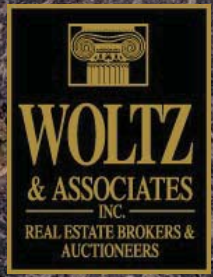
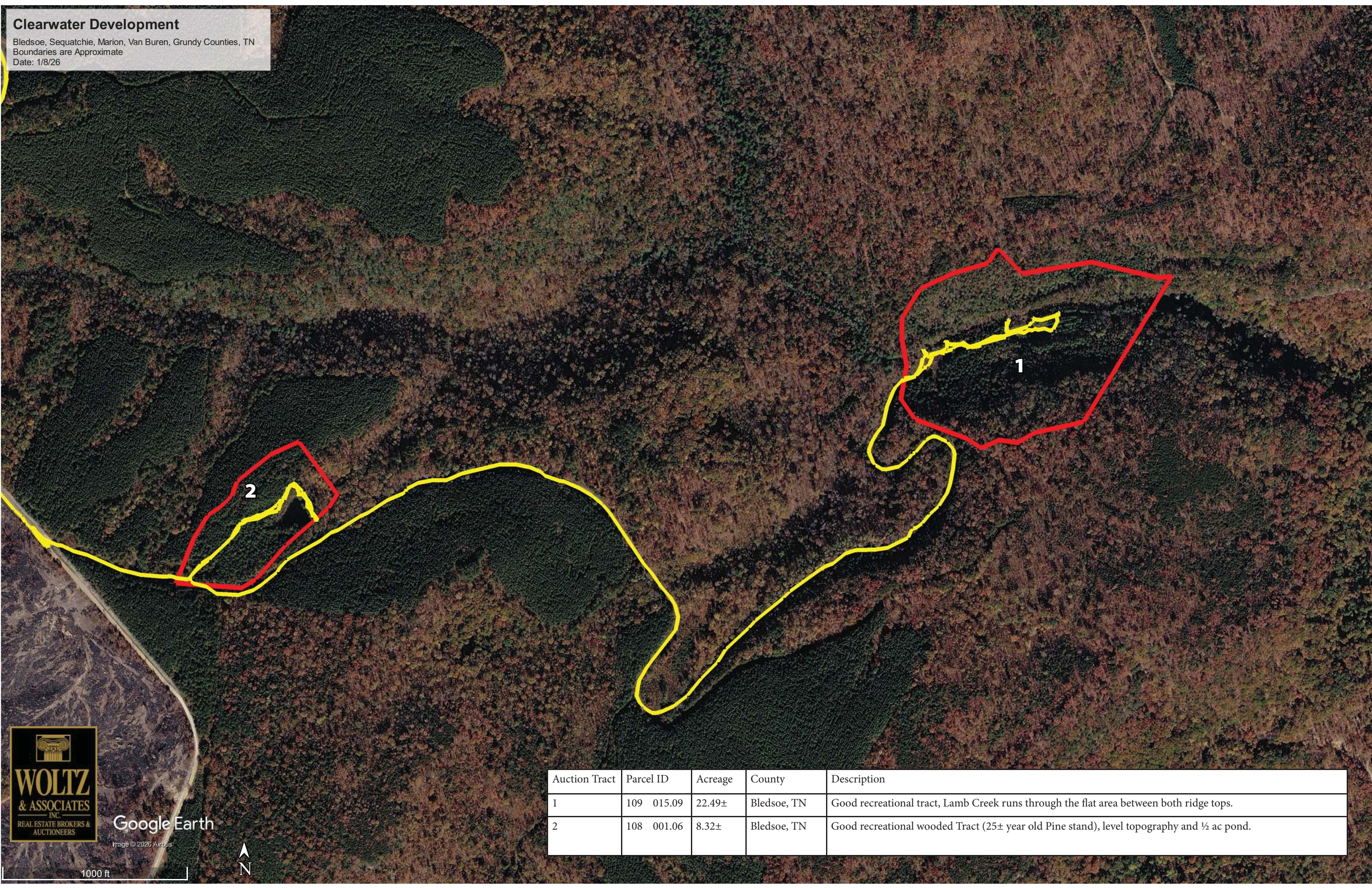


# Clearwater Development

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



Google Earth

Image © 2026 Airbus

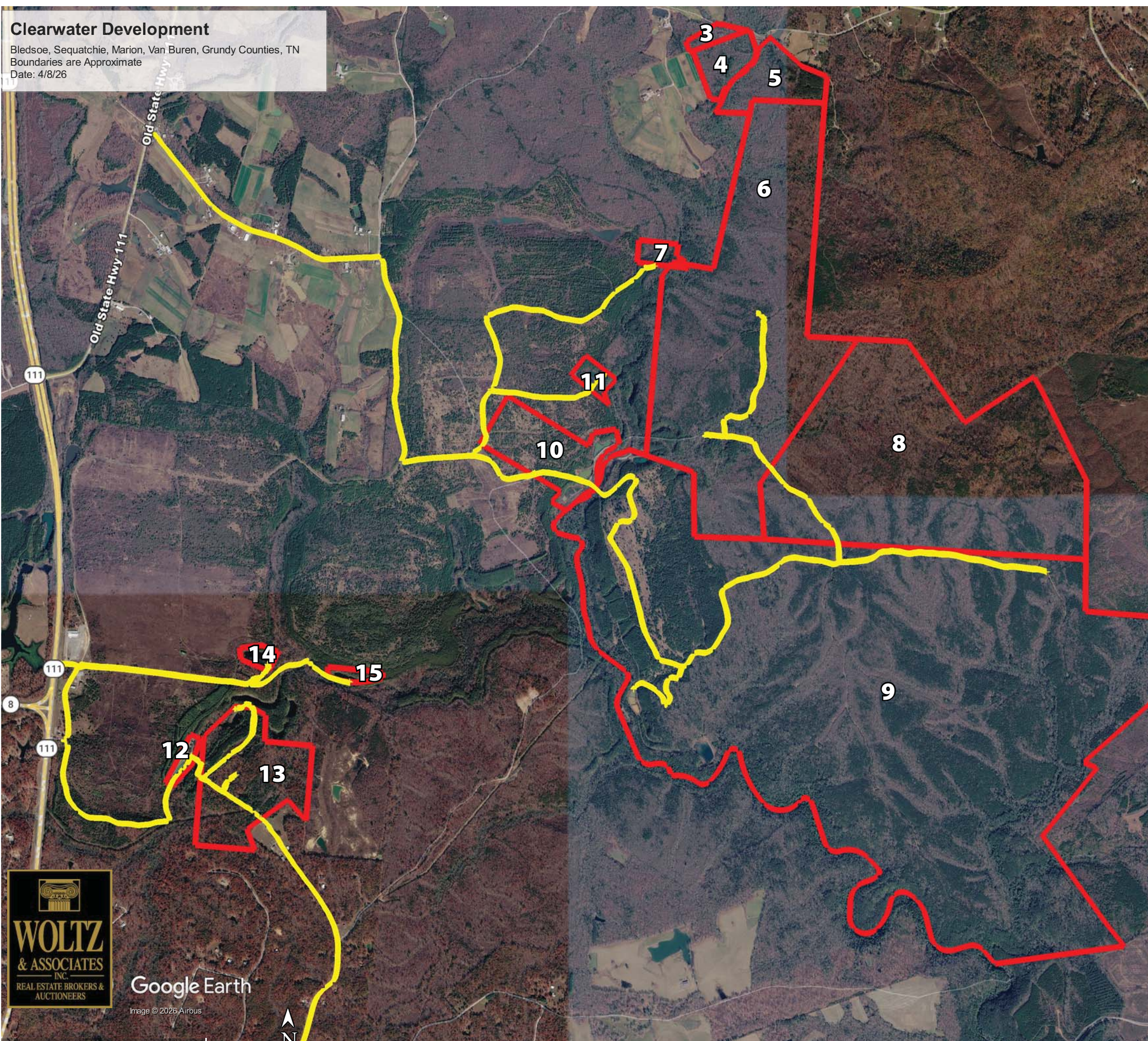


1000 ft

Auction Tract	Parcel ID	Acreage	County	Description
1	109 015.09	22.49±	Bledsoe, TN	Good recreational tract, Lamb Creek runs through the flat area between both ridge tops.
2	108 001.06	8.32±	Bledsoe, TN	Good recreational wooded Tract (25± year old Pine stand), level topography and ½ ac pond.

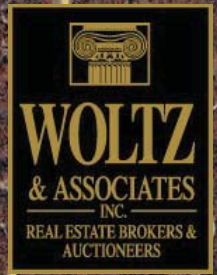
# Clearwater Development

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	7.5±	Van Buren, TN	Carbon Credits – Income Producing - Gently Rolling/Wooded Tract
4	002 001.00	25±	Sequatchie, TN	Carbon Credits – Income Producing. Wooded/Gently Rolling Tract
5	077 016.00	39±	Bledsoe, TN	Carbon Credits – Income Producing. Wooded/Gently Rolling Tract
6	085 002.01	502±	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	7.5±	Sequatchie, TN	Carbon Credits – Income Producing. Adjoins the 502± Ac Tract – Wooded/Gently rolling Tract
8	085 002.01	442.77±	Bledsoe, TN	Carbon Credits – Income Producing. Mostly gentle/rolling topography, Pine Knob (2103FT) stream runs through it
9	085 002.00	1,449±	Bledsoe, TN	Carbon Credits – Income Producing. Large wooded tract, gentle/rolling topography, multiple streams and roads throughout.
10	004 001.10	59.3±	Sequatchie, TN	Open and wooded rolling to level topography.

Auction Tract	Parcel ID	Acreage	County	Description
11	003 001.20	7.3±	Sequatchie, TN	Gentle/Rolling Topography with a pond
12	010 001.03	5.62±	Sequatchie, TN	Sells ABSOLUTE. Sediment ponds located off of Gladly Fork Mine Road.
13	010 002.00	99.2±	Sequatchie, TN	Sells ABSOLUTE. Mostly wooded tract. Gently rolling/Level topography. Pockets of standing mature pine and good interior roads.
14	004 001.01	5.4±	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

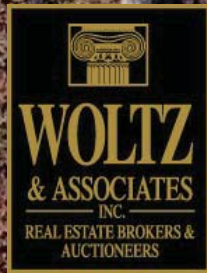
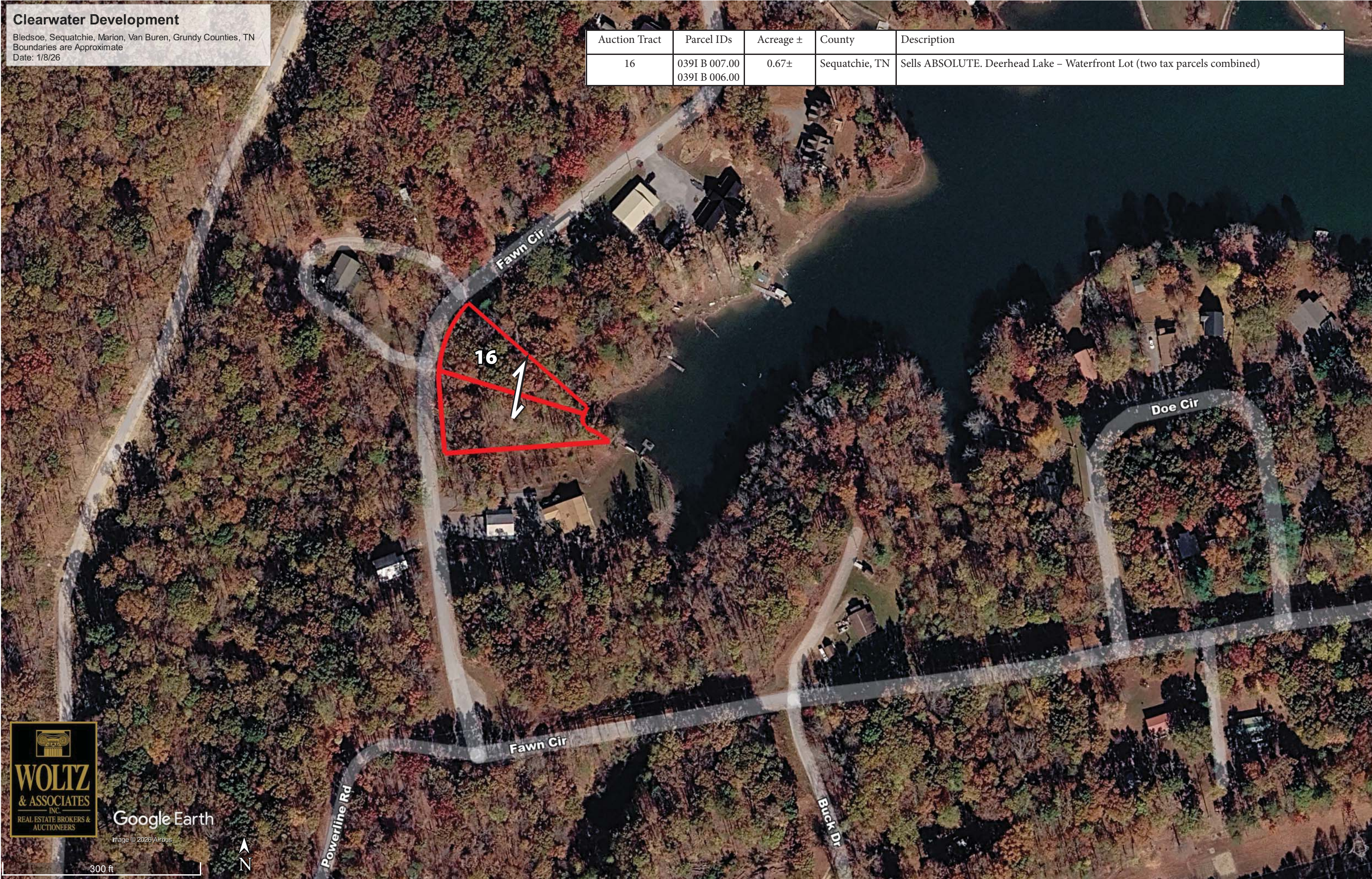
Image © 2026 Airbus



# 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	0.67±	Sequatchie, TN	Sells ABSOLUTE. Deerhead Lake – Waterfront Lot (two tax parcels combined)



Google Earth

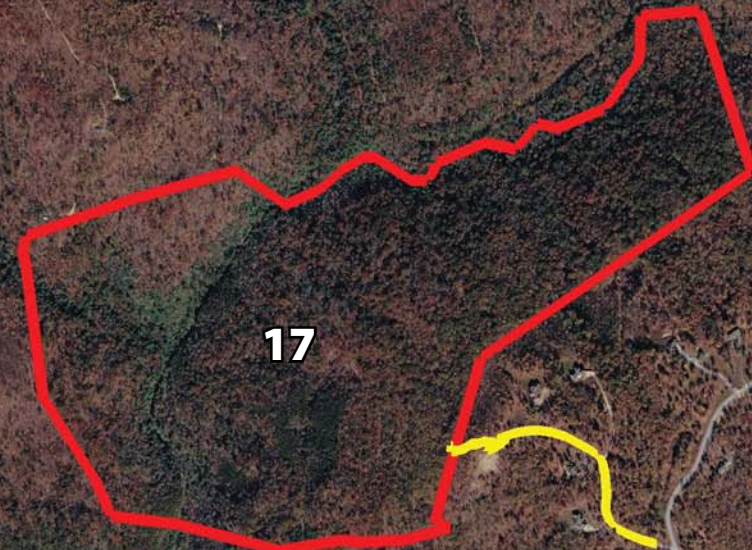
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300 ft



# Clearwater Development

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

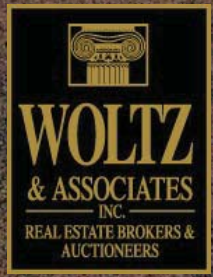


17

Auction Tract	Parcel ID	Acreage ±	County	Description
17	049 001.00	217.11±	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	91.18±	Sequatchie, TN	Wooded tract with mountain views and a creek that runs through the property.



18



Google Earth

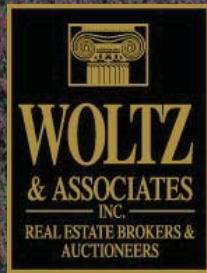
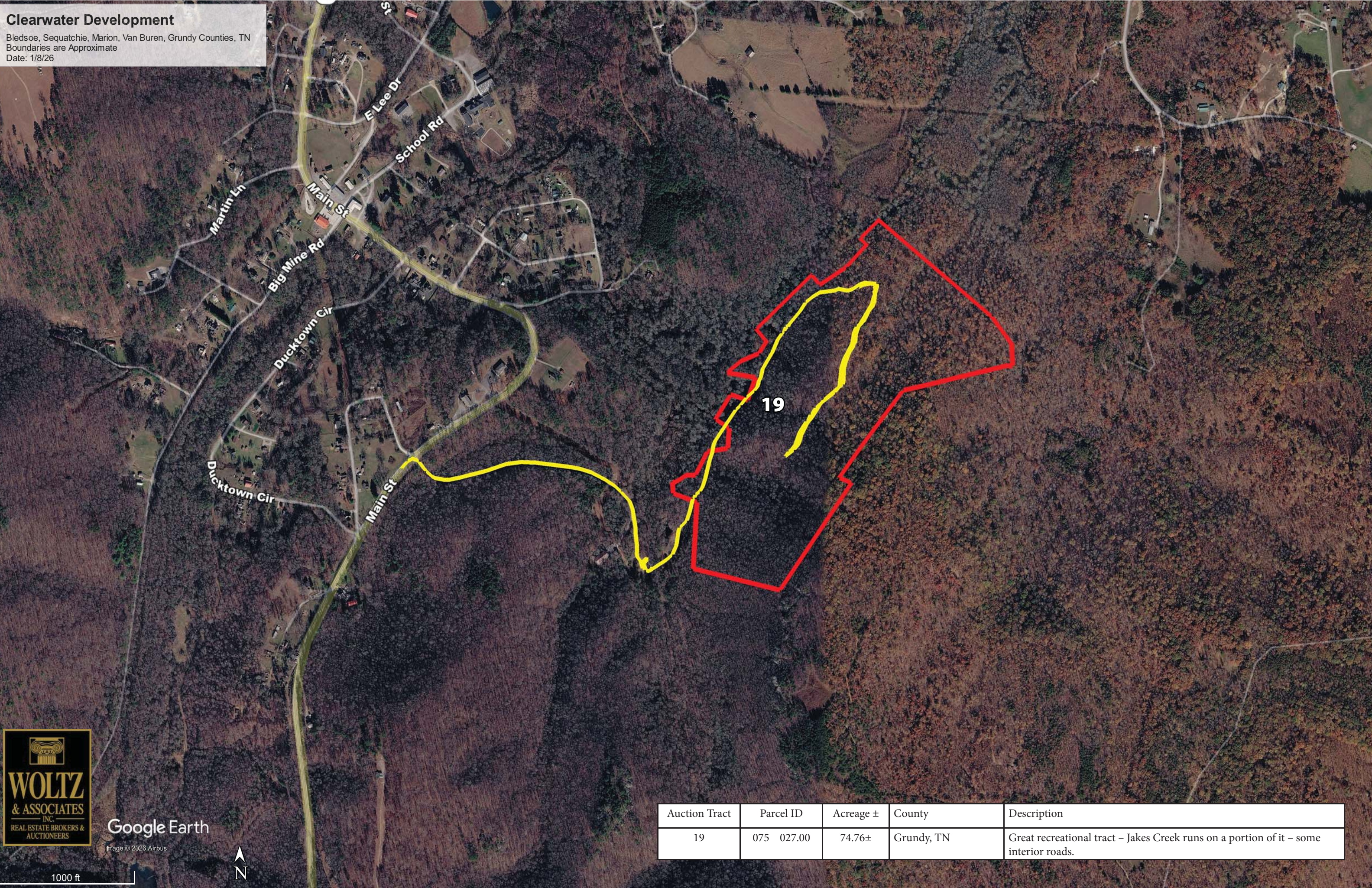
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3000 ft

# Clearwater Development

Bledsoe, Sequatchie, Marion, Van Buren, Grundy Counties, TN  
Boundaries are Approximate  
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Google Earth

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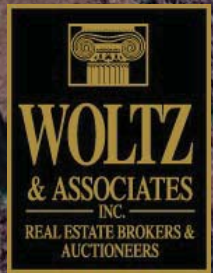
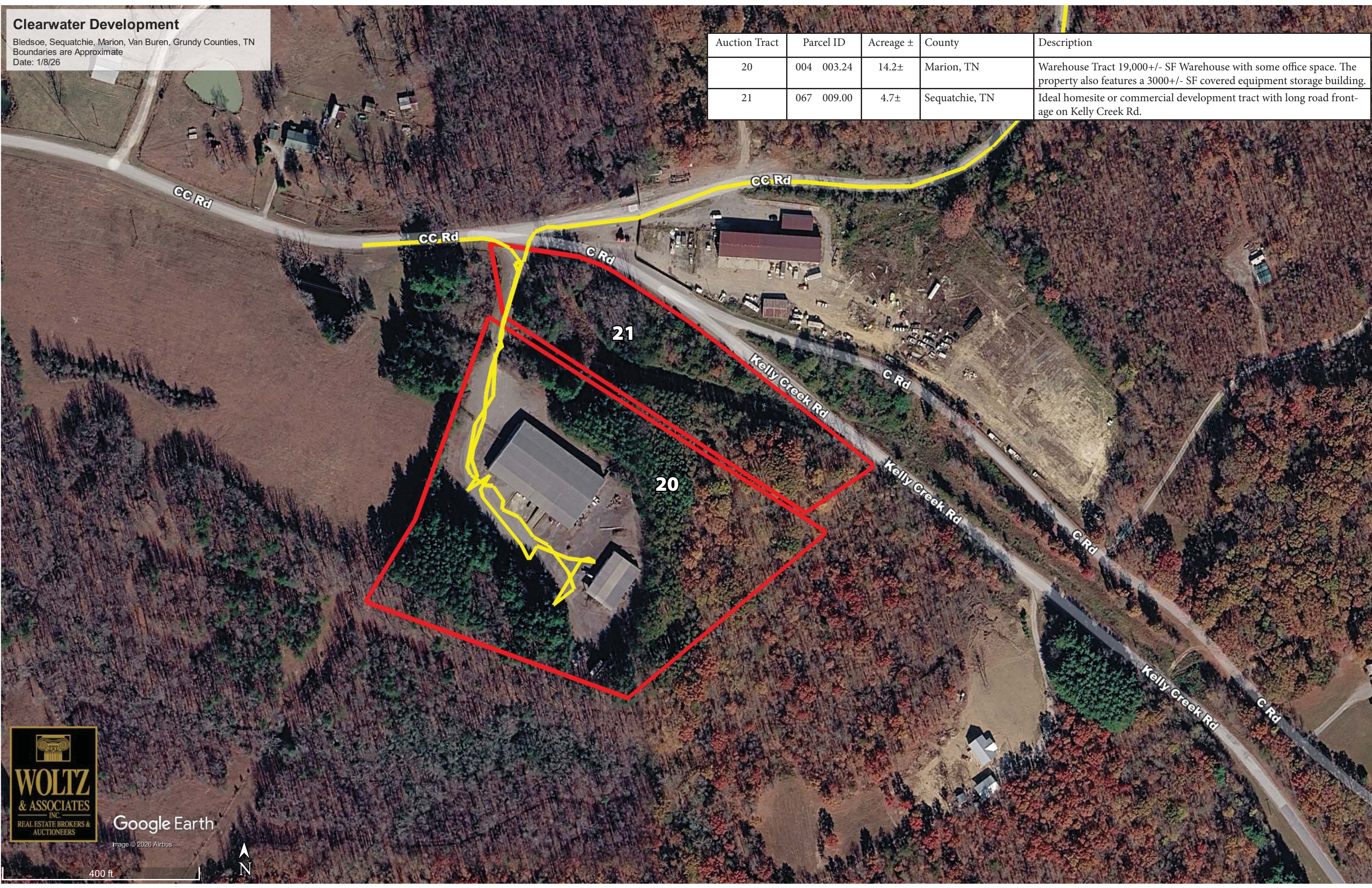
1000 ft

Auction Tract	Parcel ID	Acreage ±	County	Description
19	075 027.00	74.76±	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	14.2±	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	4.7±	Sequatchie, TN	Ideal homesite or commercial development tract with long road frontage on Kelly Creek Rd.



Google Earth

Image © 2026 Airbus

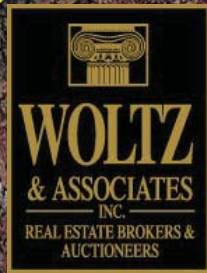
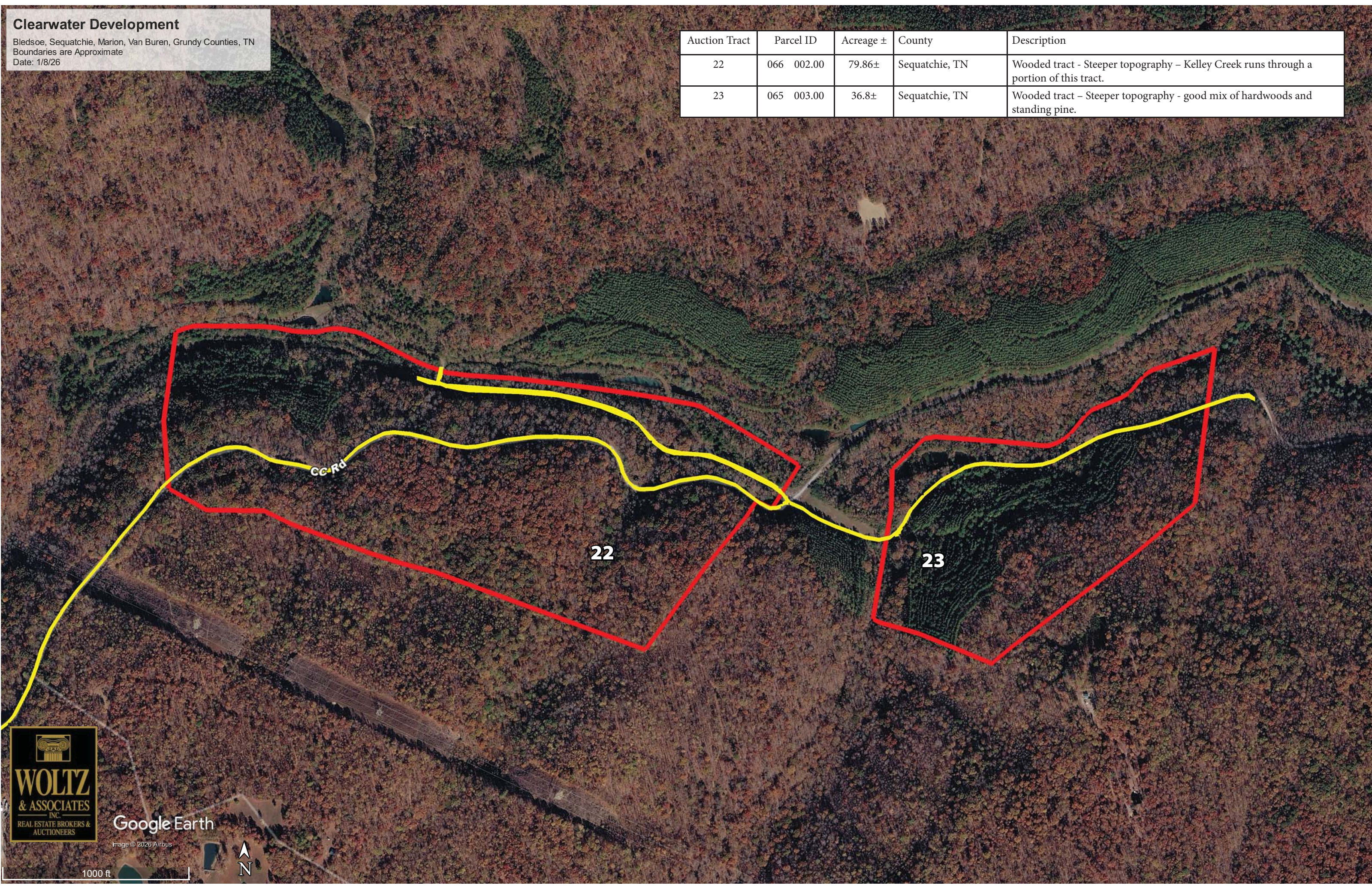
400 ft



# Clearwater Development

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Auction Tract	Parcel ID	Acreage ±	County	Description
22	066 002.00	79.86±	Sequatchie, TN	Wooded tract - Steeper topography - Kelley Creek runs through a portion of this tract.
23	065 003.00	36.8±	Sequatchie, TN	Wooded tract - Steeper topography - good mix of hardwoods and standing pine.



Google Earth

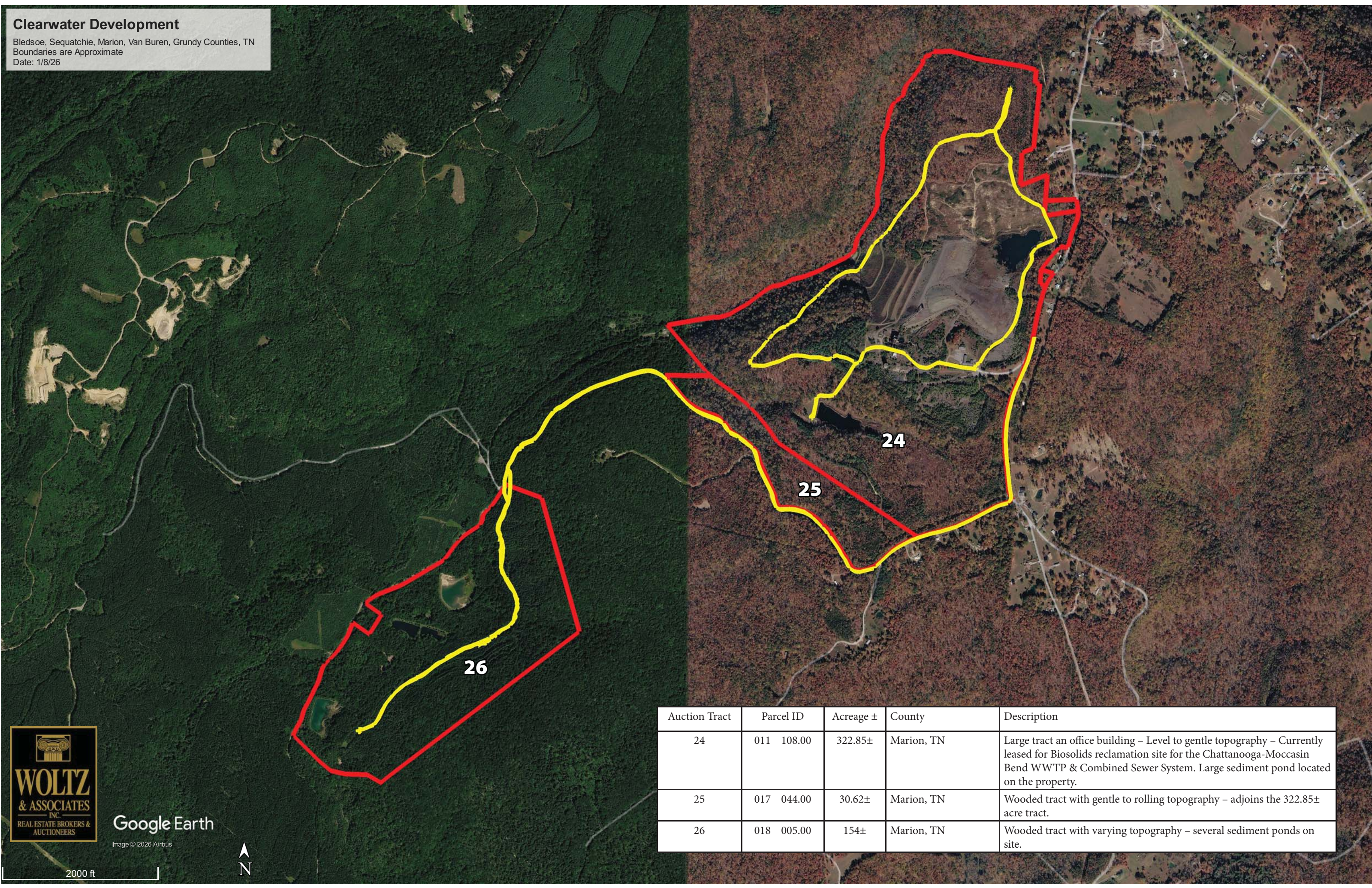
Image © 2026 Airbus

1000 ft

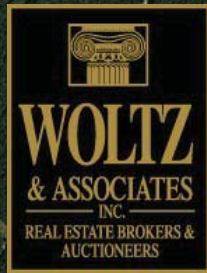


# Clearwater Development

Bledsoe, Sequatchie, Marion, Van Buren, Grundy Counties, TN  
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Auction Tract	Parcel ID	Acreage ±	County	Description
24	011 108.00	322.85±	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	30.62±	Marion, TN	Wooded tract with gentle to rolling topography – adjoins the 322.85± acre tract.
26	018 005.00	154±	Marion, TN	Wooded tract with varying topography – several sediment ponds on site.



Google Earth

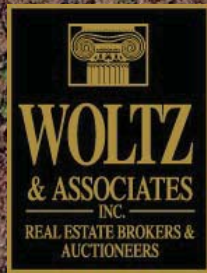
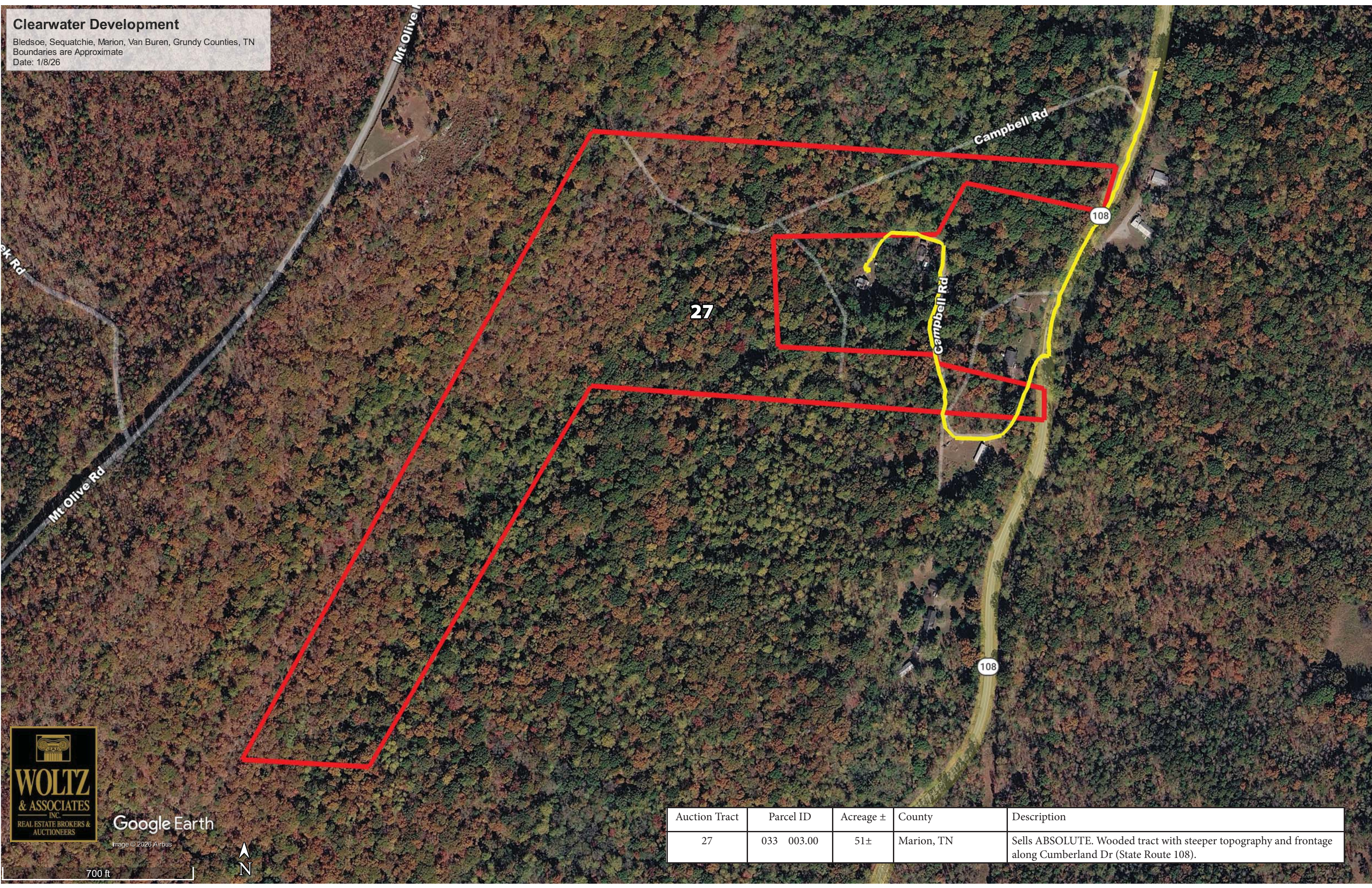
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2000 ft

# Clearwater Development

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Google Earth

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700 ft

Auction Tract	Parcel ID	Acreage ±	County	Description
27	033 003.00	51±	Marion, TN	Sells ABSOLUTE. Wooded tract with steeper topography and frontage along Cumberland Dr (State Route 108).