



247 +/- Acres

Hamilton County, Tennessee

Plateau-top forestland near Soddy-Daisy

Asking Price

\$1,111,500

Price Per Acre

\$4,500 / acre

Listed by

Greg Plattenburg | Tyler Bauer | Travis Daniel

Southeastern Land Group

Overview

247 +/- acres of forested plateau-top land above Little Soddy Creek, near Soddy-Daisy: a manageable block with real elevation, creek drainages on several sides and the Chattanooga market under 20 miles away.

247

ACRES +/-

\$4,500

PER ACRE

1500 ft

PLATEAU ELEVATION

~17 mi

TO CHATTANOOGA

The upper bench sits at roughly 1,380 to 1,520 feet, with steep slopes dropping toward Deep Creek and Little Soddy Creek that give the tract natural privacy and definition. Hotwater Road runs along the southeastern edge; access details will be confirmed.

Location	Near Soddy-Daisy, Hamilton County, Tennessee
County	Hamilton County, Tennessee
Acreage	247 acres +/-
Asking price	\$1,111,500
Price per acre	\$4,500
Terrain	Cumberland Plateau-top bench, roughly 1,380–1,520 ft, with steep slopes to the surrounding creeks
Water	Little Soddy Creek and Deep Creek drainages surround the tract
Timber	Predominantly forested; ask the listing agents about timber
Access	Contact the listing agents

Views & Aerials



Brow view over the valley, with water in the distance



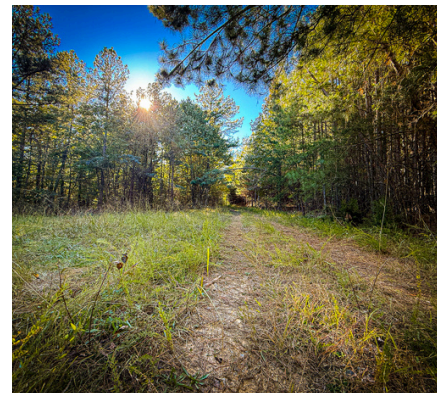
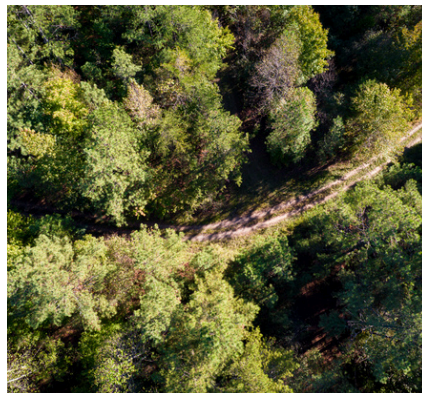
Forested ridges and drainages below the brow



Planted pine on the plateau



Established road through center of the property



Location & Access



Regional view. The red outline marks the approximate location of the tract.

Distances

Saddy-Daisy	~3.5 mi
Dunlap	~12 mi
Chattanooga	~17 mi
Cleveland	~17 mi

Nearby recreation & public land

Chickamauga Lake

TVA reservoir east of Saddy-Daisy, with boating and fishing access.

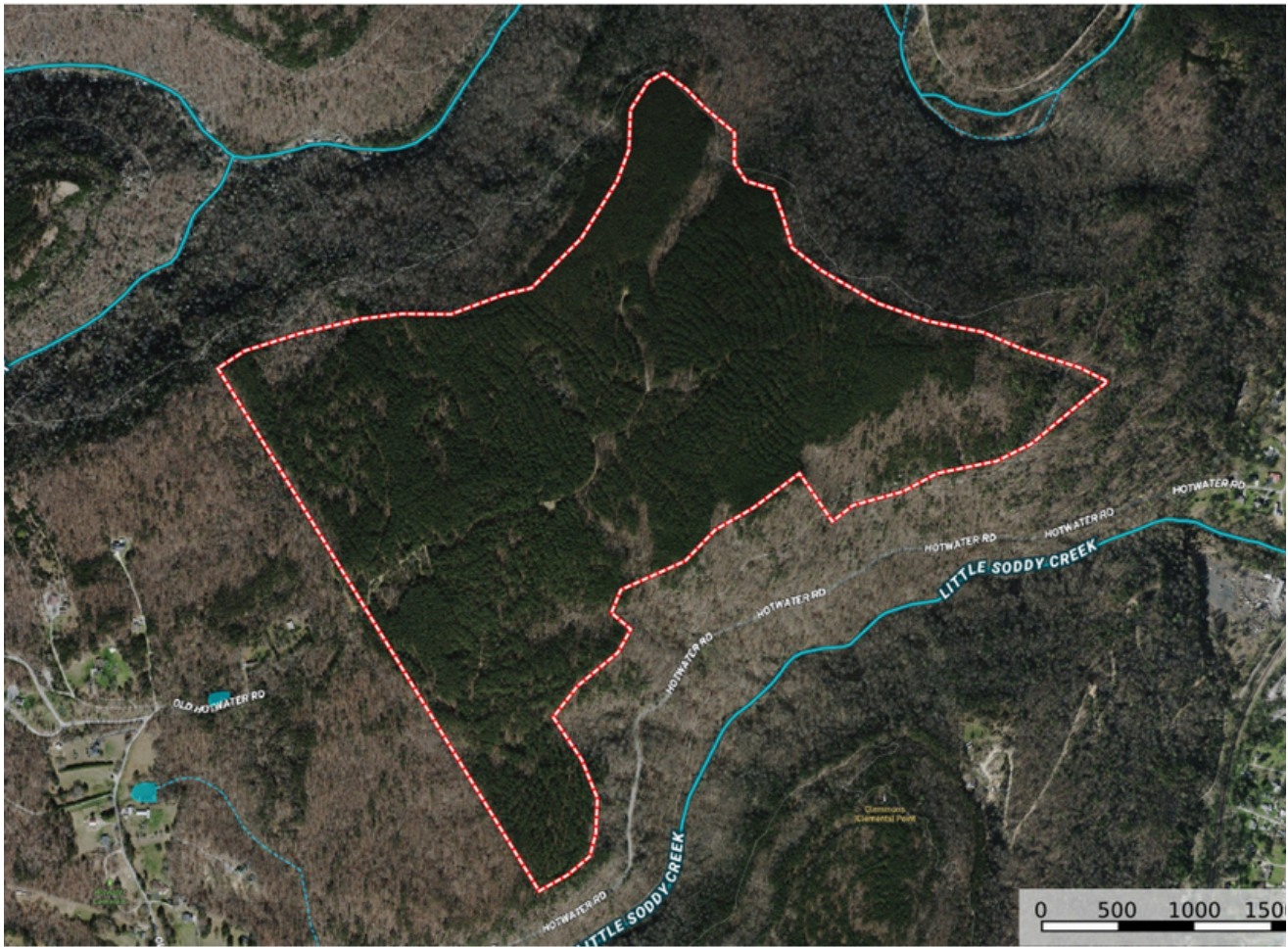
Graysville Mountain Resource Management Area

Public land about 10 miles north (per mapping).

Little Saddy Creek

Runs along the southern side of the tract below the plateau.

Aerial & Boundary



Boundary & acreage

The red dashed line shows the approximate boundary of the 247 acre +/- offering. Boundary is approximate and for illustration only; it is not a survey.

INTERACTIVE MAP



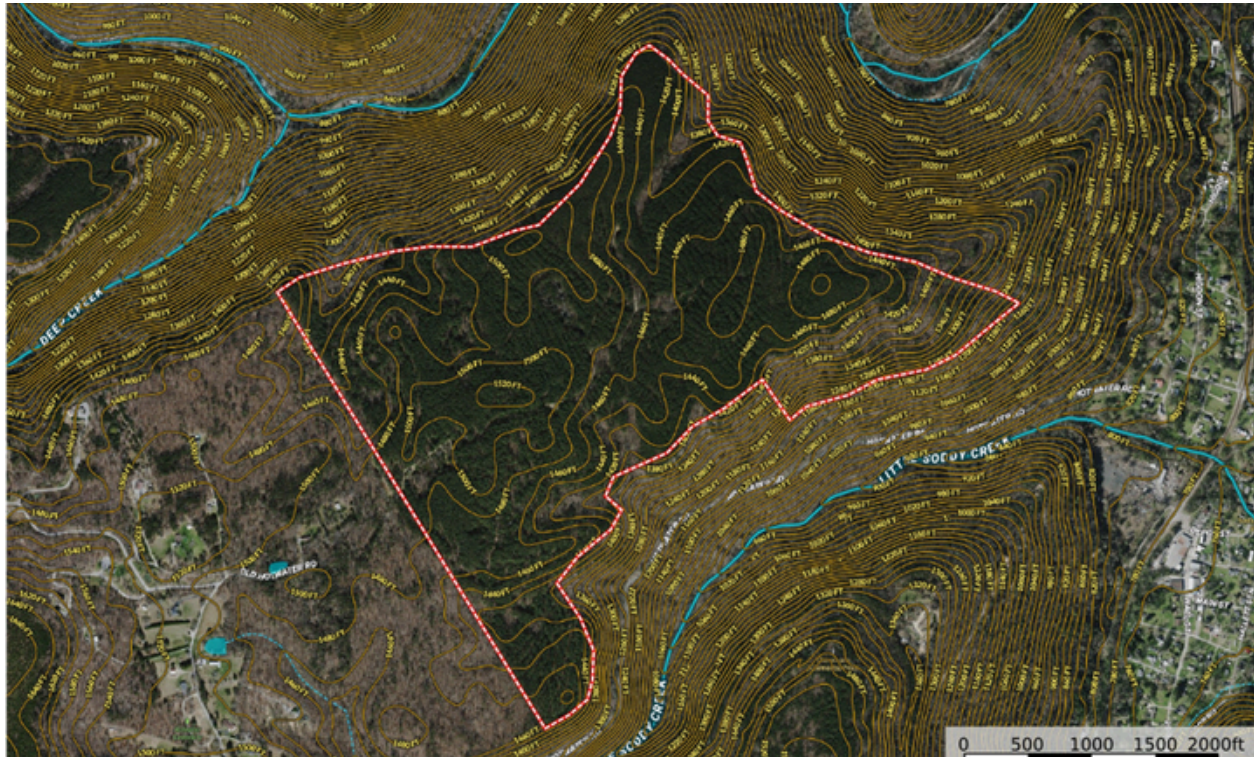
[Scan or tap to open](#)

DRONE VIDEO

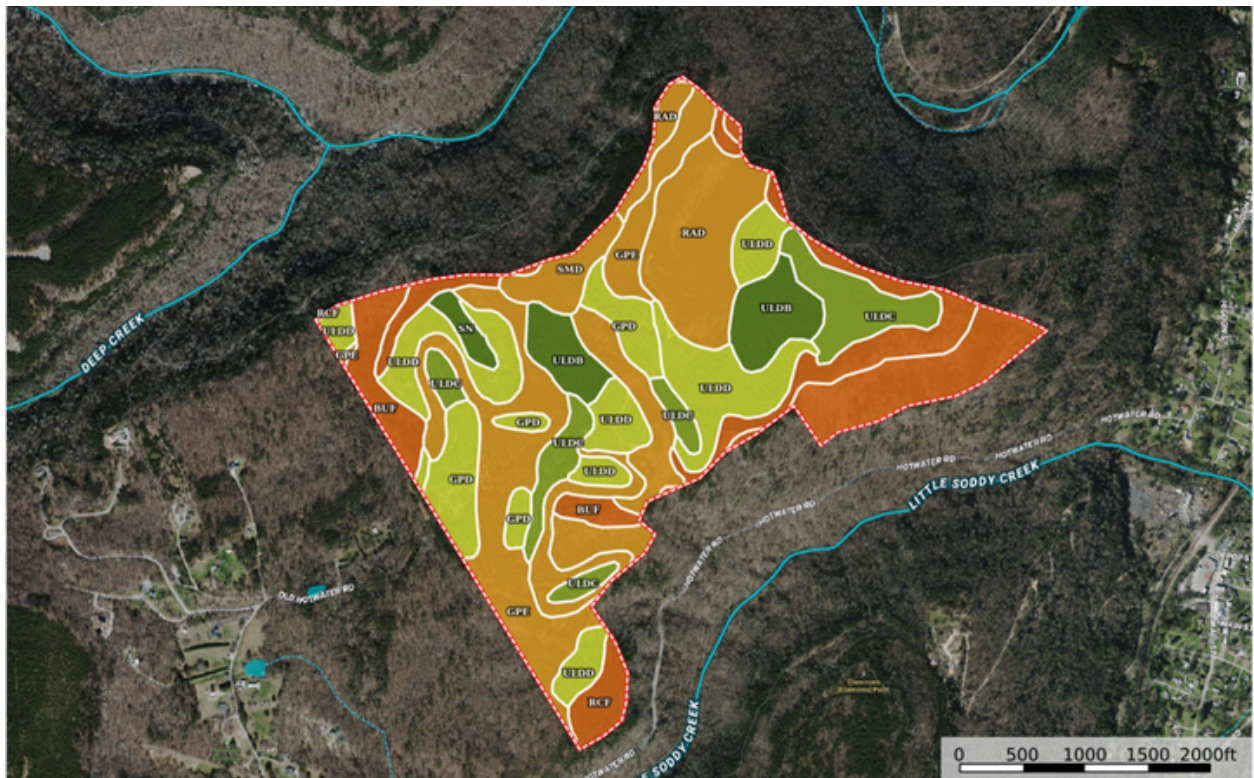


Scan to watch

Topography & Soils



Topographic map. The upper plateau shows broad, widely spaced contours (roughly 1,380–1,520 ft), with steep drops along the perimeter toward Deep Creek and Little Soddy Creek.



Development Profile

How the slopes break down for homesites, estate lots and long-term hold

17%

~41 acres

0–12% slopes

Easiest to build

The easiest ground for homesites, drives and small clearings. Minimal grading.

40%

~98 acres

12–25% slopes

Buildable with grading

Workable for homesites and roads with grading and engineered drainage. Good for terraced or view-oriented sites.

44%

~107 acres

25%+ slopes

Needs site evaluation

Mapped slope ranges here are broad and include flatter benches and brow edges. Potential depends on site-specific engineering; can also serve as view-shed or open space.

Soils behind each tier

- 0–12% slopes: Lily loam 6-12%, Lily loam 2-6%, Sewanee variant silt loam
- 12–25% slopes: Lily loam 12-20%, Ramsey loam 8-25%, Gilpin silt loam 12-25%, Sequoia silt loam 8-20%
- 25%+ slopes: Gilpin silt loam 25-40%, Bouldin-Gilpin 20-60%, Ramsey-Rock outcrop 15-70%

Why it matters to a developer or investor

- Brow views.** Plateau-top brow with long valley views, the kind of homesite buyers pay a premium for.
- Location.** About 3.5 miles from Soddy-Daisy and under 20 from Chattanooga, in a growing part of Hamilton County.
- Manageable scale.** 247 acres can be held, phased or divided, with a defined perimeter and Hotwater Road along the southeastern edge.
- Flexible hold.** Forested ground carries timber and recreation value while the long-term plan develops.

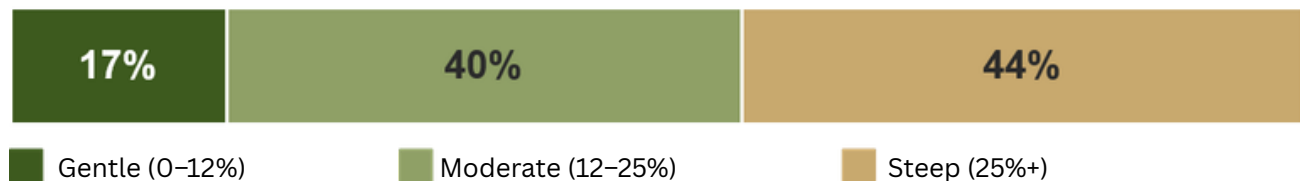
Verify before you buy

Septic and percolation testing, site engineering and grading costs, road access and easements, utilities, zoning and subdivision rules, and mineral and timber rights. Slope figures come from USDA NRCS soil map units, whose slope ranges are broad; actual slopes vary within each unit and no part of the tract is ruled out for development without site-specific study. They do not replace a survey or engineering study. Acres are estimates.

Soils & Slopes

Soil map units from the USDA NRCS soil survey, summarized as a share of the tract. Percentages are rounded.

Slope distribution



- 17% of the tract is on gentle slopes (0-12%), 40% on moderate slopes (12-25%) and 44% on steep slopes (25% and over).
- The most common soil is Gilpin silt loam, 25 to 40 % slopes (21.6%).
- Gentler benches suit homesites and moderate slopes are buildable with grading. Steeper map units cover wide slope ranges and need site-specific engineering to judge development potential.

Top six soil map units

Code	Soil map unit	% of tract	Capability class
GpE	Gilpin silt loam, 25 to 40 % slopes	21.60%	6e
uLdD	Lily loam, 12 to 20 % slopes	16.40%	4e
RaD	Ramsey loam, 8 to 25 % slopes	13.90%	6e
BuF	Bouldin-Gilpin complex, 20 to 60 % slopes	11.90%	7s
RcF	Ramsey-Rock outcrop complex, 15 to 70 % slopes	8.30%	7e
uLdC	Lily loam, 6 to 12 % slopes	9.00%	3e

NRCS capability class rates limits for farming, not for building or views. Subclasses: e = erosion, s = soil limitations, w = excess water. Slope percentages are general and do not replace a survey or engineering study.

What It Offers

Brow views and development potential on a manageable plateau-top block, with Soddy-Daisy about 3.5 miles away and Chattanooga under 20.

Brow views

Plateau-top brow with long views over the valley and surrounding countryside, a rare setting this close to Chattanooga.

Recreation

Forested acreage, an interior road and steep perimeter slopes for hunting, trails and private recreation.

Location & growth

Close to Soddy-Daisy and the Chattanooga market. Elevation, views and location suggest potential for future development, subject to zoning, access and buyer due diligence.

On the property



Open lane through hardwood and pine



Leaf-covered trail through mixed forest

FLEXIBLE ACREAGE The seller is open to dividing the property if a smaller parcel makes more sense. Ask the listing agents.

Schedule a private showing

247 acres +/- • Hamilton County, Tennessee • Shown by appointment only

ACREAGE**247 acres +/-****PRICE PER ACRE****\$4,500****TOTAL ASKING PRICE****\$1,111,500**

The Team

*Greg Plattenburg***Greg Plattenburg**

(931) 308-1078

GREG@SELANDGROUP.COM

*Tyler Bauer***Tyler Bauer**

(615) 417-0687

TBAUER@SELANDGROUP.COM

*Travis Daniel***Travis Daniel**

(423) 718-7558

TRAVIS@SELANDGROUP.COM

Showings by appointment only. Please do not enter the property without prior arrangement through the listing agents. Portions of the property may be subject to hunting licenses.

Offers are submitted through Southeastern Land Group on the seller's standard form and are subject to seller approval. Seller reserves the right to change the asking price or terms at any time.

Subdividing: the seller is open to dividing the property if a smaller parcel makes more sense. Ask the listing agents.

Cooperating brokers are welcome. Please contact the listing agents.