

BLED SOE • SEQUATCHIE • MARION • VAN BUREN • GRUNDY COUNTIES, TENNESSEE

Real Estate Auction

3,673± Acres Offered in 27 Tracts

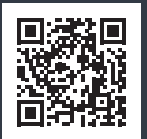
Premier Recreational & Investment Land in the Scenic Tennessee Mountains

**Outstanding Hunting & Recreational Land •
19,000± SF Warehouse • Waterfront Lake Lot •
Several Tracts Selling Absolute
Tracts Range from 0.75± Acres to 1,437± Acres**

**Auction: May 18, 2026 11 AM (CT)
Registration Starts at 10 AM (CT)
Location: VFW Post 5772 Dunlap
6808 TN-28, Dunlap, TN 37327
Live and Online Bidding Available**

TRACT 2

Scan Me



Previews: Sat. and Sun. May 2 & 3 from 10 AM - 2 PM (CT) at VFW
Sat. and Sun. May 16 & 17 from 10 AM - 2 PM (CT) at VFW

Broker Participation: 2%

5% Buyer's Premium

VISIT WOLTZ.COM FOR AUCTION TERMS, DIRECTIONS AND MORE INFORMATION

David Boush
540.871.5810

Reaves Ward
540.597.4607

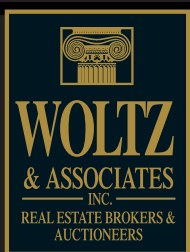
Russell Seneff
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Jim Woltz
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TN #2856

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Licensed in AL, CO, FL, GA, IL, IN, KY, LA, MS, NC, OH, OK, PA, SC, TN, VA, WV



Exceptional Tennessee Land Opportunity

Located in the scenic Sequatchie Valley of Dunlap, Tennessee. This land is surrounded by mountains, rivers, and expansive state park lands, making it one of Southeast Tennessee's premier outdoor recreation destinations. The area is widely known for offering some of the best hang-gliding and paragliding locations in the eastern United States.

Just a short drive from Chattanooga, Dunlap continues to attract commuters, outdoor enthusiasts, and buyers seeking residential, recreational, and rural retreat properties. With its natural beauty, strong recreation appeal, and proximity to a growing metropolitan area, the region offers excellent potential for both personal enjoyment and long-term development opportunities.

This is a rare opportunity to purchase an incredible collection of land tracts across five scenic Tennessee counties. With 3,673± acres offered in 27 individual tracts, buyers will have the flexibility to purchase single tracts or multiple properties to fit their needs.

These properties offer tremendous diversity including:

- Beautiful recreational and hunting tracts with abundant wildlife
- Mountain land with streams, ponds, and scenic views
- Cabin sites and potential homesites
- Investment and development opportunities

One of the standout properties includes a 216± acre tract accessed through a gated community, featuring a magnificent open wooded setting and the spectacular Woodcock Creek Falls waterfall.

Additional highlights include:

- 19,000± square foot warehouse property
- Waterfront lot on Deerhead Lake (0.75± acres) selling Absolute
- Thousands of acres offered across five counties
- Six tracts selling Absolute – regardless of price

Whether you are searching for a hunting retreat, private getaway, cabin site, or investment land, this auction offers something for every buyer.

Now is the time to secure the property you've always wanted.
Buying land at auction has never been easier.

Land is located only a short distance to major cities:

- Chattanooga, TN: approximately 42 miles from the properties
- Knoxville, TN: approximately 114 miles to these properties
- Nashville, TN: approximately 112 miles to these properties

Why This Auction Is a Must-Attend

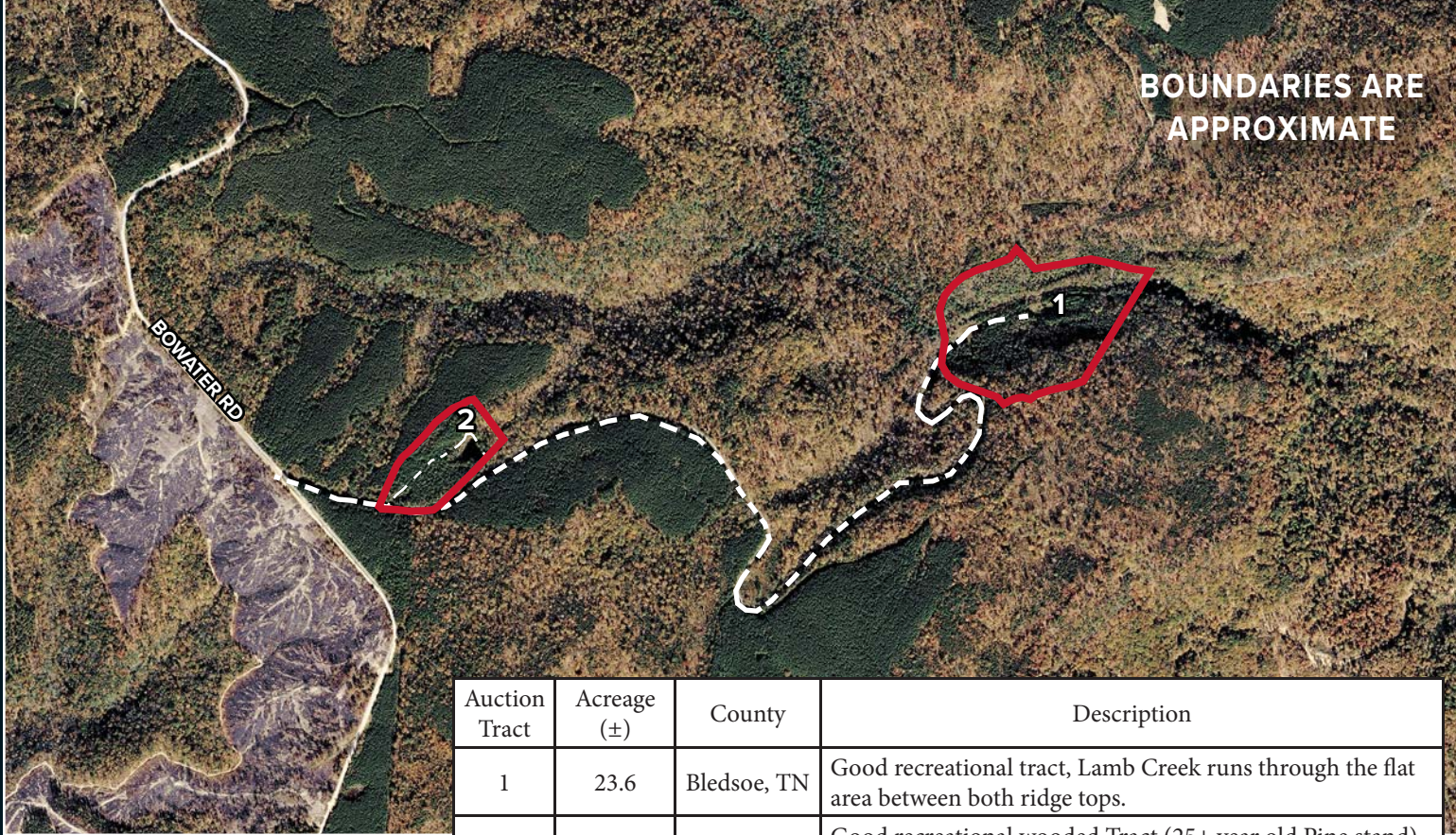
- 27 Individual Tracts – Buy one tract or combine multiple tracts
- Outstanding Recreational Land – Hunting, camping, ATV riding, and private retreats
- Waterfront Opportunity – Two lakefront lots on Deerhead Lake selling together ABSOLUTE
- 216± Acre Showcase Tract – Accessed through a gated community featuring the breathtaking Woodcock Creek Falls
- **Six Tracts Selling Absolute (Tracts 12, 13, 14, 15, 16 and 27) – No minimums or reserves**

Complete auction terms, directions, bidder packet, and additional information available at Woltz.com

Many tracts can be accessed by vehicle, while some areas may require ATV or UTV access for viewing.

WWW.WOLTZ.COM 800-551-3588

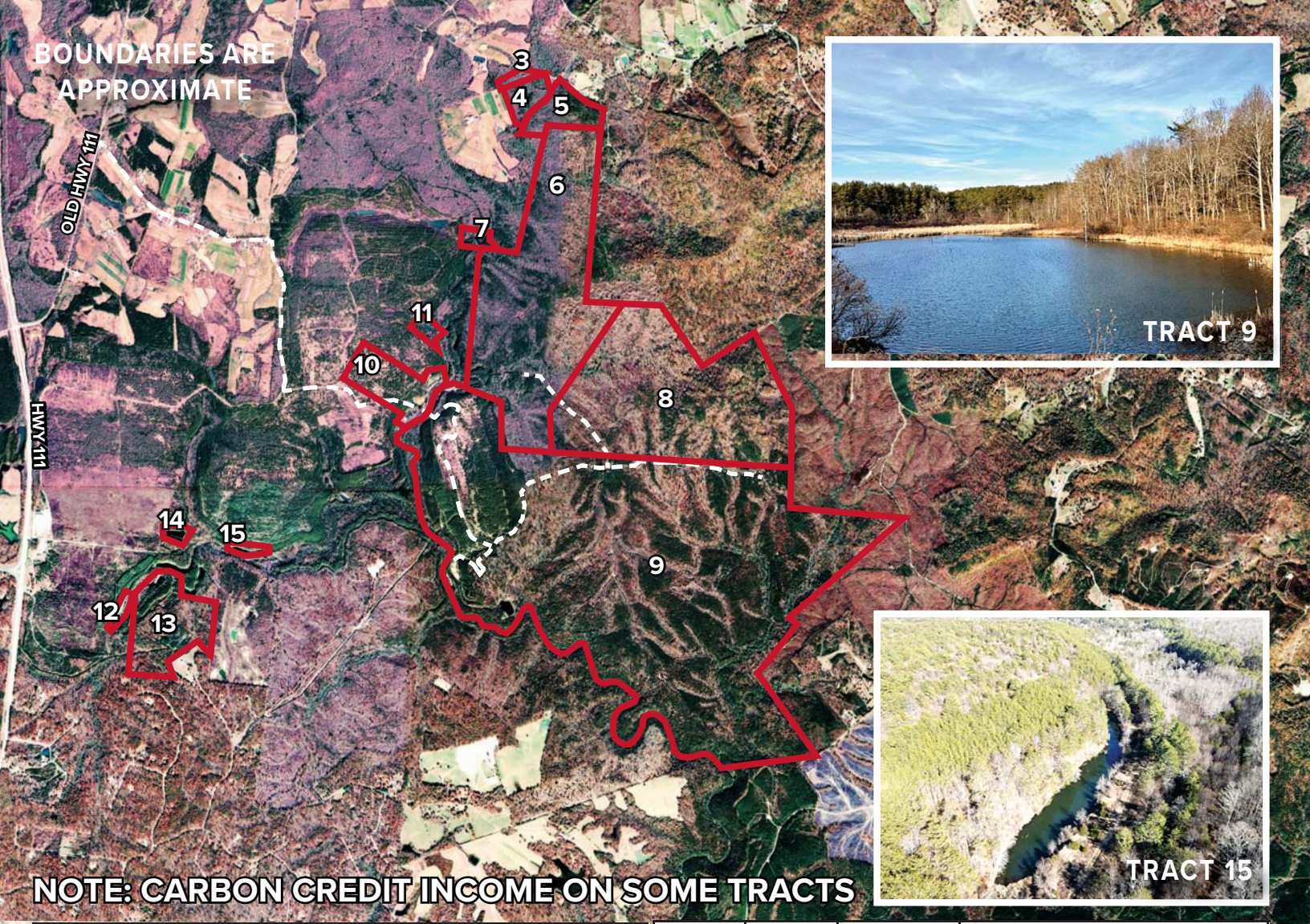
BOUNDARIES ARE APPROXIMATE



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



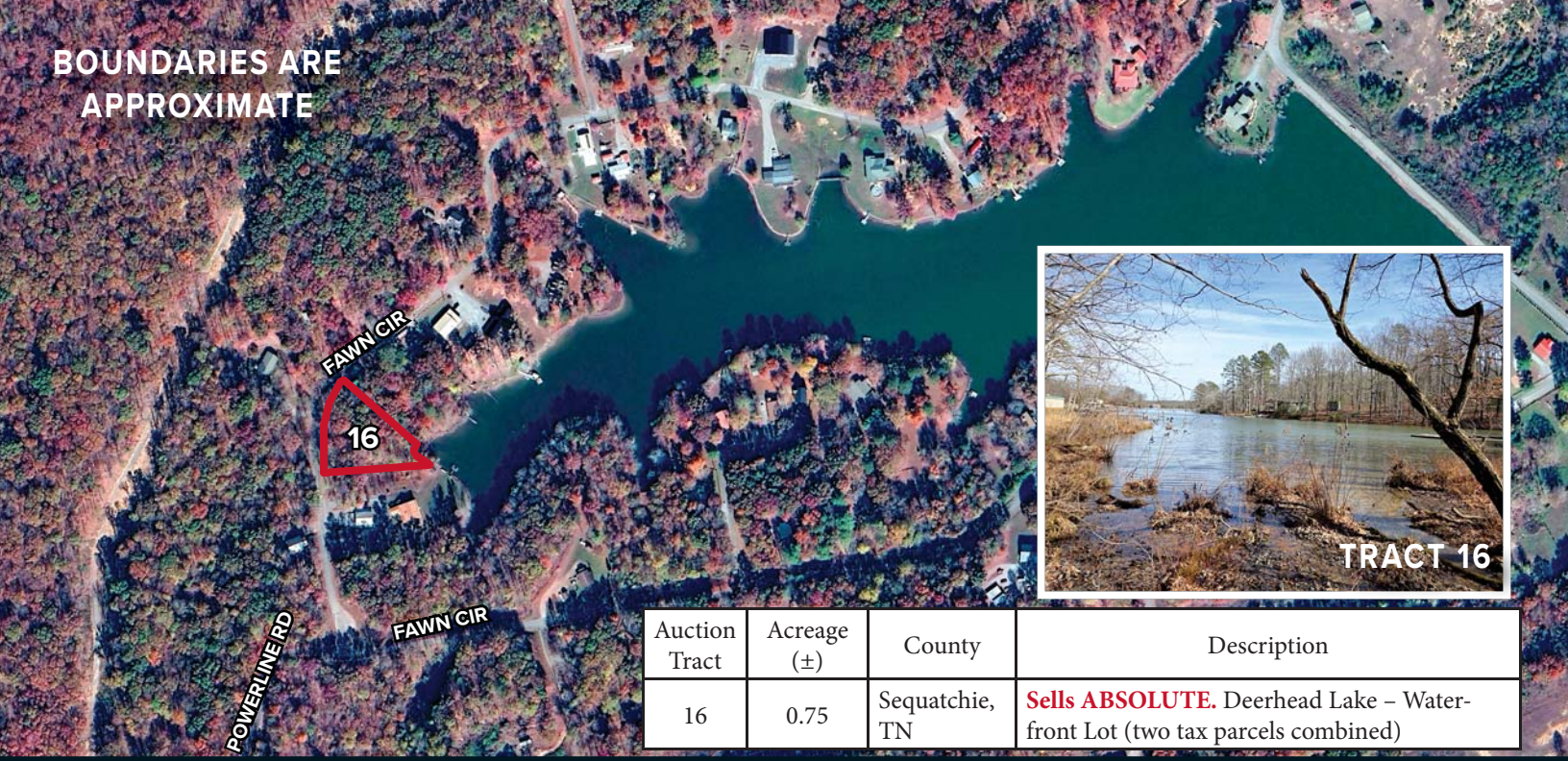
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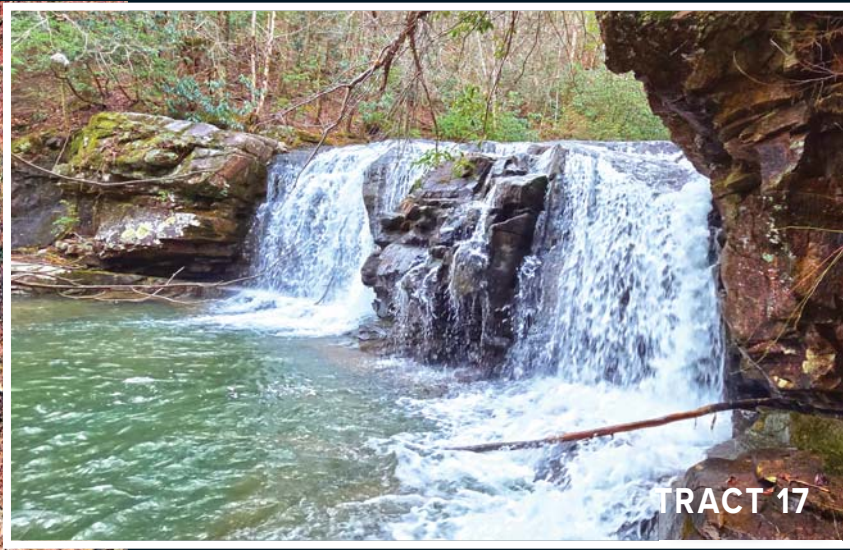
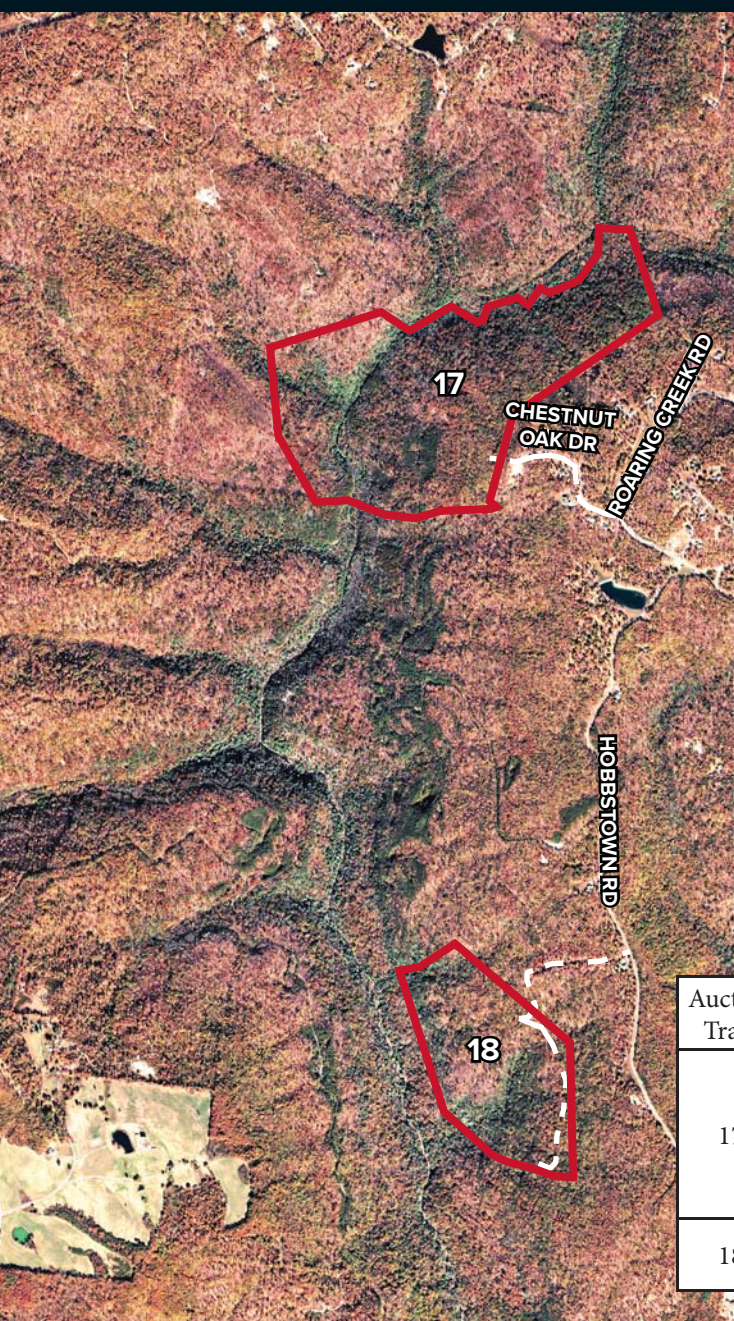
NOTE: CARBON CREDIT INCOME ON SOME TRACTS

Auction Tract	Acreage (±)	County	Description	Auction Tract	Acreage (±)	County	Description
3	6.19	Van Buren, TN	Carbon Credits – Income Producing - Gently Rolling/Wooded Tract	9	1,437	Bledsoe, TN	Carbon Credits – Income Producing. Large wooded tract, gentle/rolling topography, multiple streams and roads throughout.
4	20.5	Sequatchie, TN	Carbon Credits – Income Producing. Wooded/Gently Rolling Tract	10	59.7	Sequatchie, TN	Open and wooded rolling to level topography.
5	36	Bledsoe, TN	Carbon Credits – Income Producing. Wooded/Gently Rolling Tract	11	8	Sequatchie, TN	Carbon Credits – Income Producing. Gentle/Rolling Topography with a pond
6	425	Bledsoe, TN	Carbon Credits – Income Producing. Wooded/Gently Rolling to Level Topography – Good Interior Road system – Small stream runs through the property.	12	5.71	Sequatchie, TN	Sells ABSOLUTE. Sediment ponds located off of Glady Fork Mine Road.
7	8.25	Sequatchie, TN	Carbon Credits – Income Producing. Adjoins the 426.41± Ac Tract – Wooded/Gently rolling Tract	13	93.7	Sequatchie, TN	Sells ABSOLUTE. Carbon Credits – Income Producing. Mostly wooded tract. Gently rolling/Level topography. Pockets of standing mature pine and good interior roads.
8	420	Bledsoe, TN	Carbon Credits – Income Producing. Mostly gentle/rolling topography, Pine Knob (2,103FT) stream runs through it	14	5.39	Sequatchie, TN	Sells ABSOLUTE. Large Pond – Ideal for a cabin or home site.
				15	5	Sequatchie, TN	Large Pond. Sells ABSOLUTE.

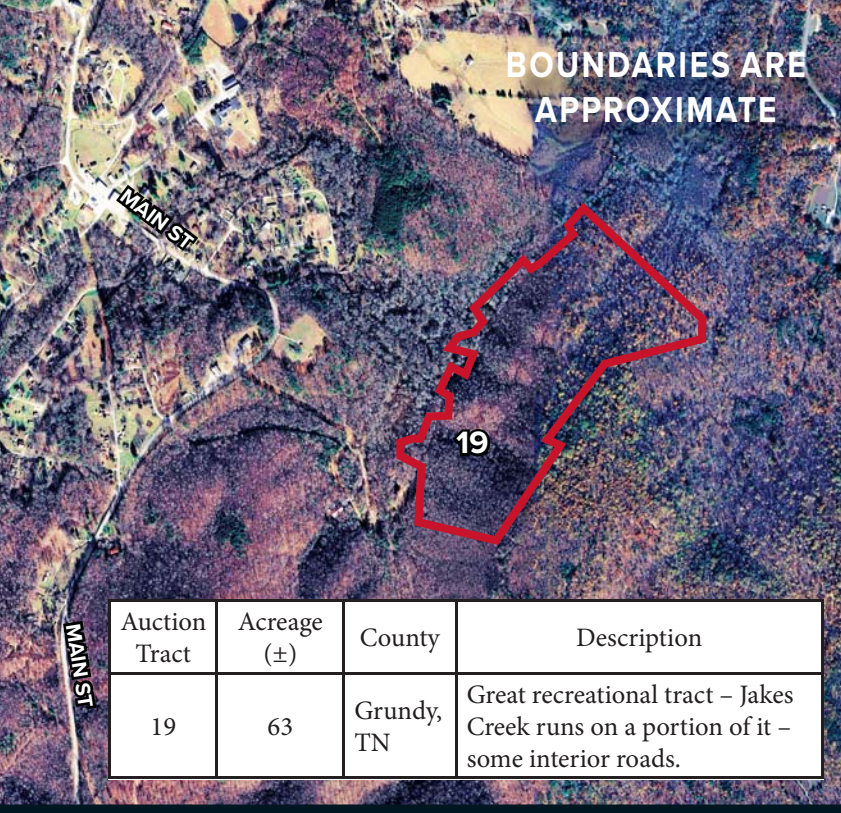
BOUNDARIES ARE APPROXIMATE



Auction Tract	Acreage (±)	County	Description
16	0.75	Sequatchie, TN	Sells ABSOLUTE. Deerhead Lake – Water-front Lot (two tax parcels combined)



Auction Tract	Acreage (±)	County	Description
17	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	93.3	Sequatchie, TN	Wooded tract with mountain views and a creek that runs through the property.

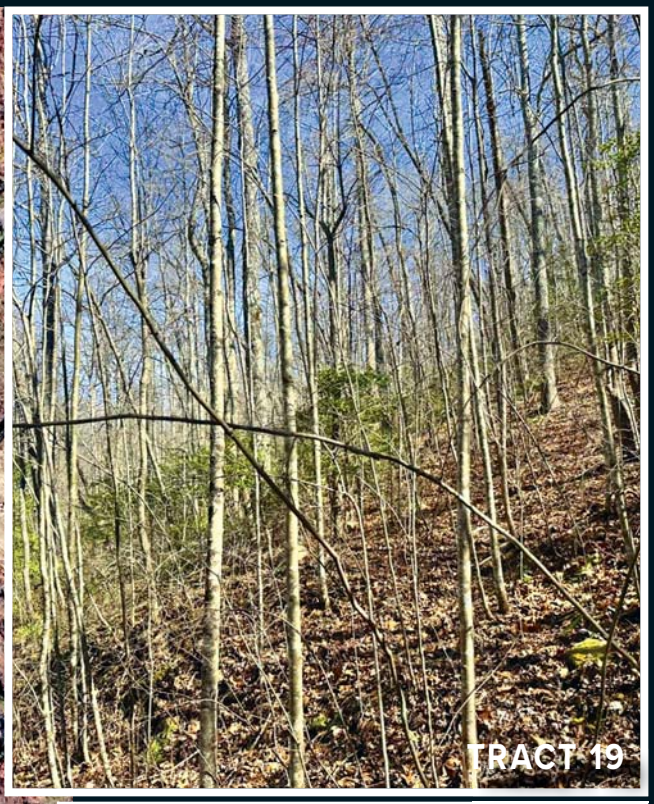


BOUNDARIES ARE APPROXIMATE

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



TRACT 19



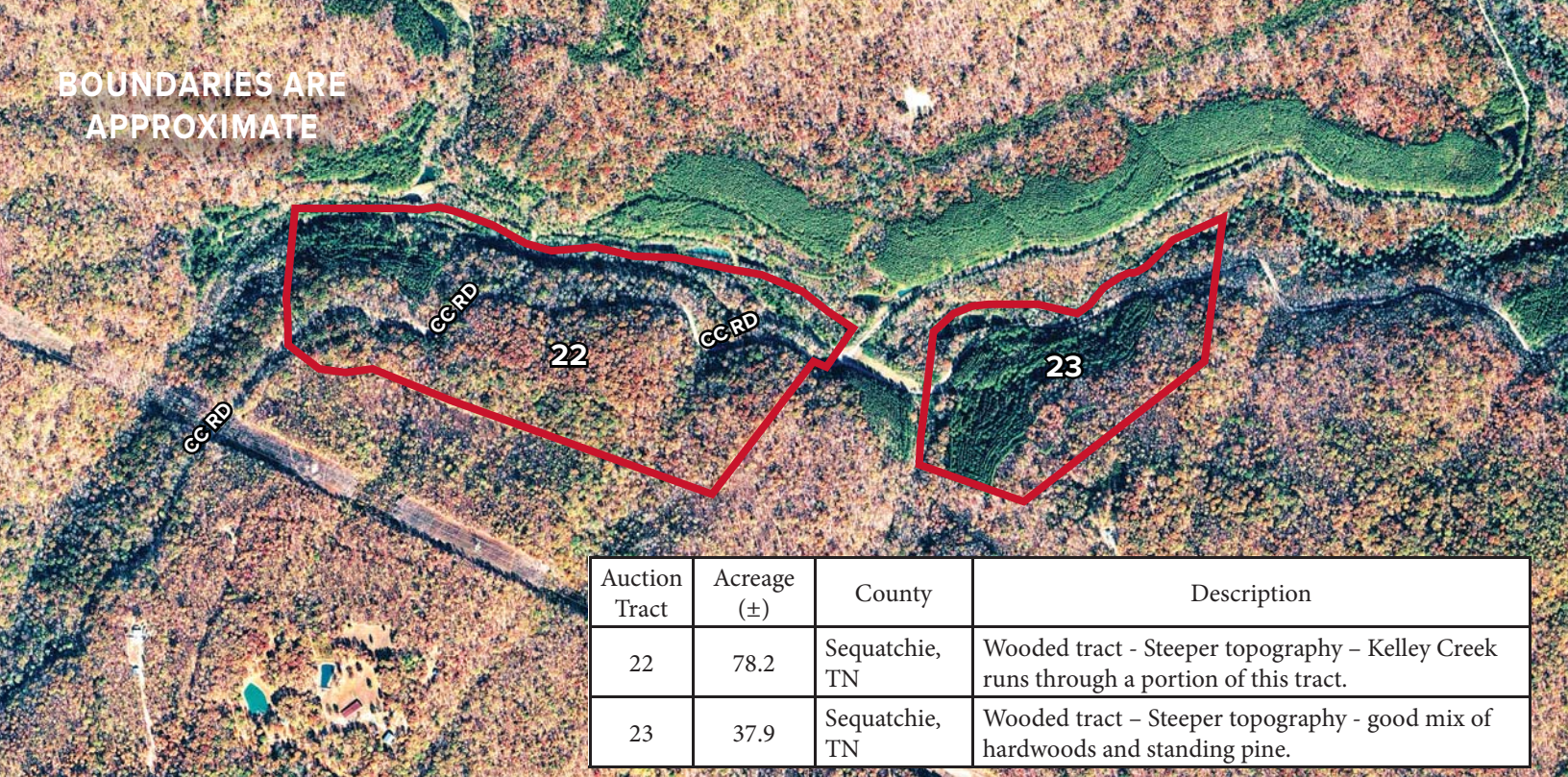
TRACT 19

Auction Tract	Acreage (±)	County	Description
20	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	3.36	Sequatchie, TN	Ideal homesite or commercial development tract with long road frontage on Kelly Creek Rd.



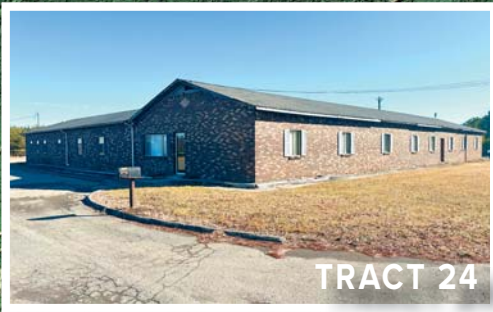
TRACT 20

BOUNDARIES ARE APPROXIMATE



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

Auction Tract	Acreage (±)	County	Description
24	368	Marion, TN	Large tract with 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	40.2	Marion, TN	Wooded tract with gentle to rolling topography - adjoins the 368± acre tract.
26	157	Marion, TN	Wooded tract with varying topography - several sediment ponds on site.





BOUNDARIES ARE APPROXIMATE



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

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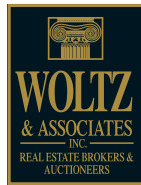
REAL ESTATE AUCTION



3,673± ACRES • 27 TRACTS



MAY 18 AT 11:00 AM (CT)



A1060

Jim Woltz (TN #2856)

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