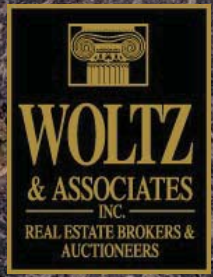
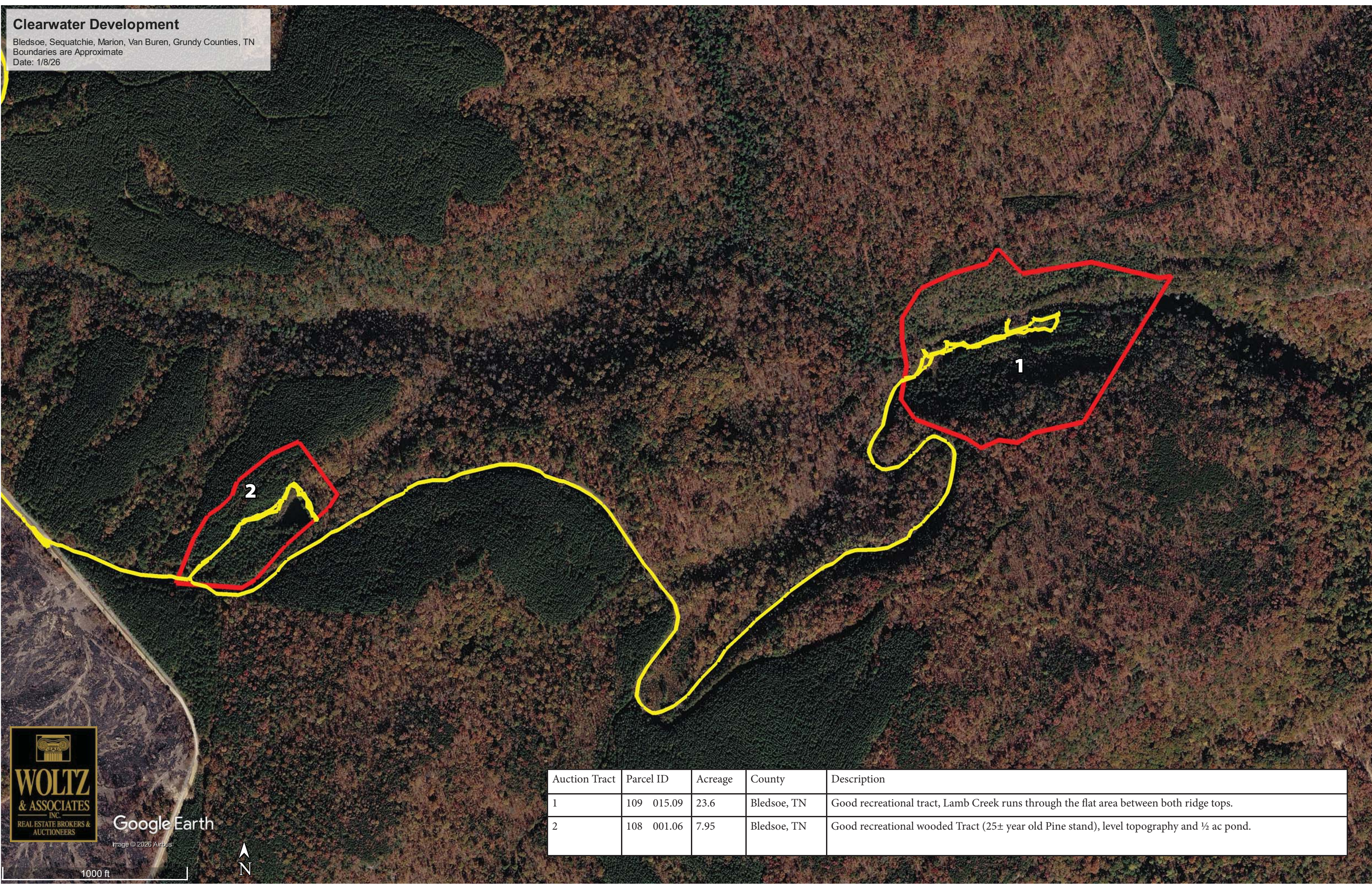


# Clearwater Development

Bledsoe, Sequatchie, Marion, Van Buren, Grundy Counties, TN  
Boundaries are Approximate  
Date: 1/8/26



Google Earth

Image © 2026 Airbus

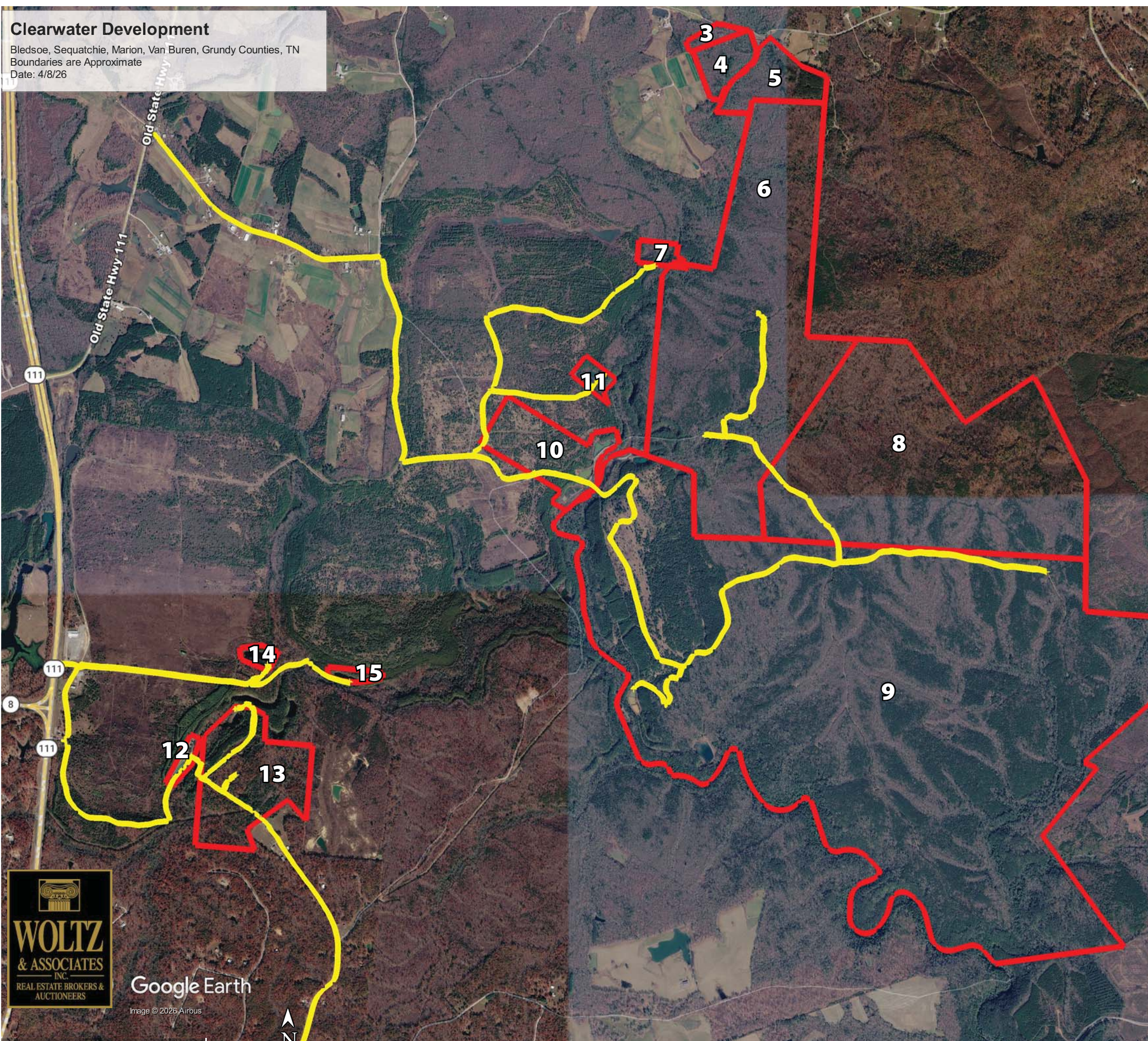


1000 ft

Auction Tract	Parcel ID	Acreage	County	Description
1	109 015.09	23.6	Bledsoe, TN	Good recreational tract, Lamb Creek runs through the flat area between both ridge tops.
2	108 001.06	7.95	Bledsoe, TN	Good recreational wooded Tract (25± year old Pine stand), level topography and ½ ac pond.

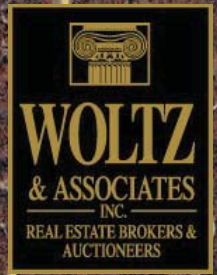
# Clearwater Development

Bledsoe, Sequatchie, Marion, Van Buren, Grundy Counties, TN  
 Boundaries are Approximate  
 Date: 4/8/26



Auction Tract	Parcel ID	Acreage	County	Description
3	086 003.00	6.19	Van Buren, TN	Carbon Credits – Income Producing - Gently Rolling/Wooded Tract
4	002 001.00	20.5	Sequatchie, TN	Carbon Credits – Income Producing. Wooded/Gently Rolling Tract
5	077 016.00	36	Bledsoe, TN	Carbon Credits – Income Producing. Wooded/Gently Rolling Tract
6	085 002.01	425	Bledsoe, TN	Carbon Credits – Income Producing. Wooded/Gently Rolling to Level Topography – Good Interior Road system – Small stream runs through the property.
7	002 001.10	8.25	Sequatchie, TN	Carbon Credits – Income Producing. Adjoins the 426.41 Ac Tract – Wooded/Gently rolling Tract
8	085 002.01	420	Bledsoe, TN	Carbon Credits – Income Producing. Mostly gentle/rolling topography, Pine Knob (2103FT) stream runs through it
9	085 002.00	1,437	Bledsoe, TN	Carbon Credits – Income Producing. Large wooded tract, gentle/rolling topography, multiple streams and roads throughout.
10	004 001.10	59.7	Sequatchie, TN	Open and wooded rolling to level topography.

Auction Tract	Parcel ID	Acreage	County	Description
11	003 001.20	8	Sequatchie, TN	Gentle/Rolling Topography with a pond
12	010 001.03	5.71	Sequatchie, TN	Sells ABSOLUTE. Sediment ponds located off of Gladly Fork Mine Road.
13	010 002.00	93.7	Sequatchie, TN	Sells ABSOLUTE. Mostly wooded tract. Gently rolling/Level topography. Pockets of standing mature pine and good interior roads.
14	004 001.01	5.39	Sequatchie, TN	Sells ABSOLUTE. Large Pond – Ideal for a cabin or home site.
15	010 001.01	5	Sequatchie, TN	Large Pond – Sells ABSOLUTE.



Google Earth

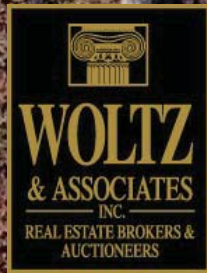
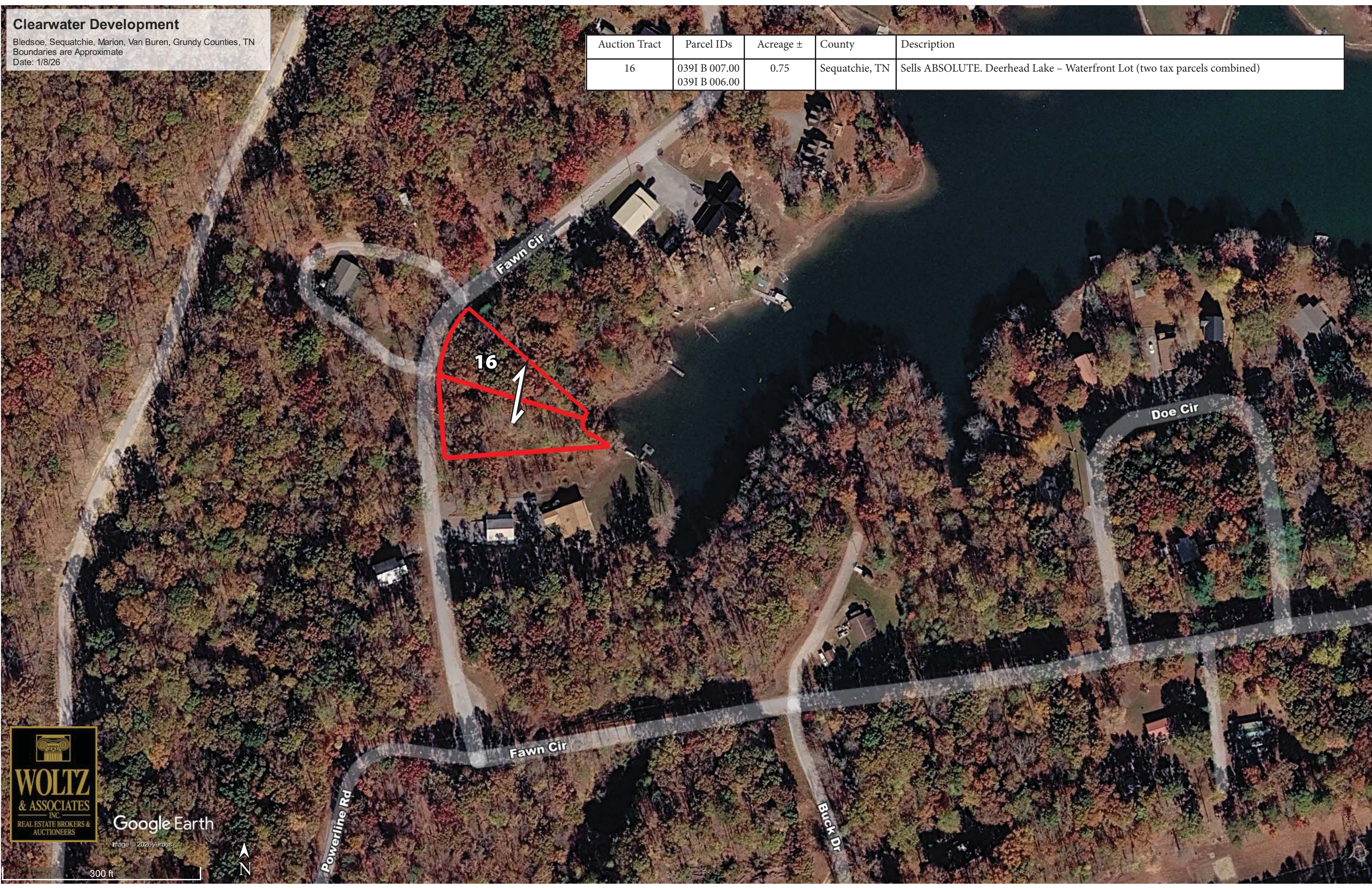
Image © 2026 Airbus



# Clearwater Development

Bledsoe, Sequatchie, Marion, Van Buren, Grundy Counties, TN  
Boundaries are Approximate  
Date: 1/8/26

Auction Tract	Parcel IDs	Acreage ±	County	Description
16	039I B 007.00 039I B 006.00	0.75	Sequatchie, TN	Sells ABSOLUTE. Deerhead Lake – Waterfront Lot (two tax parcels combined)



Google Earth

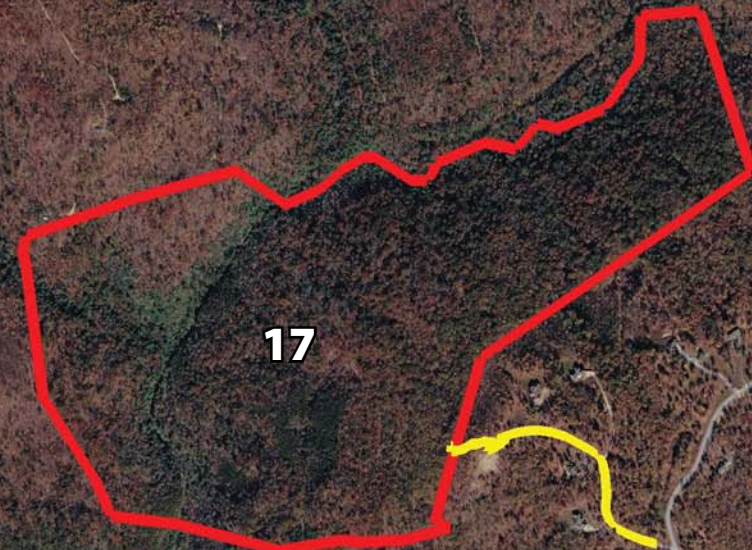
Image © 2026 Airbus

300 ft

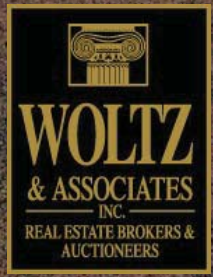


# Clearwater Development

Bledsoe, Sequatchie, Marion, Van Buren, Grundy Counties, TN  
Boundaries are Approximate  
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Auction Tract	Parcel ID	Acreage ±	County	Description
17	049 001.00	216	Sequatchie, TN	Waterfall Tract - Fabulous Tract accessed through gated community. Open hardwood timber and plateaus to downward sloping topography that leads to Woodcock Creek and Falls.
18	053 006.02	93.3	Sequatchie, TN	Wooded tract with mountain views and a creek that runs through the property.



Google Earth

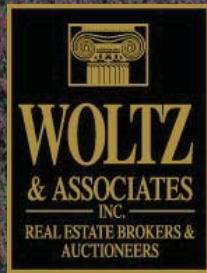
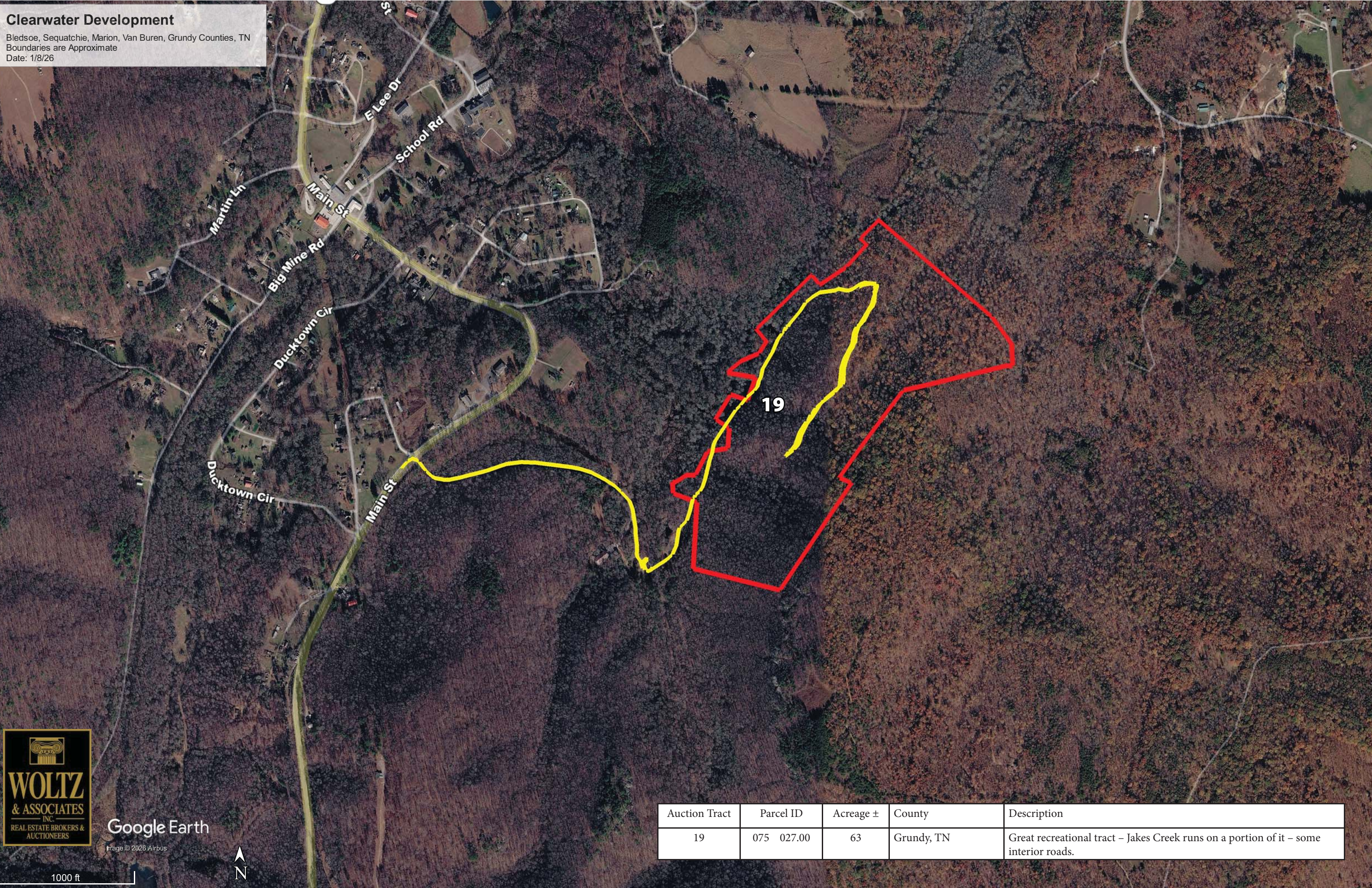
Image © 2026 Airbus



3000 ft

# Clearwater Development

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Google Earth

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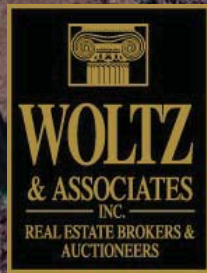
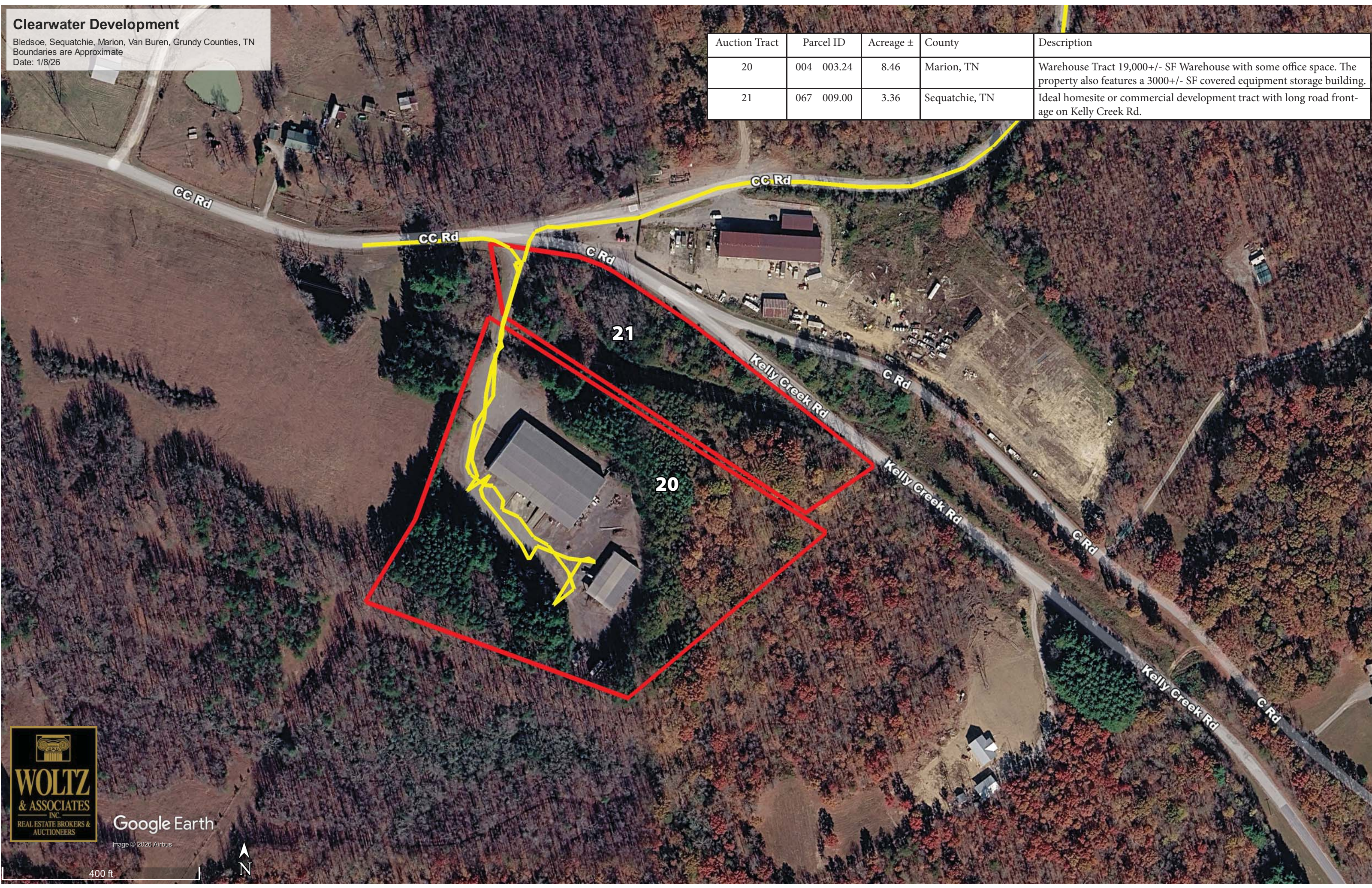
1000 ft

Auction Tract	Parcel ID	Acreage ±	County	Description
19	075 027.00	63	Grundy, TN	Great recreational tract – Jakes Creek runs on a portion of it – some interior roads.

# Clearwater Development

Bledsoe, Sequatchie, Marion, Van Buren, Grundy Counties, TN  
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Auction Tract	Parcel ID	Acreage ±	County	Description
20	004 003.24	8.46	Marion, TN	Warehouse Tract 19,000+/- SF Warehouse with some office space. The property also features a 3000+/- SF covered equipment storage building.
21	067 009.00	3.36	Sequatchie, TN	Ideal homesite or commercial development tract with long road frontage on Kelly Creek Rd.



Google Earth

Image © 2026 Airbus

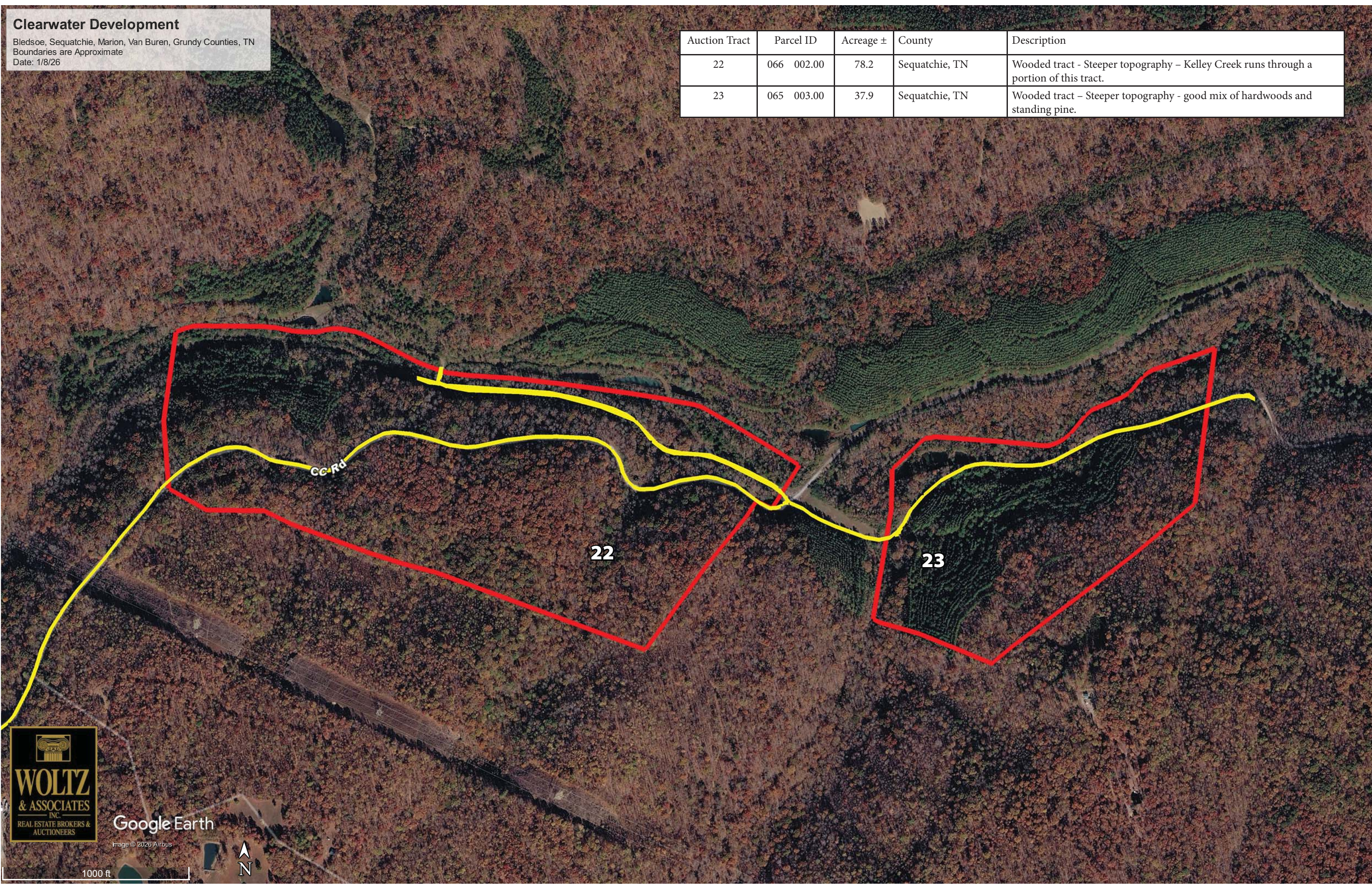
400 ft



# Clearwater Development

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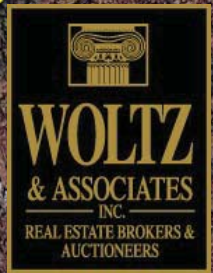
Auction Tract	Parcel ID	Acreage ±	County	Description
22	066 002.00	78.2	Sequatchie, TN	Wooded tract - Steeper topography - Kelley Creek runs through a portion of this tract.
23	065 003.00	37.9	Sequatchie, TN	Wooded tract - Steeper topography - good mix of hardwoods and standing pine.



CC Rd

22

23



Google Earth

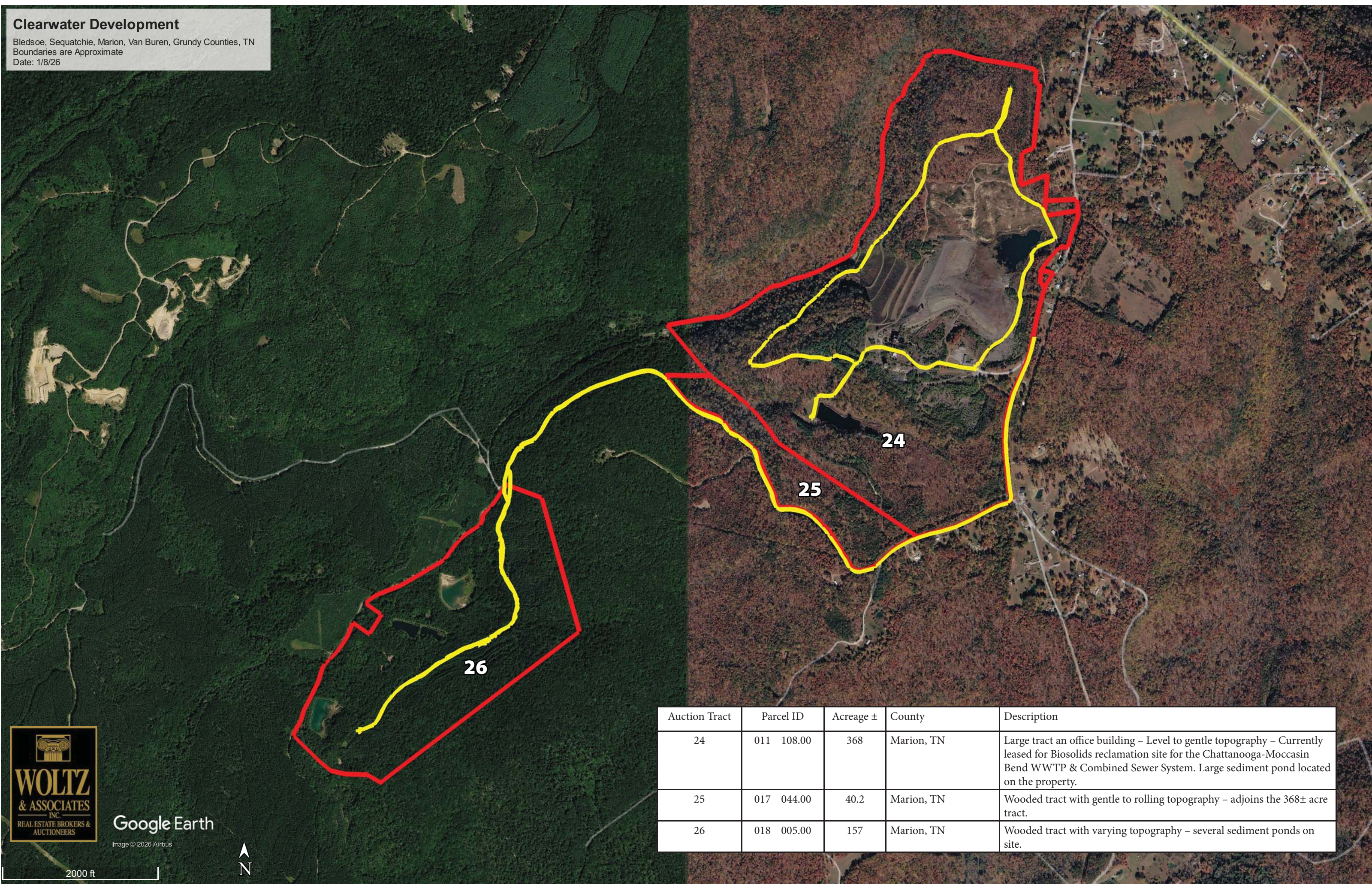
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1000 ft

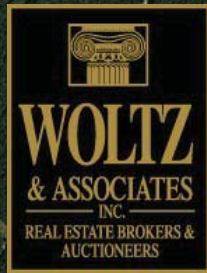


# Clearwater Development

Bledsoe, Sequatchie, Marion, Van Buren, Grundy Counties, TN  
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Auction Tract	Parcel ID	Acreage ±	County	Description
24	011 108.00	368	Marion, TN	Large tract an office building – Level to gentle topography – Currently leased for Biosolids reclamation site for the Chattanooga-Moccasin Bend WWTP & Combined Sewer System. Large sediment pond located on the property.
25	017 044.00	40.2	Marion, TN	Wooded tract with gentle to rolling topography – adjoins the 368± acre tract.
26	018 005.00	157	Marion, TN	Wooded tract with varying topography – several sediment ponds on site.



Google Earth

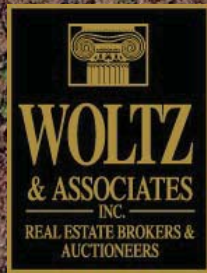
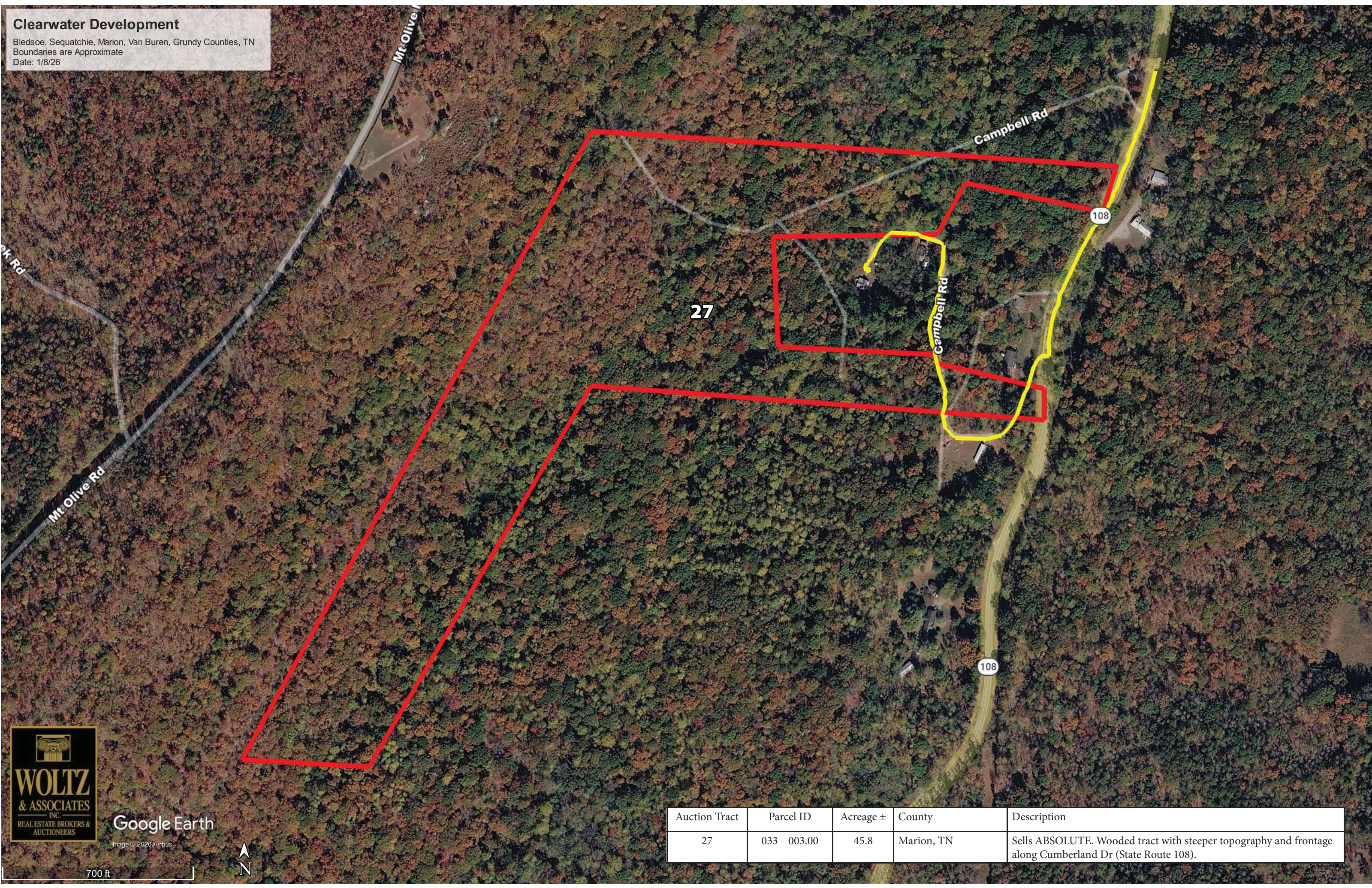
Image © 2026 Airbus



2000 ft

# Clearwater Development

Bledsoe, Sequatchie, Marion, Van Buren, Grundy Counties, TN  
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Google Earth

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700 ft



Auction Tract	Parcel ID	Acreage ±	County	Description
27	033 003.00	45.8	Marion, TN	Sells ABSOLUTE. Wooded tract with steeper topography and frontage along Cumberland Dr (State Route 108).