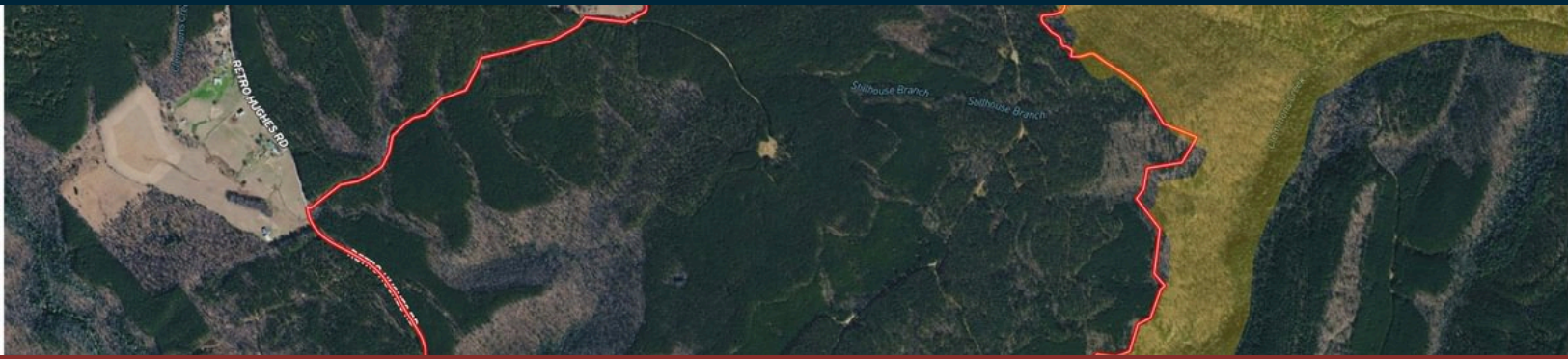




ACTIVE · SET PRICE

1131 South - Clemmons Creek

± 1,124 Acres | Hamilton County | Tennessee | Near Sale Creek

Endless Options...Investment, Development, Timber Managment, Hunting Retreat

PRICE	PRICE / ACRE	ACREAGE
\$7,868,000	\$7,000	± 1,124

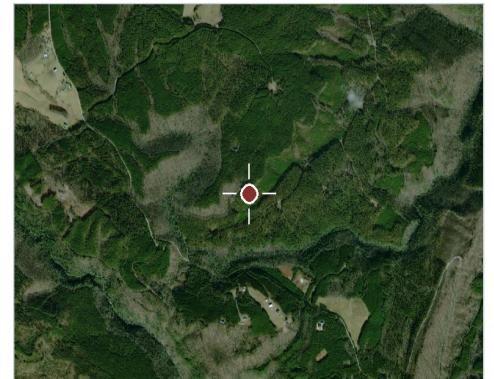
PROPERTY OVERVIEW

Discover an exceptional opportunity to own ±1,124 acres of diverse timberland and recreational property located along Retro Hughes Road, just west of Sale Creek, Tennessee. Offering substantial timber resources, extensive road frontage, water features, mountain views, and direct proximity to protected recreational lands, this property represents a rare large-acreage offering in Southeast Tennessee. The property encompasses the headwaters of Clemmons Creek, with numerous drainages and natural water features originating within the tract. One of its most distinctive characteristics is its setting—Rock Creek Recreation Area surrounds the property on three sides, creating a remarkable sense of privacy and providing an expansive natural backdrop. This location makes the property particularly attractive for buyers seeking a private recreational retreat, hunting property, long-term timber investment, or a combination of these uses. Timber resou...

PROPERTY DETAILS

TYPE	ACCESS
Conservation (Habitat)	ATV · Gravel Road · Legal Access · Fee Simple
UTILITIES	WATER FEATURES
Electric	Creeks / Streams
VIEWS	COUNTY TAX PARCEL IDS
Timber · Mountains	019-006.02

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

1131 South - Clemmons Creek · Hamilton County · Tennessee · Near Sale Creek



Boundary

Location & Access

1131 South - Clemmons Creek · Hamilton County · Tennessee · Near Sale Creek



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

COUNTY & STATE
Hamilton County, Tennessee

NEAREST CITY
Sale Creek

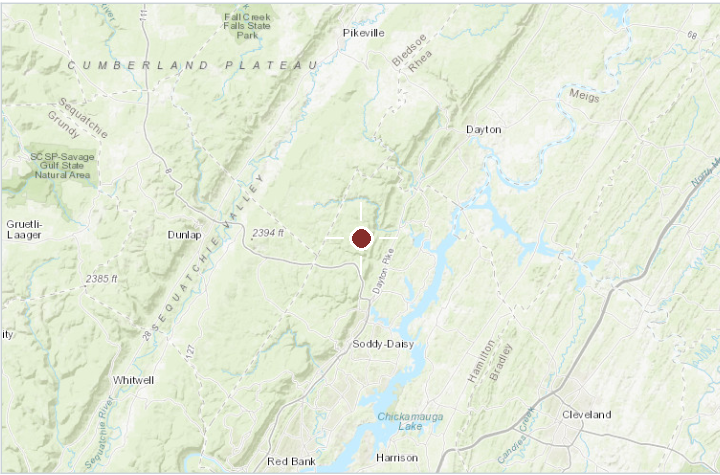
APPROXIMATE CENTRE
35.37421, -85.16313

COUNTY TAX PARCEL IDS
019-006.02

INTERACTIVE MAP



<https://id.land/maps/1ea43fea75c1bfc930e34bae61a86e8a/share>



Regional locator