



3,199 +/- Acres

Hamilton County, Tennessee

Large-block timberland and recreation north of Soddy-Daisy

Asking Price

\$10,076,850

Price Per Acre

\$3,150 / acre

Listed by

Greg Plattenburg | Tyler Bauer | Travis Daniel

Southeastern Land Group

Overview

3,199 +/- contiguous acres of Cumberland Plateau-edge timberland north of Soddy-Daisy: rolling ridges, creek drainages and a mix of forest cover in one block, about 20 miles from Chattanooga

3,199

ACRES +/-

\$3,150

PER ACRE

50%GENTLE SLOPES
(0-12%)**~21 mi**

TO CHATTANOOGA

Soddy Creek and its tributaries run along the southern and western portions of the tract, and the Hwy 111 corridor borders the north. Roughly half of the mapped soils sit on gentle slopes under 12%, an uncommon mix of workable ground and rugged timberland at this scale. Aerial imagery shows predominantly forested cover.

Location	North of Soddy-Daisy, Hamilton County, Tennessee
County	Hamilton County, Tennessee
Acreage	3,199 acres +/-
Asking price	\$10,076,850
Price per acre	\$3,150
Terrain	Rolling to steep Cumberland Plateau-edge terrain; about half of mapped soils on gentle slopes
Water	Soddy Creek drainage along southern and western portions
Timber	Predominantly forested; ask the listing agents about timber
Access	Access details to be confirmed; contact the listing agents

Views & Aerials



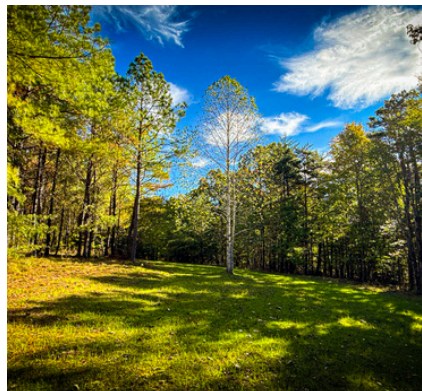
Potential Tennessee River views from the ridgetop brows



Planted pine blocks with the nearby highway 111 corridor



Rock outcrops on a hardwood hillside

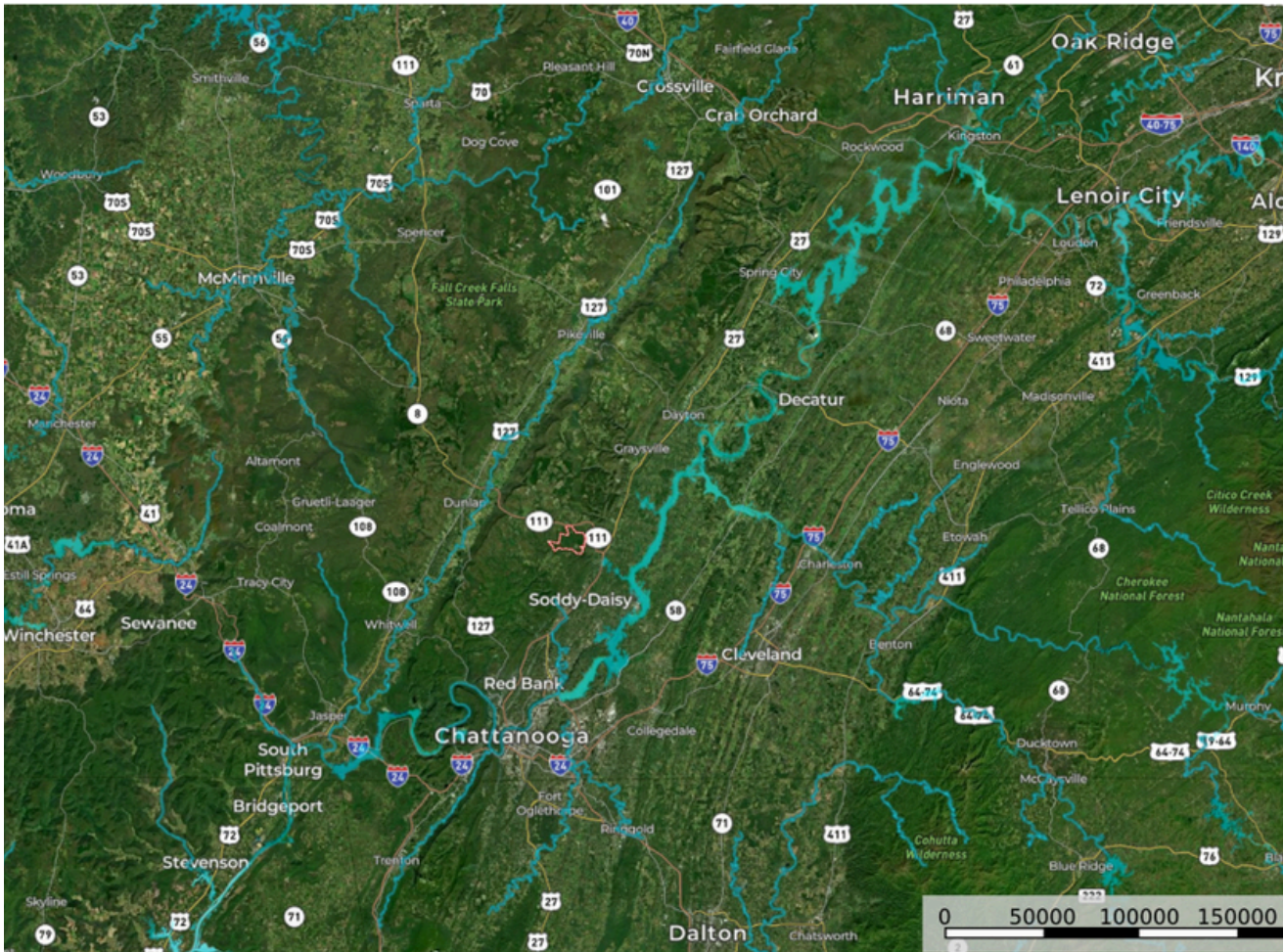


One of many greenfields



Some of the unharvested pine

Location & Access



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

Distances

Sody-Daisy	~6 mi
Dunlap	~10 mi
Chattanooga	~21 mi
Cleveland	~22 mi

Nearby recreation & public land

Chickamauga Lake

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

Graysville Mountain Resource Management Area

Public land about 10 miles north (per mapping).

Sequatchie Valley

Dunlap and the Sequatchie Valley lie to the northwest along Hwy 111.

Aerial & Boundary



Boundary & acreage

The red dashed line shows the approximate boundary of the 3,199 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](#)

A topographic map of a mountainous region. The map features brown contour lines indicating elevation, with labels such as 1200 FT, 1300 FT, 1400 FT, 1500 FT, 1600 FT, and 1700 FT. A prominent red dashed line outlines a large, irregular area that encompasses most of the map. Within this red boundary, there is a smaller, solid black rectangular area located in the upper-middle section. The map also shows a network of blue lines representing streams or rivers, which generally follow the valleys between the ridges. The terrain appears rugged with many small peaks and valleys.

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Soil Report

What the soils mean for farming, grazing and building

	Soil group	Soils included	Acres	% of tract	What it means on the ground
	Class 2 Best ground	Lonewood silt loam 2-6%, Crossville loam 2-5%, Lily loam 2-6%, Sewanee variant silt	~1,120	35%	Gentle slopes. Suited to hay, gardens, produce and small grains, and the best spots for barns, arenas and homesites.
	Class 3 Good ground	Lily loam 6-12%, Allen loam 5-12%	~466	15%	Moderate slopes. Good pasture and hay ground, and workable for crops with contour farming. Good barn and house sites with some dirt work.
	Class 4 Pasture ground	Lily loam 12-20%, Allen loam 12-25%, Gilpin silt loam 12-25%	~613	19%	Steeper slopes. Well suited to grazing horses, cattle, sheep and goats. Too steep to plow regularly; needs good grass cover to hold the soil.
	Class 6-8 Timber and wildlife	Bouldin-Gilpin, Ramsey-Rock outcrop, Allen loam, Gilpin silt loam, Sequoia silt loam, Ramsey loam,	~998	31%	Steep, rocky hillsides and bluffs. Timber, firewood, wildlife habitat and a natural privacy buffer. Not suited to pasture or building.
	Total		3,199 +/-	100%	

How much of the tract is usable?

- **Class 2-4 (farm, hay and pasture ground): about 2,156 acres, roughly 69%.** This is the ground that can carry hay fields, pasture, gardens, barns and homesites.
- **Class 2-3 only (gentler ground): about 1,555 acres, roughly 50%.** This is the best ground for crops, hay, buildings and arenas.
- **Class 6-7 (about 31%) is timber and wildlife ground.** It works as a woodlot, firewood supply, windbreak and privacy buffer around the usable areas.

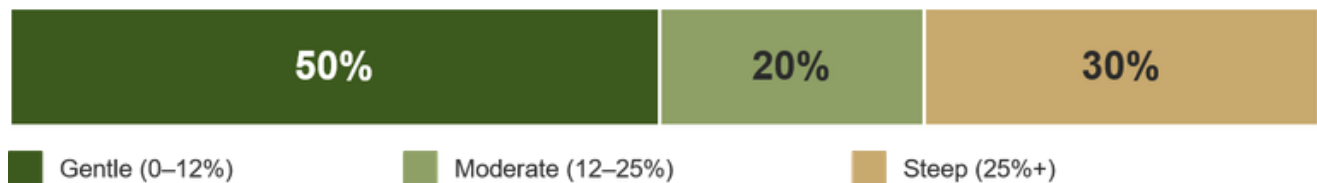
What this means in practice

- **Pasture and livestock country.** The Lily and Allen loams grow good grass, which makes this well suited to horses and livestock. Expect hay, pasture and gardens rather than large-scale row crops.
- **Natural building sites.** Ridgetops and benches (the dark and light green on the map) are the places for homesites, barns and arenas. The steeper yellow ground makes good paddocks.
- **Rolling to steep terrain.** Elevation runs about 1,155 to 1,729 ft with an average slope near 12.5%. Roads, fencing and building sites need to be planned around the ridges and hollows.
- **Largely wooded.** Most of the usable ground would need clearing and seeding before it works as pasture. The timber is a resource in its own right.
- **Soil management.** These are Cumberland Plateau soils. Plan on lime and fertilizer, and on erosion control (grass cover, contour planting, no-till) on slopes over about 6%.

Soils & Slopes

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

Slope distribution



- 50% of the tract is on gentle slopes (0–12%), 20% on moderate slopes (12–25%) and 30% on steep slopes (25% and over).
- The most common soil is Lonewood silt loam, 2 to 6 % slopes (20.8%).
- Gentler soils generally support timber production, pasture and homesites; steeper, more limited soils are best suited to forestry and wildlife.

Top six soil map units

Code	Soil map unit	% of tract	Capability class
LnB	Lonewood silt loam, 2 to 6 % slopes	20.80%	2e
uLdD	Lily loam, 12 to 20 % slopes	13.30%	4e
BuF	Bouldin-Gilpin complex, 20 to 60 % slopes	13.10%	7s
uLdC	Lily loam, 6 to 12 % slopes	11.60%	3e
RcF	Ramsey-Rock outcrop complex, 15 to 70 % slopes	8.30%	7e
CrB	Crossville loam, 2 to 5 % slopes	8.20%	2e

NRCS capability classes 2–4 are the more productive, gently sloping soils; classes 6–7 are steeper or more limited and are generally best suited to forestry and wildlife. Subclasses: e = erosion, s = soil limitations, w = excess water.

What It Offers

Timber, recreation and long-term growth in one tract. A working mix of planted pine and hardwood, interior roads, open fields and ridge views, about 6 miles from Soddy-Daisy and 20 from Chattanooga.

Timber

Predominantly forested, with a mix of planted pine and hardwood. Ask the listing agents about timber.

Recreation

Hunting, trails and camping on a large private block, with interior roads, open fields, rock outcrops and ridge views.

Location & growth

Close to Soddy-Daisy and the Chattanooga market, in a growing part of Hamilton County. Acreage and location suggest long-term development potential, subject to zoning, access and buyer due diligence.

On the property



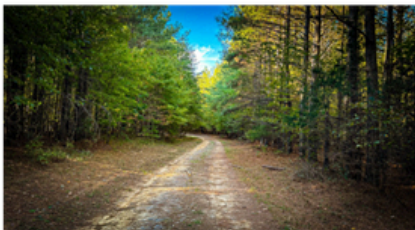
Cleared area, interior road



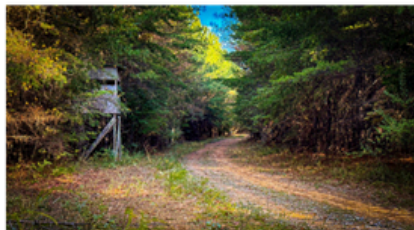
Young planted pines along a road



Hardwood stand within planted pine



Interior gravel road



Road with an existing box stand



Open field with a box blind

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

3,199 acres +/- • Hamilton County, Tennessee • Shown by appointment only

ACREAGE**3,199 acres +/-****PRICE PER ACRE****\$3,150****TOTAL ASKING PRICE****\$10,076,850**

The Team

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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.