

**39.3± ACRES**  
**HAMILTON COUNTY, TN**  
**\$289,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE

OFFICE (423) 568-8339 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE HAMILTON 39.3

## PROPERTY PROFILE

### LOCATION:

- 408 Back Valley Road  
Sale Creek, TN 37373
- Hamilton County
- 1.9± Miles SW of Sale Creek  
High School
- 11.5± Miles SW of Dayton
- 27.2± Miles NE of Chattanooga
- 133± Miles SE of Nashville

### PROPERTY USE:

- Potential Home/Cabin Site
- Hunting
- Recreational

### PROPERTY INFORMATION:

- 39.32± Surveyed Acres
- Rolling Terrain
- Mature Hardwoods
- Gated Entrance
- Utilities Available
- Whitetail Deer

### TAX INFORMATION:

- Tax ID: 020 019
- 2024 Taxes: \$960.36

### COORDINATES:

- 35.366113, -85.128701



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**WILLIAM SMITH**

LAND SPECIALIST

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P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE HAMILTON 39.3

**WELCOME TO THE HAMILTON 39.3, A VERSATILE PROPERTY IN SALE CREEK, TENNESSEE, OFFERING THE PERFECT BLEND OF RECREATION, INVESTMENT, AND HOMESITE POTENTIAL.** Whether you're looking to build your dream home in the country or secure a strong timber and hunting tract just outside of Chattanooga, the Hamilton 39.3 is a solid choice.

The 39.3± acre Hamilton County property offers an established gravel driveway, shared with the local water association, that leads to the interior of the tract, providing easy access and a clear route to a potential homesite, cabin, or hunting camp. The gentle rolling terrain and wooded privacy create a secluded setting. Atop the main ridge, you will find wonderful views of the surrounding area.

If you've been searching for the perfect opportunity to own recreational land, a hunting tract close to home, or an affordable piece of property near Chattanooga, the Hamilton 39.3 is worth considering!

**Contact William Smith to learn more and  
experience #TheSmallTownWay!**



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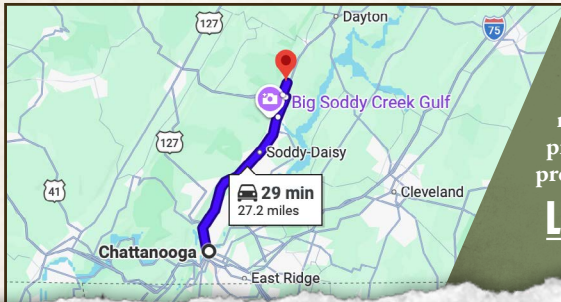
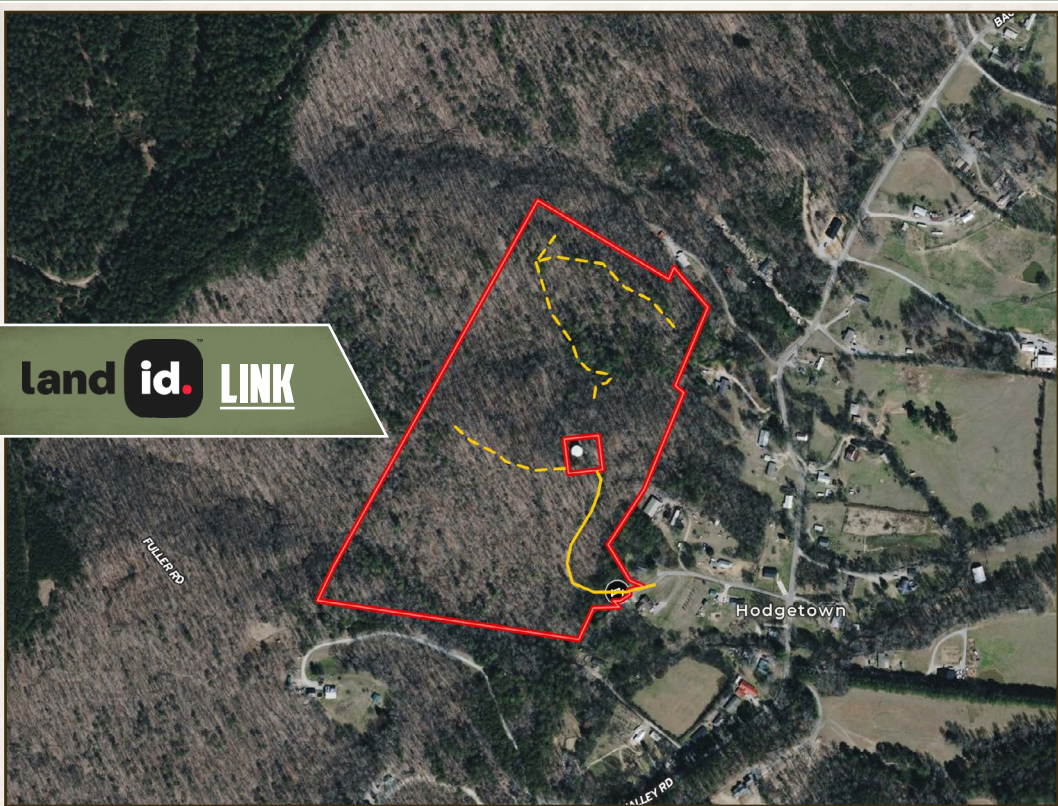
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39.3± ACRES

HAMILTON COUNTY, TENNESSEE

land id. LINK



Directions From Downtown Chattanooga, TN: Travel 25 miles north on US-27 N. Turn left on Retro Hughes Road and continue 0.2 miles. Turn right on Back Valley Road and proceed 2 miles. Turn left on Fuller Lane and the property is at the end of the road.

[\*\*LINK TO GOOGLE MAP DIRECTIONS\*\*](#)



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