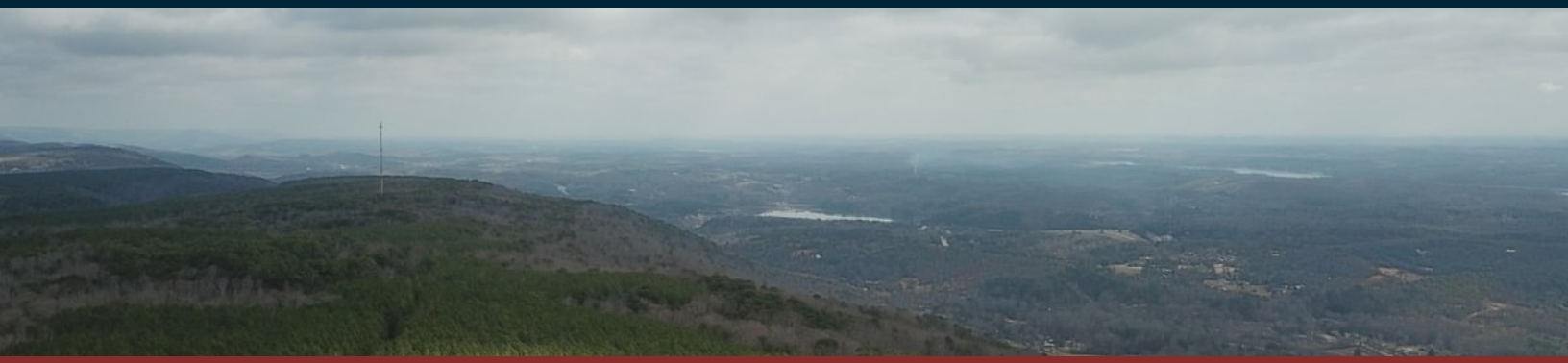


ACTIVE · SET PRICE

Goldfinch 6507 North

± 394 Acres | Hamilton County | Tennessee | Near Soddy Daisy

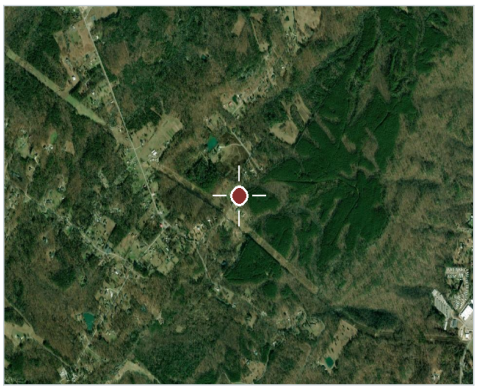
Goldfinch 6507 Hotwater Road Tract.

PRICE	PRICE / ACRE	ACREAGE
$2,167,000	$5,500	± 394

PROPERTY OVERVIEW

PRICE REDUCED! Beautiful Brow property on Hotwater and Mowbrew Pike Roads in Hamilton County, Tennessee. This old Bowater Property, now owned by Goldfinch LLC, is located in a beautiful area in Hamilton County just minutes from Soddy Daisy. The tract has excellent views, and the topography is mostly gently sloping. Excellent development potential with utilities at the road frontages. Some old surface mining occurred on small areas within the ±438 acres. The tract contains a large number of merchantable pine plantations that could be thinned for significant timber revenue and would make the tract more attractive. The topography and soils would support farming if one would wish to convert portions to that use. Excellent wildlife and recreation potential. Some drainages and creeks would likely make excellent pond sites. An ±84-acre portion on the south end could be split off, and the price for that split will be $588,000.00 or$7000/acre. C...

LOCATION



Hamilton County, Tennessee

PROPERTY DETAILS

ACCESS
Paved Road

UTILITIES
Electric · Telephone · Public Water

WATER FEATURES
Creeks / Streams

VIEWS
Timber · Mountains

IMPROVEMENTS
Roads · Gate

COUNTY TAX PARCEL IDS
Map 057 Parcel 003.00 Map 048 Parcel 039.00

DOCUMENTS INCLUDED
COA · Topo Map · Aerial Map



Neil Owens
Broker In Charge, TN
O: 865.567.4583
neil.owens@afmforest.com
Principal Broker: Jake Almond (Tennessee)

SCAN TO VIEW

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated September 28, 2026 · https://www.afmrealestate.com/properties/394-acres-land-for-sale-in-hamilton-county-tennessee/goldfinch-6507

Property Photos

Goldfinch 6507 North · Hamilton County · Tennessee · Near Soddy Daisy







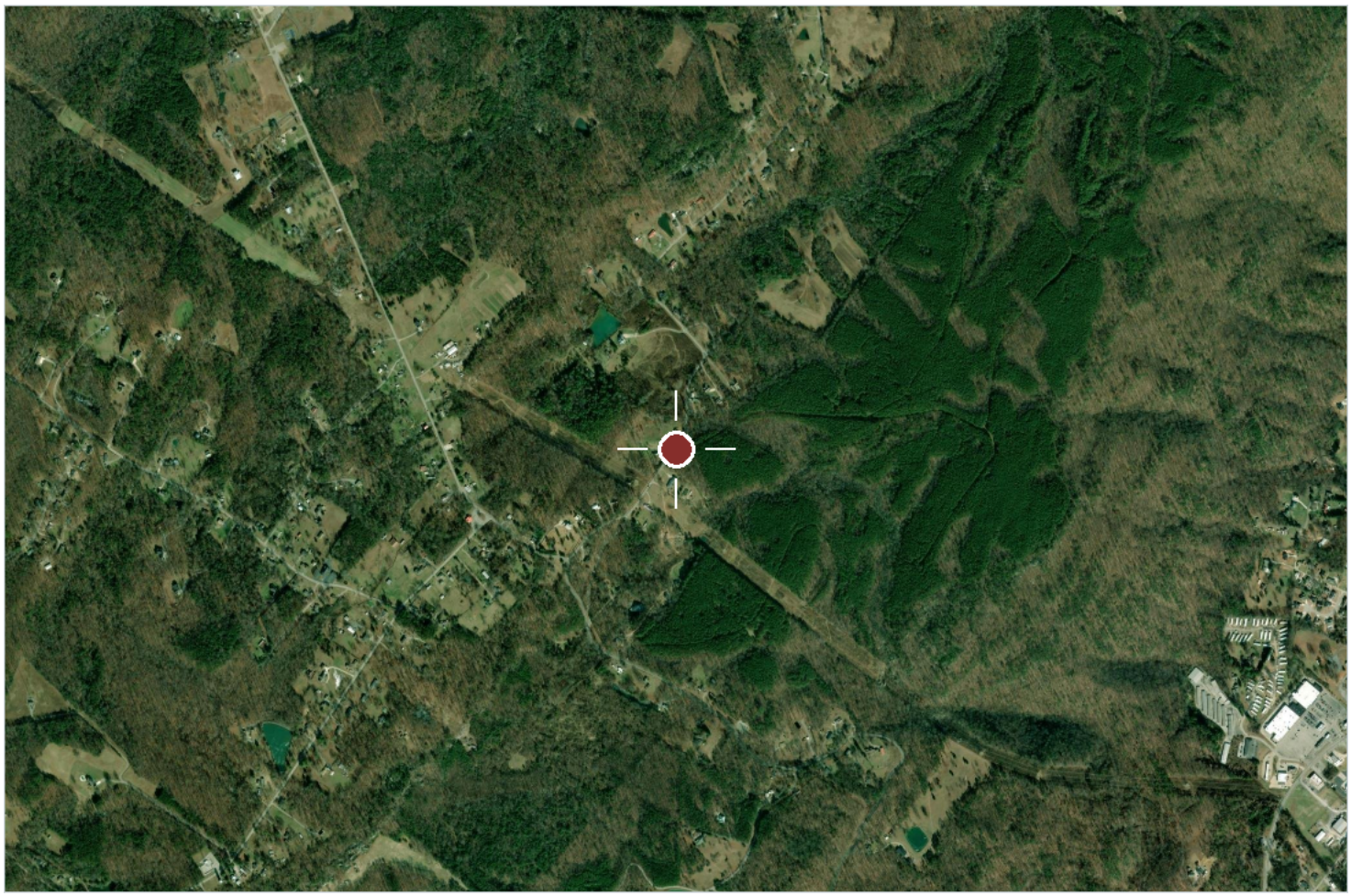




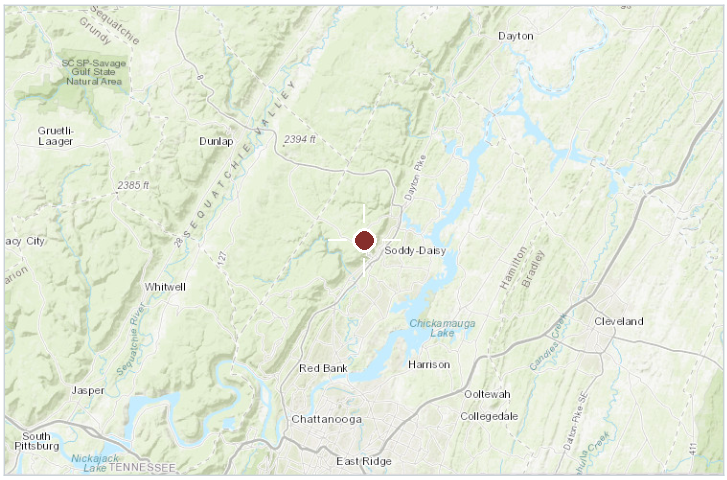


Location & Access

Goldfinch 6507 North · Hamilton County · Tennessee · Near Soddy Daisy



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE

Hamilton County, Tennessee

NEAREST CITY

Soddy Daisy

APPROXIMATE CENTRE

35.26252, -85.20467

COUNTY TAX PARCEL IDS

Map 057 Parcel 003.00 Map 048 Parcel 039.00

CONFIRMATION OF AGENCY STATUS

Every real estate licensee is required to disclose his or her agency status in a real estate transaction to any buyer or seller who is not represented by an agent and with whom the Licensee is working directly in the transaction. The purpose of this Confirmation of Agency Status is to acknowledge that this disclosure occurred. Copies of this confirmation must be provided to any signatory thereof. As used below, "Seller" includes sellers and landlords; "Buyer" includes buyers and tenants. Notice is hereby given that the agency status of this Licensee (or Licensee's company) is as follows in this transaction:

The real estate transaction involving the property located at:
Various Tracts Morgan, Scott, Hamilton Counties East Tennessee
PROPERTY ADDRESS

SELLER NAME: Goldfinch Timber, LLC LICENSEE NAME: Jake Almond	**BUYER NAME:** _____ LICENSEE NAME: _____
in this consumer's current or prospective transaction is serving as:	in this consumer's current or prospective transaction is serving as:
☐ **Transaction Broker or Facilitator.** (not an agent for either party).	☐ **Transaction Broker or Facilitator.** (not an agent for either party).
☐ **Seller is Unrepresented.**	☐ **Buyer is Unrepresented.**
☒ **Agent for the Seller.**	☐ **Agent for the Buyer.**
☐ **Designated Agent for the Seller.**	☐ **Designated Agent for the Buyer.**
☐ **Disclosed Dual Agent (for both parties),** with the consent of both the Buyer and the Seller in this transaction.	☐ **Disclosed Dual Agent (for both parties),** with the consent of both the Buyer and the Seller in this transaction.

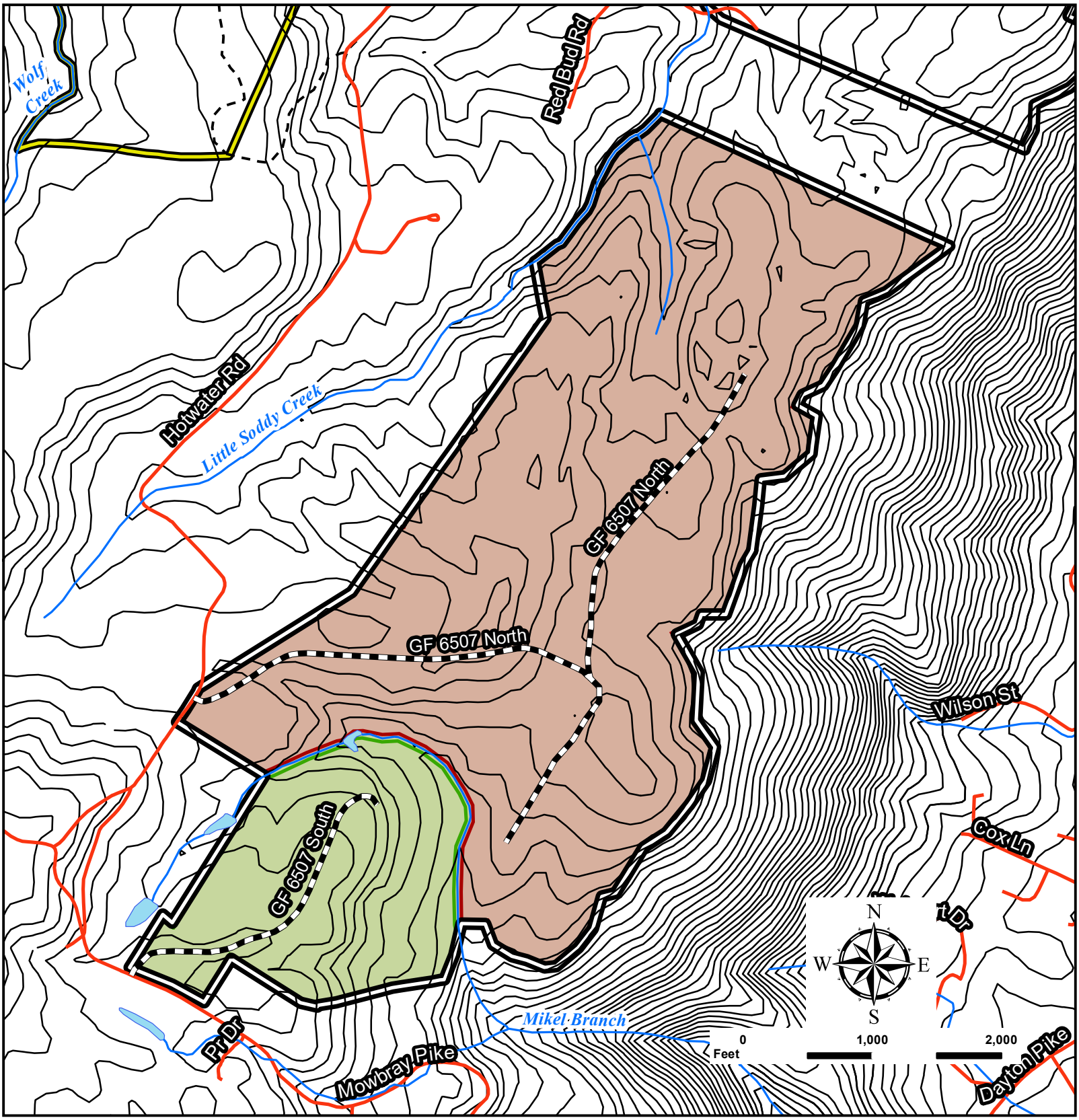
This form was delivered in writing, as prescribed by law, to any unrepresented buyer **prior to the preparation of any offer to purchase,** OR to any unrepresented seller **prior to presentation of an offer to purchase;** OR (if the Licensee is listing a property without an agency agreement) **prior to execution of that listing agreement.** This document also serves as confirmation that the Licensee's Agency or Transaction Broker status was communicated orally before any real estate services were provided and also serves as a statement acknowledging that the buyer or seller, as applicable, was informed that any complaints alleging a violation or violations of Tenn. Code Ann. § 62-13-312 must be filed within the applicable statute of limitations for such violation set out in Tenn. Code Ann. § 62-13-313(e) with the Tennessee Real Estate Commission, 710 James Robertson Parkway, 3rd Floor, Nashville, TN 37232, PH: (615) 741-2273. **This notice by itself, however, does not constitute an agency agreement or establish any agency relationship.**

By signing below, parties acknowledge receipt of Confirmation of Agency relationship disclosure by Realtor® acting as Agent/Broker OR other status of Seller/Landlord and/or Buyer/Tenant pursuant to the National Association of Realtors® Code of Ethics and Standards of Practice.

Chet L. Math	1/3/2025		
Seller Signature	Date	Buyer Signature	Date
Seller Signature	Date	Buyer Signature	Date
Jake Almond	1/2/25		
Listing Licensee	Date	Selling Licensee	Date
AFM Real Estate	1/2/25		
Listing Company		Selling Company	

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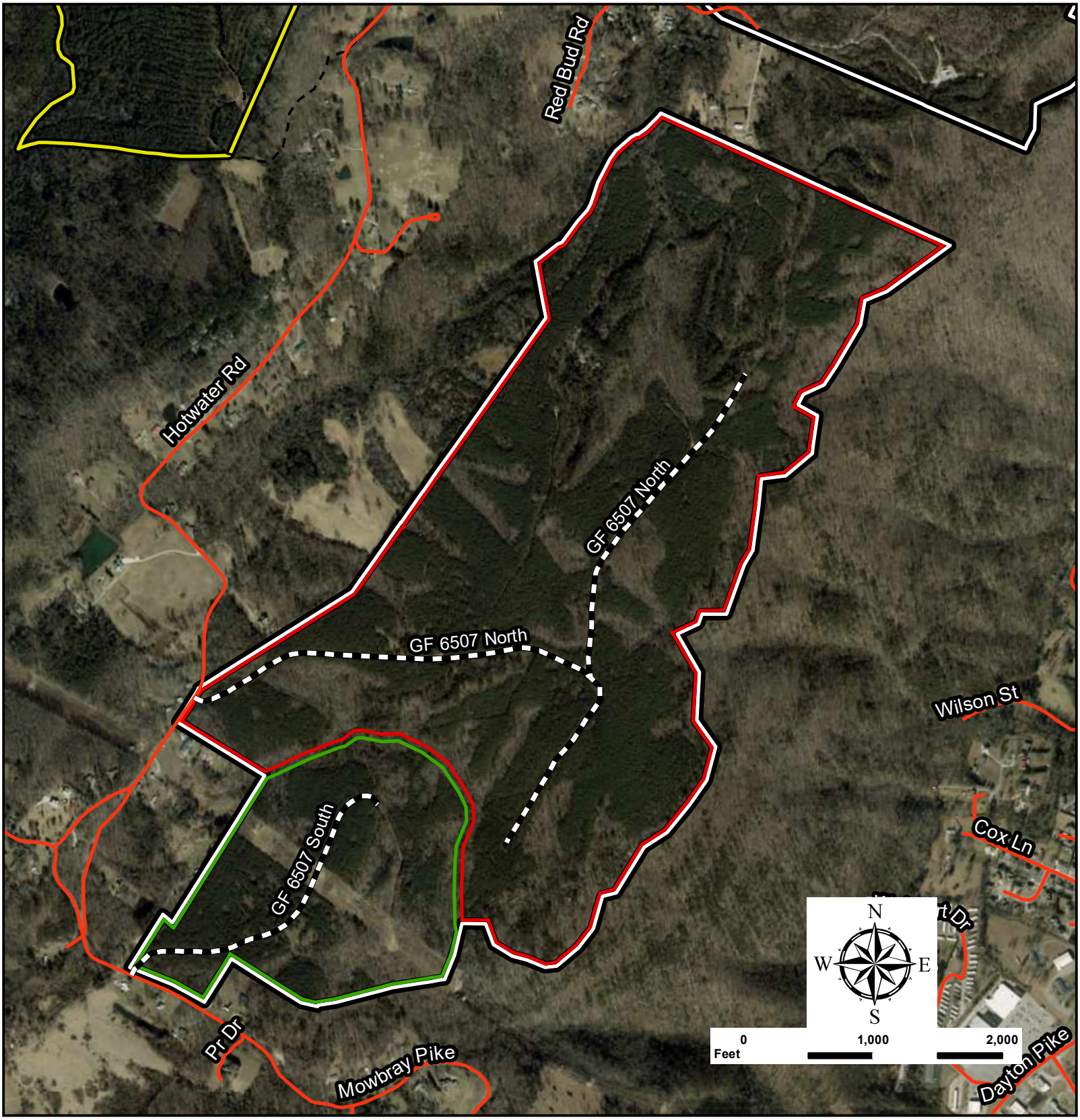
Tract Map	
Owner:	Goldfinch LLC
Tract	6507
State:	Tennessee
County:	Hamilton
Acres:	437.85 +/-

Goldfinch Boundary

83.41

354.37

AFM REAL ESTATE



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