

**17± ACRES**  
**BLEDSOE COUNTY, TN**  
**\$289,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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

# THE BLEDSOE 17

## PROPERTY PROFILE

### LOCATION:

- 234 Burgess Farm Drive  
Graysville, TN 37338
- Bledsoe County
- 13.8± Miles NE  
of Flat Top Mountain
- 14± Miles E of Graysville
- 39.4± Miles NE of Chattanooga
- 18.6± Miles NE of Dunlap
- 20.8± Miles SW of Dayton

### COORDINATES:

- 35.46619, -85.23849

### TAX INFORMATION:

- \$414± (2025)

### PROPERTY USE:

- Potential Home/Cabin Site
- Recreational
- Mini-Farm
- Investment

### PROPERTY INFORMATION:

- 17± Surveyed Acres
- Direct Access to 17± Acre Lake
- Undeveloped
- Electricity & Fiber  
Available at the Road



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**WILLIAM SMITH**

LAND SPECIALIST

C: 662-647-4788

O: 423-568-8339

[william@smalltownproperties.com](mailto:william@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

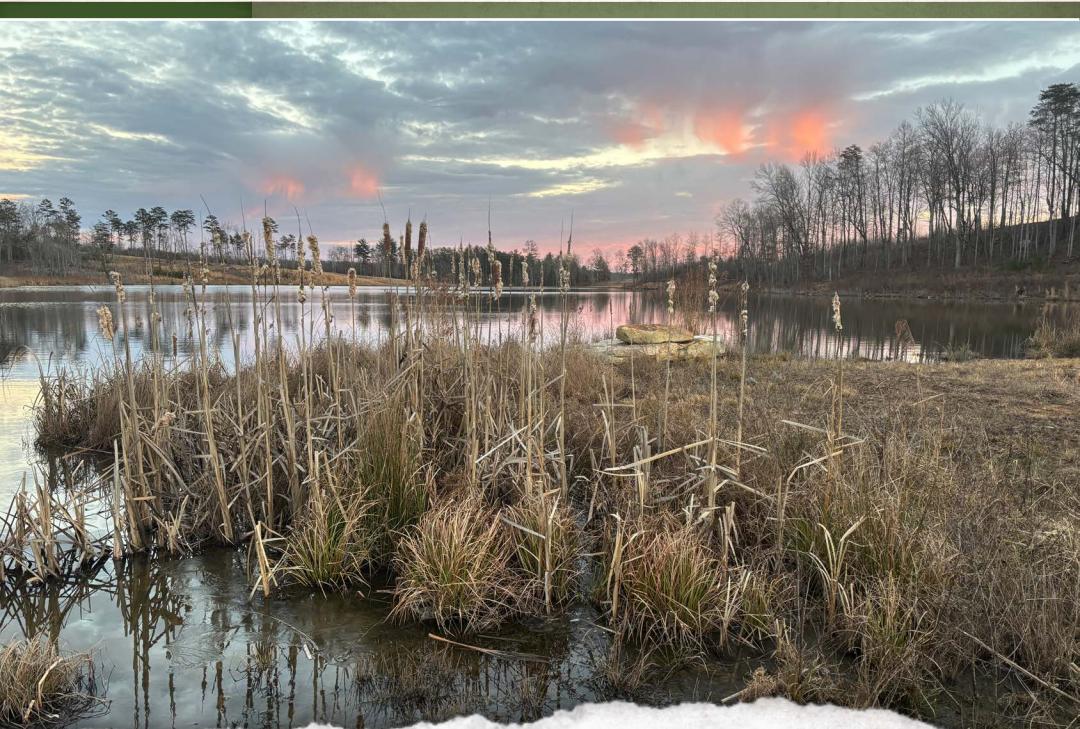
[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE BLEDSOE 17

**WELCOME TO THE BLEDSOE 17, A BEAUTIFUL 17± ACRE UNDEVELOPED TRACT IN BLEDSOE COUNTY, TENNESSEE, JUST OUTSIDE OF GRAYSVILLE.** This property features around 170 feet of frontage along a 17± acre lake. With electricity and fiber available at the road, the Bledsoe 17 offers a blank canvas for your vision—whether you're dreaming of rural living, a recreational retreat, or a future investment.

The Bledsoe 17's open terrain provides multiple ideal building sites with wonderful water views, while the large pond adds exceptional value for fishing, kayaking, swimming, or simply enjoying peaceful sunrises. Surrounded by a quiet countryside, this property is a great place for a relaxing weekend getaway or to come home to daily.



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**WILLIAM SMITH**

LAND SPECIALIST

C: 662-647-4788

O: 423-568-8339

[william@smalltownproperties.com](mailto:william@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

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

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE BLEDSOE 17

Located just 50 minutes to Chattanooga and 30 minutes to Dunlap, the Bledsoe 17 makes it easy to enjoy both country living and nearby city amenities. With no existing structures and limited deed restrictions, you have the option to design and build your dream house or barndominium!

Contact William Smith today to schedule a private showing and experience #TheSmallTownWay.



**WILLIAM SMITH**

LAND SPECIALIST

C: 662-647-4788

O: 423-568-8339

[william@smalltownproperties.com](mailto:wiliam@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

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

Information is believed to be accurate but not guaranteed.

17± ACRES

BLEDSOE COUNTY, TENNESSEE



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**WILLIAM SMITH**

LAND SPECIALIST

C: 662-647-4788

O: 423-568-8339

[william@smalltownproperties.com](mailto:william@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

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

Information is believed to be accurate but not guaranteed.

17± ACRES

BLEDSOE COUNTY, TENNESSEE



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**WILLIAM SMITH**

LAND SPECIALIST

C: 662-647-4788

O: 423-568-8339

[william@smalltownproperties.com](mailto:william@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

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

Information is believed to be accurate but not guaranteed.

land **id.** **LINK**



**Directions From Chattanooga, TN:**  
 Travel on US-27 N for 26 miles and continue onto TN-111 for 4.2 miles until the Jones Gap Road exit. Exit and then turn right onto Jones Gap Road. Proceed for 3 miles. Continue onto Hendon Road and travel for 3.6 miles. Turn right to stay on Hendon Road for 4.6 more miles. Turn left onto Hidden Hills Drive, and after 2 miles, the destination will be on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



**SMALLTOWN**  
 HUNTING PROPERTIES  
 & REAL ESTATE<sup>SM</sup>

**WILLIAM SMITH**

LAND SPECIALIST

C: 662-647-4788

O: 423-568-8339

[william@smalltownproperties.com](mailto:william@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

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

Information is believed to be accurate but not guaranteed.