



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



50± ACRES
BLED SOE COUNTY, TN
\$399,900

THE BLEDSOE 50

PROPERTY PROFILE

LOCATION:

- Clayton Angel Road
Pikeville, TN 37367
- Bledsoe County
- 7± Miles NW of Pikeville
- 8± Miles SE of Fall Creek Falls
State Park
- 48± Miles SE of Cookeville

COORDINATES:

- 35.651674, -85.256491

TAX INFORMATION:

- Parcel 045 039.02: \$260.45

PROPERTY USE:

- Livestock Operation
- Recreational
- Investment
- Hunting

PROPERTY INFORMATION:

- 50± Total Acres
- 40± Acres of Pastureland
- 10± Acres of Wooded Timber
- Fully-Fenced
- Frontage on 3 Roads
- 4 Gated Entrances
- New Pond
- Creek



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BRYSON DALTON

LAND SPECIALIST

C: 423-413-6202

O: 423-568-8339

bryson@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE BLEDSOE 50

WELCOME TO THE BLEDSOE 50! With roughly 40 acres of beautifully manicured pasture ground and about 10 acres of wooded timber, this 50± acre tract in Bledsoe County, Tennessee, is perfect for whatever you may need.

The Bledsoe 50 has road frontage on Griffith, Clayton Angel, and Carl Wilson roads. With four different gate entrances all around the property, accessing each and every corner has never been easier.

Six horses currently reside on the Bledsoe 50 and have it made with a beautiful flowing creek and a nice new pond. Fully-fenced pasture ground like this can be a difficult find, so act fast! Additionally, with the ample road frontage, this would be a great investment tract, and it's just a short drive to Pikeville.

Call Bryson Dalton today to schedule a private showing or for more information.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BRYSON DALTON

LAND SPECIALIST

C: 423-413-6202

O: 423-568-8339

bryson@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

50± ACRES

BLED SOE COUNTY, TENNESSEE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BRYSON DALTON
LAND SPECIALIST

C: 423-413-6202

O: 423-568-8339

bryson@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

50± ACRES

BLED SOE COUNTY, TENNESSEE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BRYSON DALTON

LAND SPECIALIST

C: 423-413-6202

O: 423-568-8339

bryson@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

50± ACRES

BLEDSOE COUNTY, TENNESSEE



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

BRYSON DALTON
LAND SPECIALIST

C: 423-413-6202

O: 423-568-8339

bryson@smalltownproperties.com

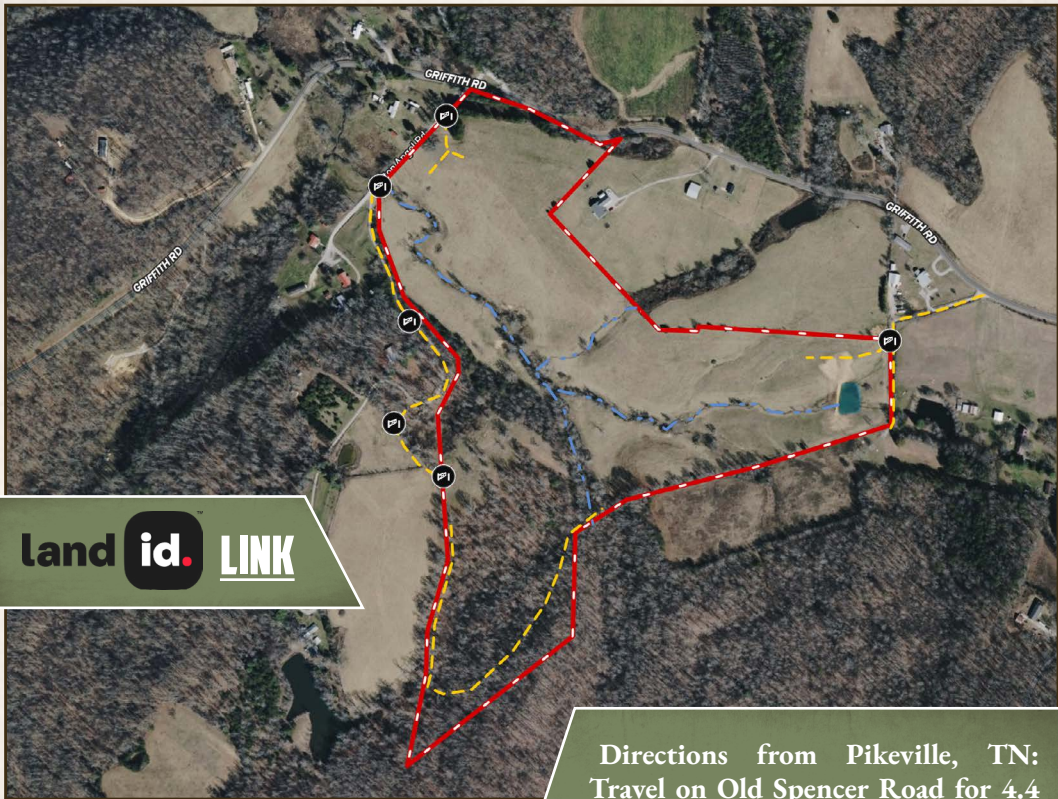
P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

50± ACRES

BLEDSOE COUNTY, TENNESSEE



land **id.** LINK



Directions from Pikeville, TN:
Travel on Old Spencer Road for 4.4 miles. Turn left to stay on Old Spencer Road for 0.2 miles, and then turn left onto State Highway 120. Continue for 1.1 miles. Turn left onto Clayton Angel Road, and the gate of the property will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BRYSON DALTON
LAND SPECIALIST

C: 423-413-6202

O: 423-568-8339

bryson@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.