

UNDER CONTRACT · SET PRICE

Goldfinch 6507 South

± 44 Acres | Hamilton County | Tennessee | Near Soddy Daisy

Goldfinch 6507 - Mowbray Pike Tract.

PRICE \$522,600	PRICE / ACRE \$12,000	ACREAGE ± 44
---------------------------	---------------------------------	------------------------

PROPERTY OVERVIEW

Beautiful Brow property on Mowbrew Pike in Hamilton County, Tennessee. This old Bowwater 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 frontage. Some old surface mining occurred on small area on the boundary of this ±44 acre tract. The tract contains a section of merchantable pine plantation that could be thinned for timber revenue and would make the tract more attractive. The topography and soils would support farming if one wished to convert portions to that use. Excellent wildlife and recreation potential. Come see it today!

PROPERTY DETAILS

ACCESS

Paved Road

UTILITIES

Electric · Telephone · Public Water

WATER FEATURES

Creeks / Streams

VIEWS

Timber · Mountains

IMPROVEMENTS

Roads · Gate

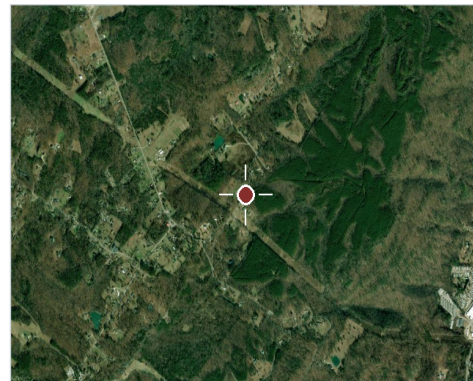
COUNTY TAX PARCEL IDS

Map 057 Parcel 003.00 Map 048 Parcel 039.00

DOCUMENTS INCLUDED

Aerial Map · Topo Map · COA

LOCATION



Hamilton County, Tennessee



Neil Owens

Broker In Charge, TN

O: 865.567.4583

neil.owens@afmforest.com

Principal Broker: Jake Almond (Tennessee)

SCAN TO VIEW



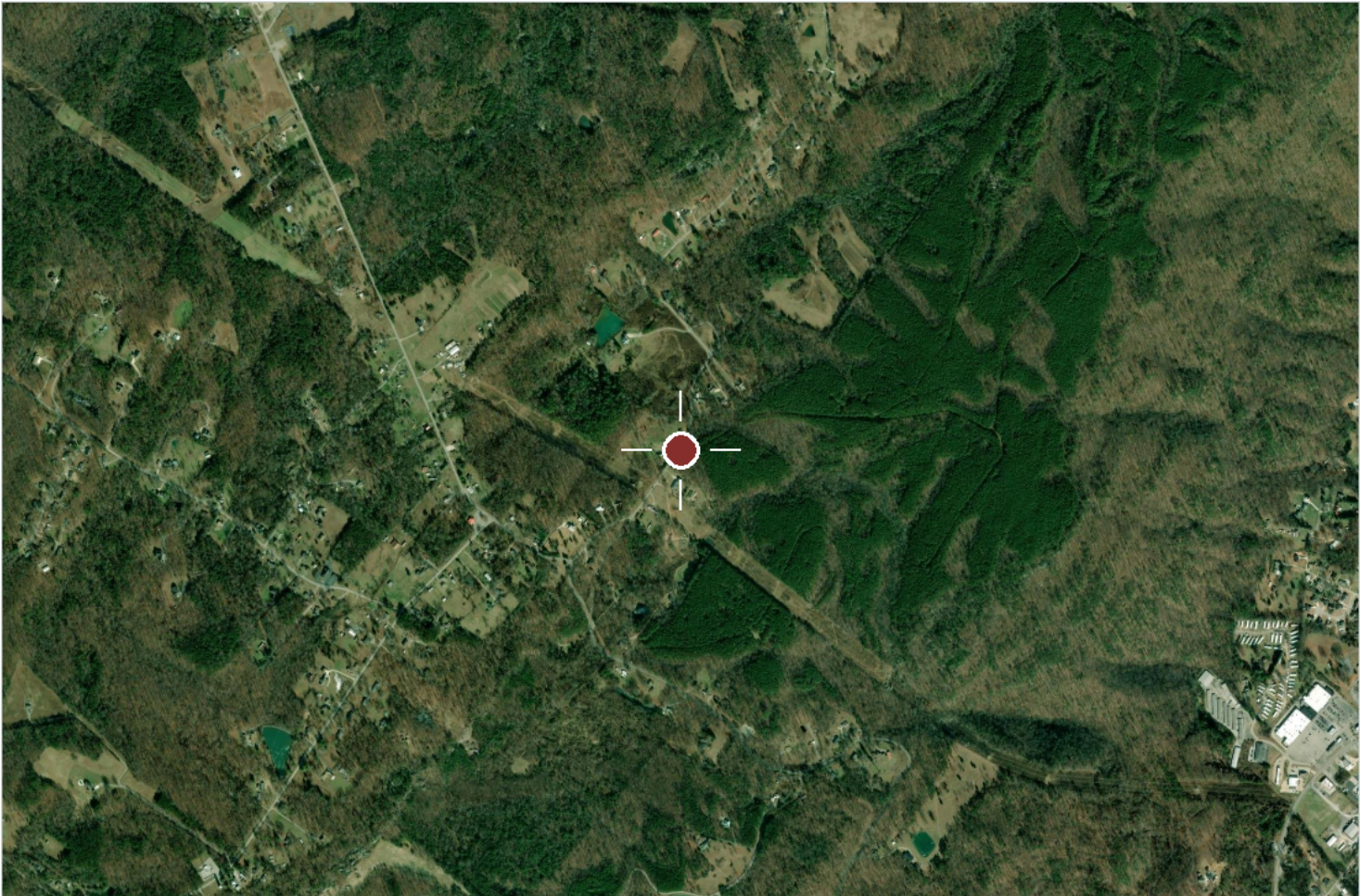
Property Photos

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

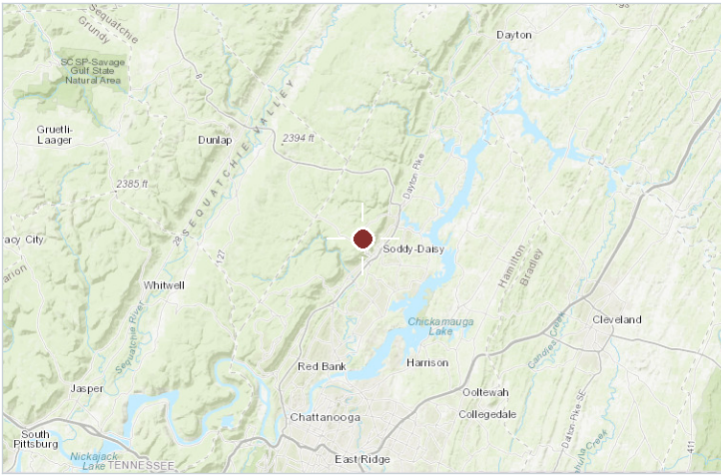


Location & Access

Goldfinch 6507 South · 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



Tract Map

Tract:	GF 6507 South
Owner:	Goldfinch LLC
State:	Tennessee
County:	Hamilton
Acres	43.55 +/-



1 inch = 357 feet



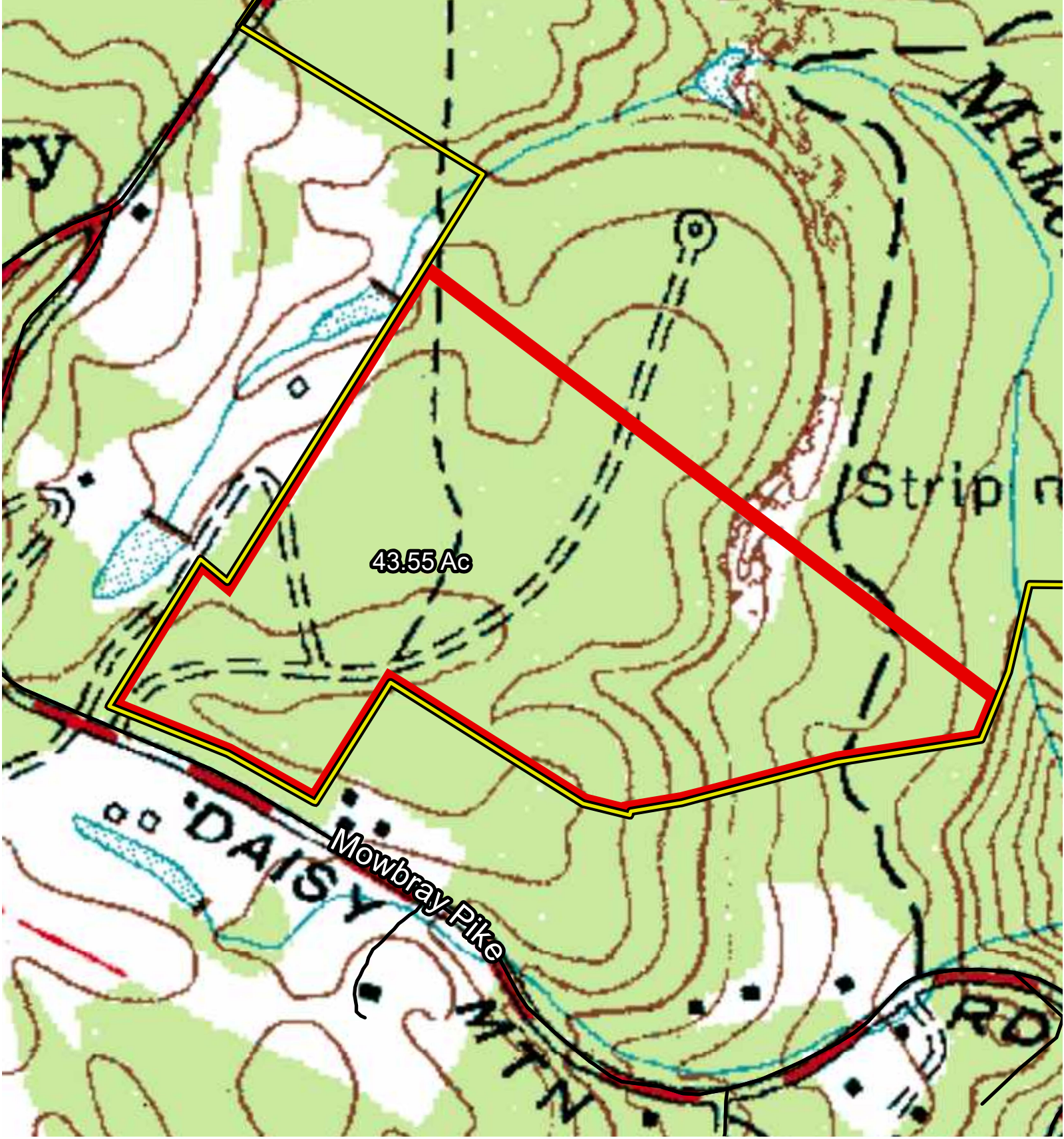
Goldfinch LLC



6507 South



AFM
REAL ESTATE



Tract Map	
Tract:	GF 6507 South
Owner:	Goldfinch LLC
State:	Tennessee
County:	Hamilton
Acres	43.55 +/-



1 inch = 357 feet

Goldfinch LLC

6507 South



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.

Chris 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

NOTE: This form is provided by TAR to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the TAR logo in conjunction with any form other than standardized forms created by TAR is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.

This form is copyrighted and may only be used in real estate transactions in which Jake Almond is involved as a TAR authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to the Tennessee Association of Realtors® at 615- 321-1477.