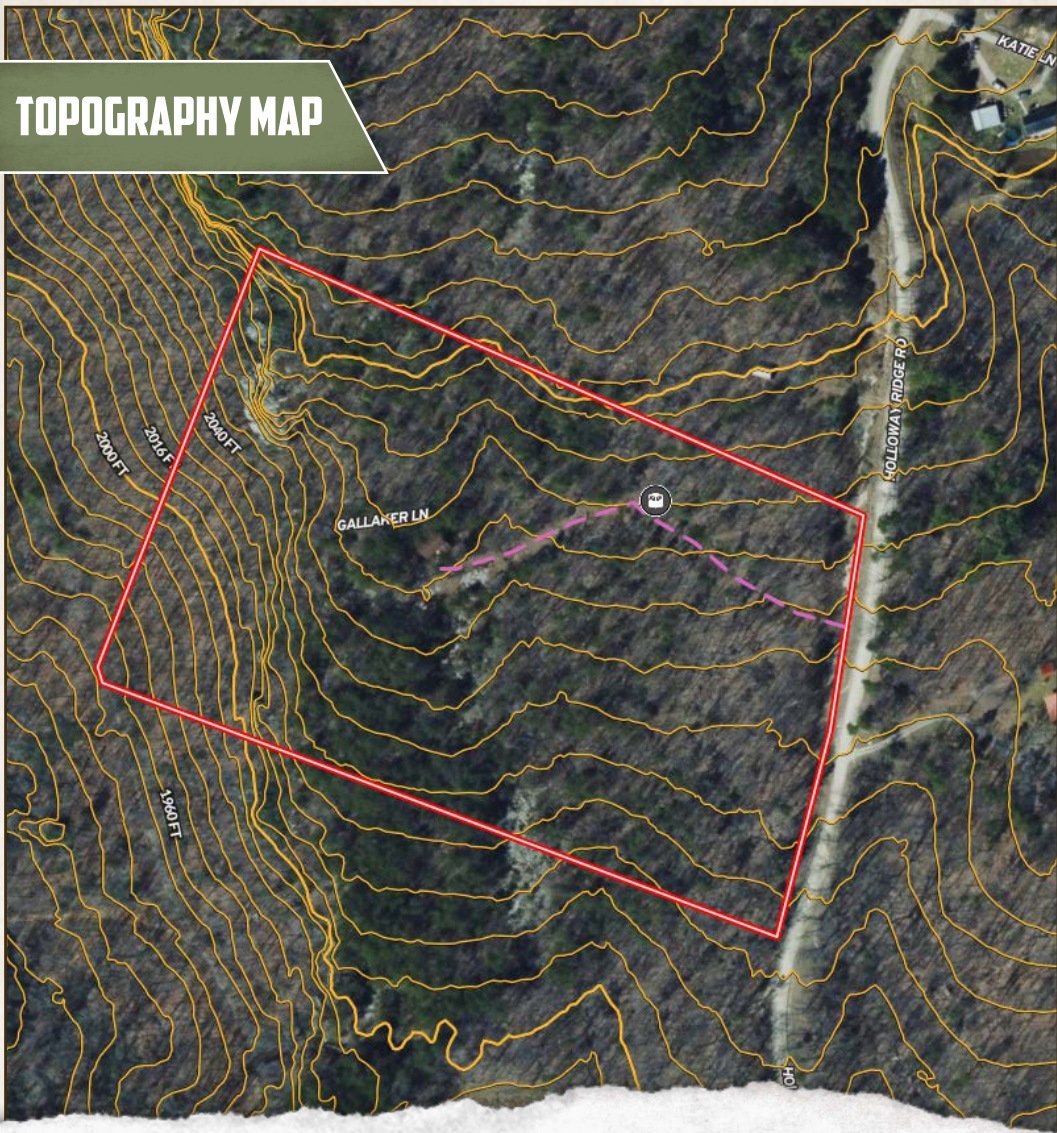
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TOPOGRAPHY MAP



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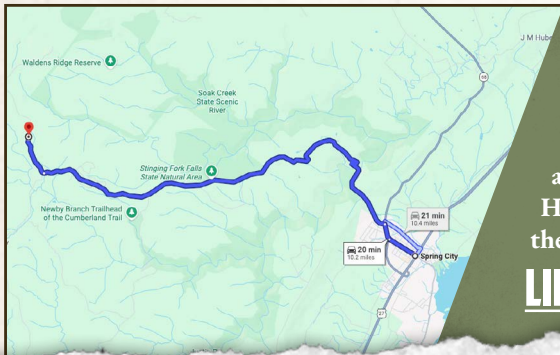
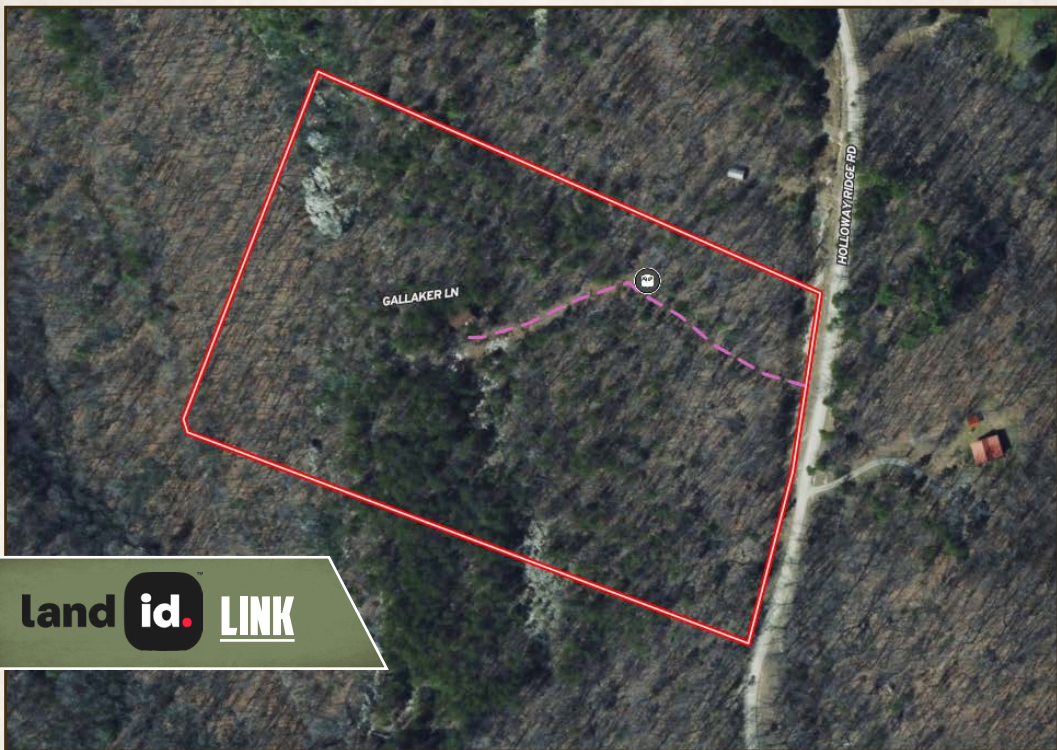
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Directions from Spring City, TN: Travel on Piccadilla Avenue for 0.6 miles. Turn right onto TN-68 N and continue for 0.3 miles. Turn left onto Shut in Gap Road and proceed for 9.5 miles. Turn right onto Holloway Ridge Road and travel 0.8 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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