



1,162 +/- Acres

Rhea County, Tennessee

Large-block timberland and recreation west of Spring City

Asking Price

\$3,137,400

Price Per Acre

\$2,700 / 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.

1,162

ACRES +/-

\$2,700

PER ACRE

<1 mi

SPRING CITE

~50 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	West of Spring City, Rhea County, Tennessee
County	Rhea County, Tennessee
Acreage	1,162 acres +/-
Asking price	\$3,137,400
Price per acre	\$2,700
Terrain	Cumberland Plateau terrain, roughly 1,100–1,560 ft, with a broad central bench and steep drainage slopes
Water	Piney River and Piney Creek drainages on the western and northern sides
Timber	Predominantly forested; ask the listing agents about timber
Access	Contact the listing agents

Views & Aerials



Road along the brow, with the valley to one side



Brow and valley below



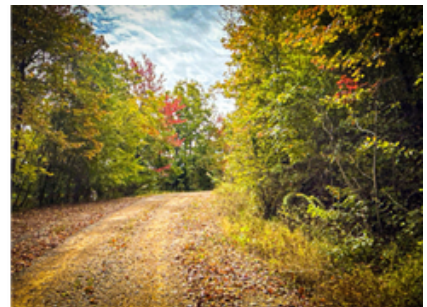
Planted pine on the plateau



Lake and valley views from the brow

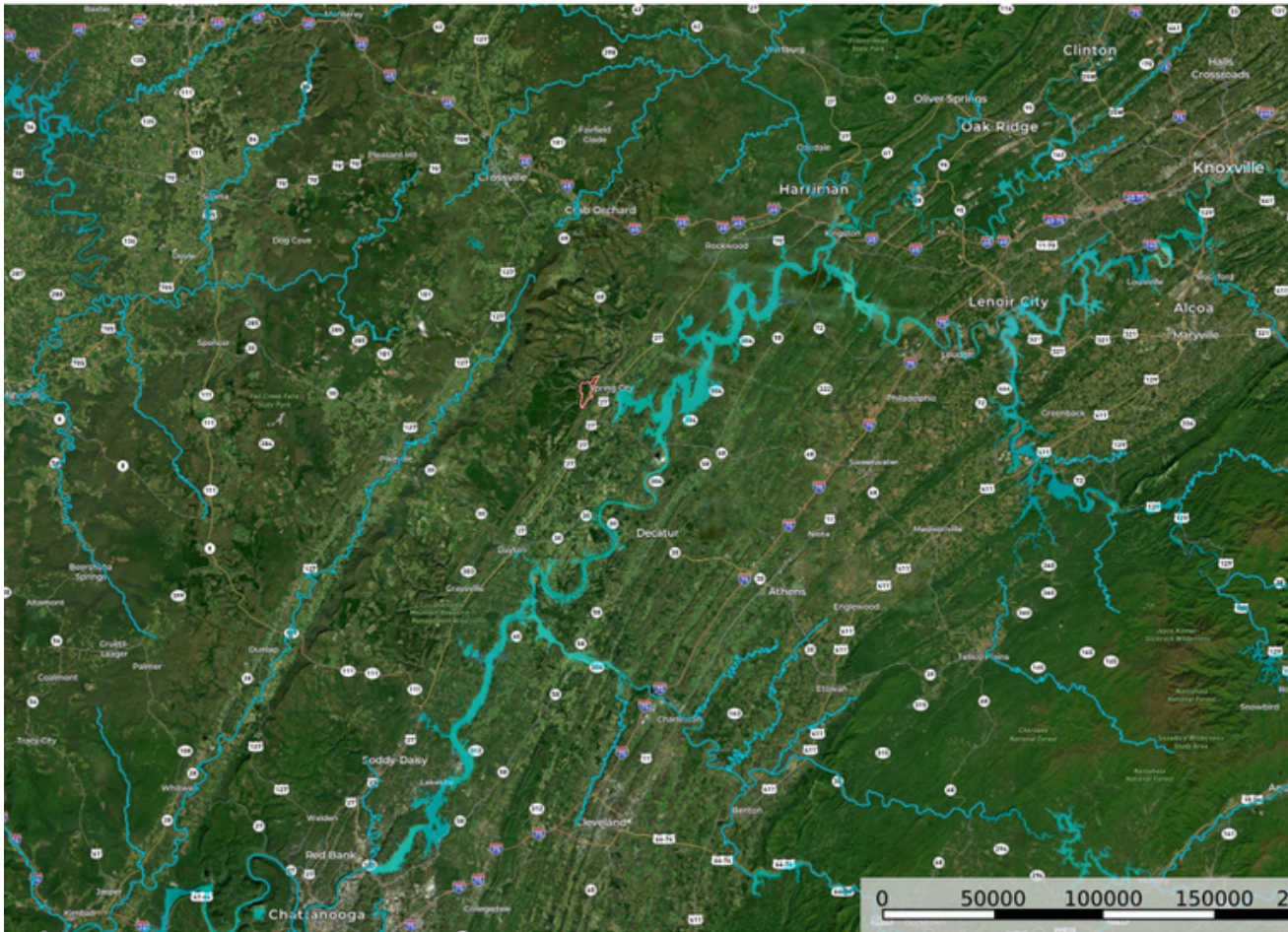


Road junction in planted pine



Interior road in fall color

Location & Access



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

Distances

Spring City	~ 1 mi
Decatur	~12 mi
Chattanooga	~50 mi
Knoxville	~56 mi

Nearby recreation & public land

Justin P. Wilson Cumberland Trail State Park

Piney River Bluffs (358 acres, less than 2 miles from Spring City) protects an 11-mile trail section through Piney River Gorge. Source: Tennessee Dept. of Environment & Conservation, 2022.

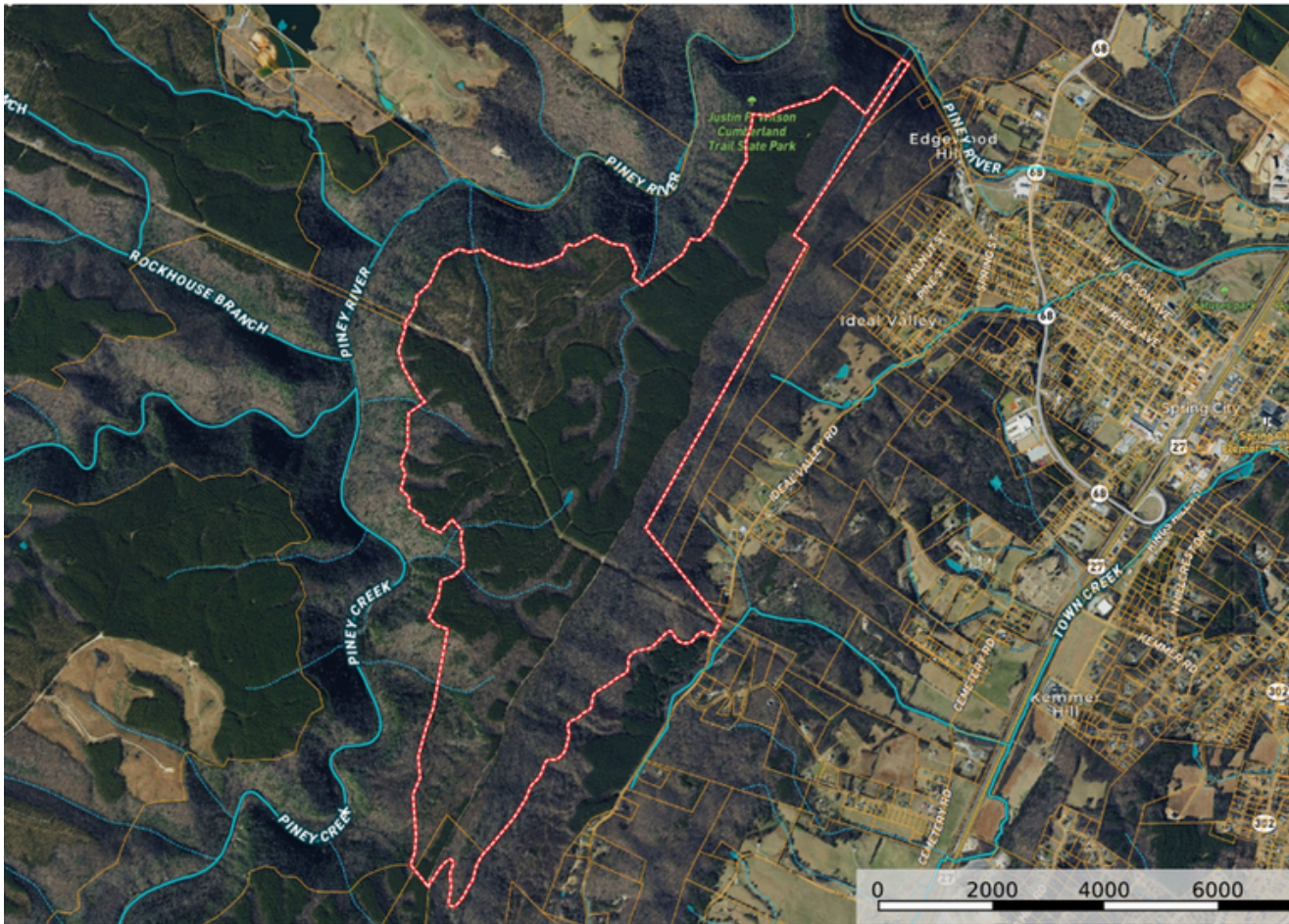
Piney Falls State Natural Area

818 acres in Rhea County off Hwy 68, with old-growth forest and an 80-foot waterfall.

Watts Bar Lake

TVA reservoir just east of Spring City.

Aerial & Boundary



Boundary & acreage

The red dashed line shows the approximate boundary of the 1,162 acre +/- offering. Boundary is approximate and for illustration only; it is not a survey.

INTERACTIVE MAP



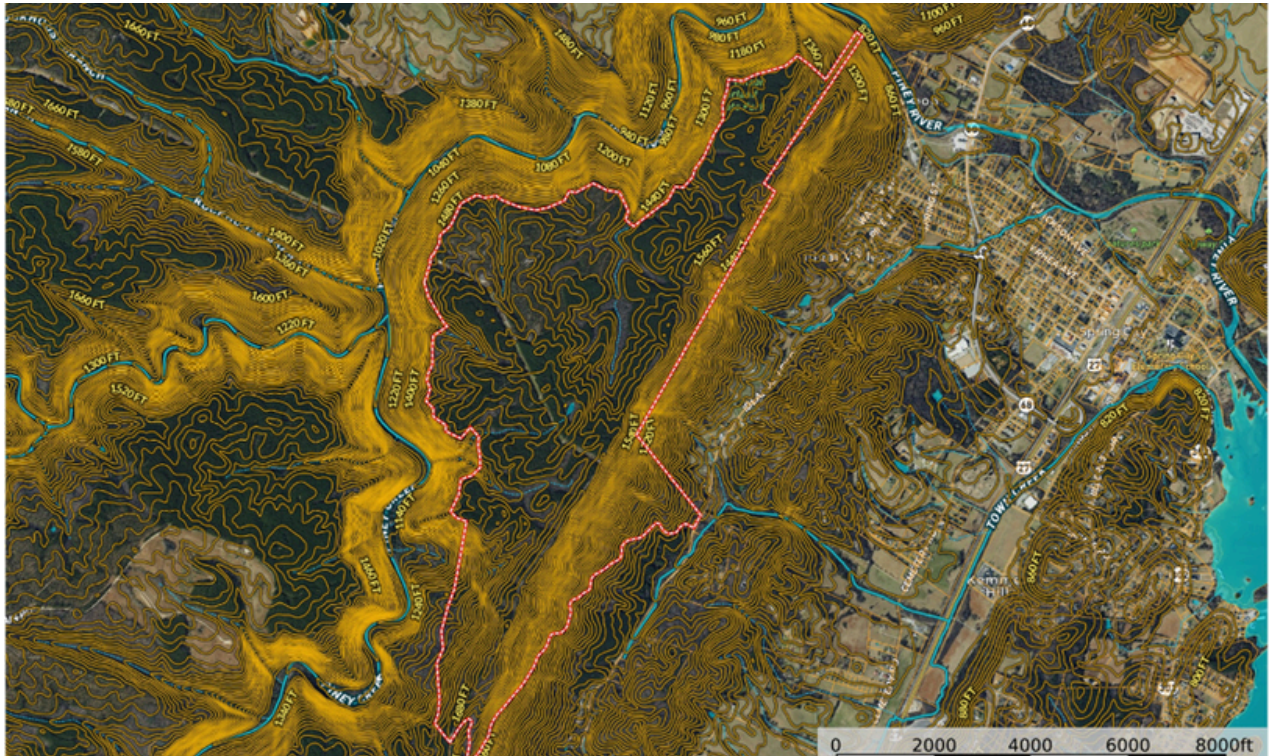
[Scan or tap to open](#)

DRONE VIDEO

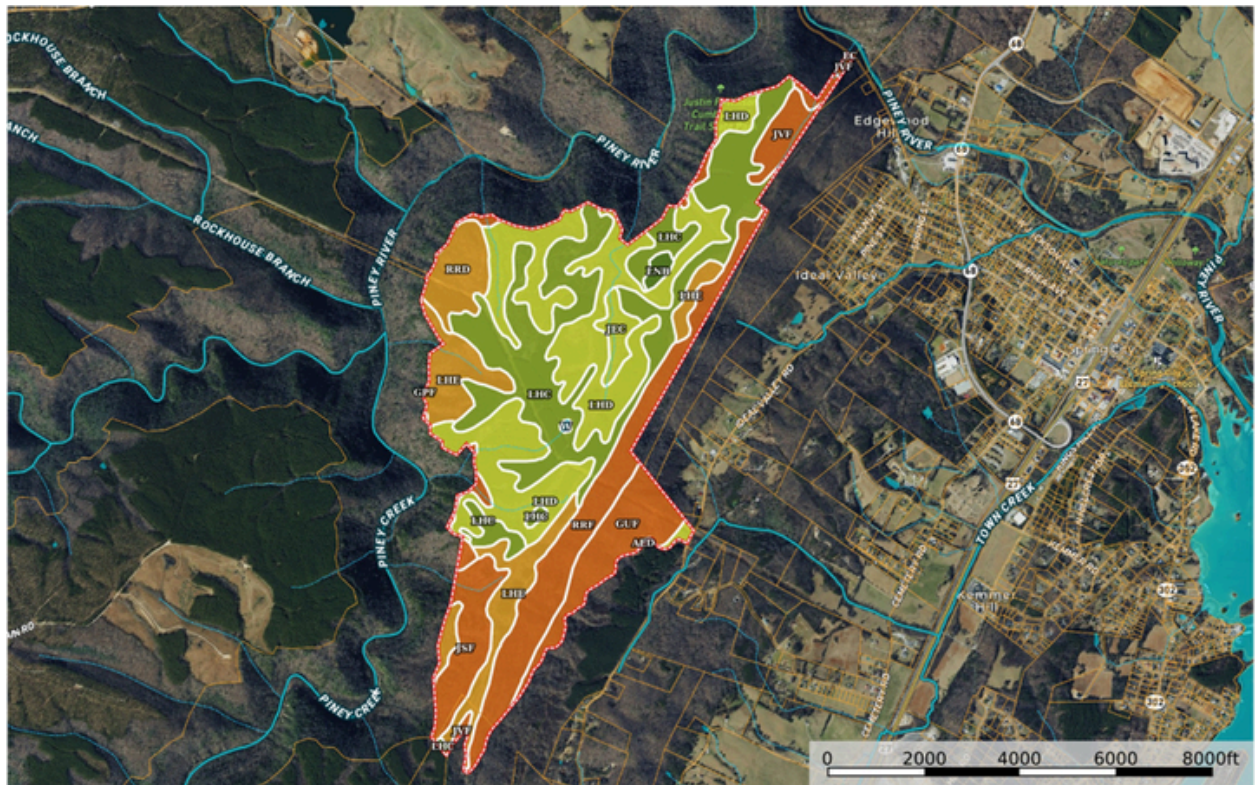


[Scan to watch](#)

Topography & Soils



Topographic map. Elevation runs from roughly 1,100 ft in the drainages to about 1,560 ft along the eastern ridge, with closely spaced contours above Piney Creek and Piney River.



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.

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-Hendon 2-5%	~7	1%	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%, Ealy-Craigsville	~315	27%	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%, Jefferson cobbly loam 5-12%, Allen loam 12-25%	~330	28%	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	Ramsey-Rock outcrop, Lily loam, Gilpin-Bouldin-Petros, Jefferson-Shelocta, Jefferson-Varilla-Shelocta, Gilpin loam	~510	44%	Steep, rocky hillsides and bluffs. Timber, firewood, wildlife habitat and a natural privacy buffer. Not suited to pasture or building.
	Total		1,162 +/-	100%	

How much of the tract is usable?

- Class 2-4 (farm, hay and pasture ground): about 651 acres, roughly 56%. This is the ground that can carry hay fields, pasture, gardens, barns and homesites.
- Class 2-3 only (gentler ground): about 322 acres, roughly 28%. This is the best ground for crops, hay, buildings and arenas.
- Class 6-8 (about 44%) 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

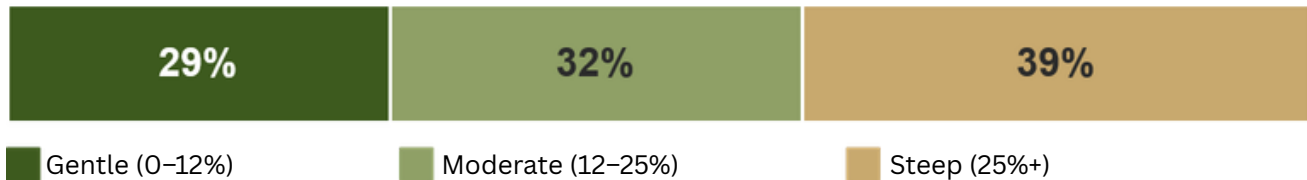
- Pasture and livestock country. The Lily loams on the central bench grow good grass and are the best candidates for hay, pasture or homesites.
- Natural building sites. The gentler Lily soils on the central bench and along the brow (the dark and light green on the map) are the places to look for homesites. Brow areas with views need site-specific review.
- Cumberland Plateau terrain. Elevation runs about 1,100 to 1,560 ft, with steep drainage slopes toward Piney River and Piney Creek. Roads, fencing and building sites need to be planned around the slopes.
- Largely wooded. Most of the tract would need clearing and seeding before it works as pasture. The timber, rock outcrops and steep slopes make strong wildlife habitat and privacy.
- Soil management. Plan on lime and fertilizer, and on erosion control (grass cover, contour planting, no-till) on slopes over about 6%.

Acres are estimates calculated from USDA NRCS soil map unit percentages and the approximate tract acreage. Soil suitability is general and does not replace on-site testing or engineering.

Soils & Slopes

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

Slope distribution



- 29% of the tract is on gentle slopes (0–12%), 32% on moderate slopes (12–25%) and 39% on steep slopes (25% and over).
- The most common soil is Lily loam, 6 to 12 % slopes (27.1%).
- 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
LhC	Lily loam, 6 to 12 % slopes	27.10%	3e
LhD	Lily loam, 12 to 20 % slopes	26.40%	4e
RrF	Ramsey-Rock outcrop complex, 20 to 50 % slopes	12.40%	7s
LhE	Lily loam, 20 to 35 % slopes	10.10%	6e
GuF	Gilpin-Bouldin-Petros complex, 25 to 80 % slopes, very stony	6.70%	7s
JsF	Jefferson-Shelocta complex, 20 to 45 % slopes	5.20%	7s

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

Nearly 3 miles of brow views and big-block acreage, overlooking Spring City with the Tennessee River valley in the distance.

Brow views

Just under 3 miles of brow with views over Spring City and toward the river valley beyond.

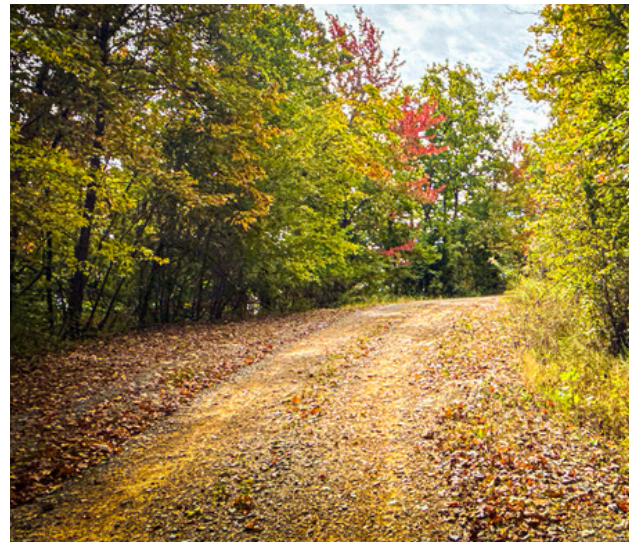
Timber & recreation

Large contiguous block of planted pine and hardwood with interior roads, creek drainages and nearby public land for hunting, trails and recreation.

Location & growth

Spring City is less than a mile away. Brow frontage, acreage and location suggest potential for future development, subject to zoning, access and buyer due diligence.

On the property



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

1,162 acres +/- • Rhea County, Tennessee • Shown by appointment only

ACREAGE

1,162 acres +/-

PRICE PER ACRE

\$2,700

TOTAL ASKING PRICE

\$3,137,400

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.