



Excellent Plot of land for sale in Dunlap Tennessee USA



Agent Info

Name: Niall Madden
Company: Esales Property Limited
Name:
Country: United Kingdom
Experience since: 2002
Service Type: Selling a Property
Specialties:
Property Type: Apartments
Phone:
Languages: English
Website: <https://esalesinternational.com>

Listing details

Property for: Sale
Price: USD 4,677,674.22

Location

Country: United States
State/Region/Province: Tennessee
City: Dunlap
ZIP code: 37327
Posted: Sep 01, 2026
Description:
Excellent Plot of land for sale in Dunlap Tennessee USA

Esales Property ID: es5555194

618 Boyd Rd, Dunlap, TN 37327

Exclusive 220-Acre Tennessee Mountain Estate with Year-Round Creek & Income Potential

Welcome to a truly extraordinary 220-acre mountain sanctuary in the heart of the United States. Designed for those seeking ultimate privacy, self-sustainability, or a high-return development opportunity, this expansive property offers raw natural beauty paired with unmatched water resources.

Dunlap serves as an ideal base for outdoor enthusiasts, offering convenient access to some of Tennessee's most scenic natural areas. State parks like Fall Creek Falls and Savage Gulf are just a short drive away, featuring dramatic waterfalls, sweeping overlooks, and miles of pristine hiking trails. The area is also a paradise for anglers, surrounded by exceptional trout streams—including waters right in Dunlap itself.



Streams such as Coops Creek, Fall Creek Falls, and the Elk River are stocked regularly, making high-quality fishing easily accessible year-round.

Water Security & Living Infrastructure Water is the lifeblood of land, and this tract holds an exceptional advantage. It is the only property on Boyd Road boasting year-round, drought-proof creek access. Over two miles of pristine Big Brush Creek weave through the acreage, anchored by an active, year-round cave and spring located just upstream from the main residence.

* The Main Home & Shop: Positioned along the tranquil water, the existing home operates on a pure, gravity-fed mountain spring system—offering true off-grid reliability without sacrificing comfort. A solid shop provides ample equipment storage.

* Secluded Access: Total privacy is guaranteed. From the main entrance gate, a private 1.5-mile driveway winds through the landscape before arriving at the home and shop, completely insulated from the outside world.

Development & Commercial Value Whether you envision an exclusive family compound, a luxury eco-resort, or a residential subdivision, the groundwork is already laid.

* Frontage Infrastructure: Power and rough-cut road access are already established at the front of the property, offering an ideal footprint for immediate development, a vacation resort, or sub-divided home sites. Modern utilities—including high-speed fiber internet and main power lines—are fully accessible.

* Valuable Natural Resources: The land holds immense commercial value through its abundant, high-grade hardwood timber. Additionally, significant deposits of natural mountain stone present a lucrative quarrying or selling opportunity that has not yet been commercialized.

* Proven Equity: The property was recently appraised at \$4.7 Million USD—a evaluation that excludes the substantial market value of the mountain stone deposits.

Crucial Directions & Viewing Instructions Please do not use Google Maps or GPS navigation to locate this property. Online mapping systems are inaccurate and will direct you incorrectly along power line easements.

1. Travel to the very end of Boyd Road.
2. At the brick house, the road transitions to gravel. Do not stop here.
3. Continue straight along the gravel road until you reach the main security gate.

Showing Terms & Agent Information

* Appointments Required: The property is gated and shown by appointment only. If you wish to perform a drive-by viewing, contact the owner in advance to have the main gate unlocked for access.

* Direct Sale: The owner is not seeking listing services or assistance from real estate agents. Please do not call to solicit listing agreements.

* Buyer Agents Welcome: If you are a licensed real estate professional representing a qualified buyer, the seller is open to negotiating a buyer's agent commission.

This rare, resource-rich estate offers an irreplaceable combination of private mountain living, guaranteed



water rights, and massive financial upside. Contact the seller directly to schedule your private tour.

About the Area

Located in the heart of the Sequatchie Valley, Dunlap, Tennessee, is a charming small city serving as the county seat of Sequatchie County. Framed by the dramatic ridges of the Walden Ridge and the Cumberland Plateau, Dunlap offers a picturesque, rural atmosphere steeped in Appalachian natural beauty and outdoor adventure.

Historically known as the 'Coke Oven Capital' due to its rich late 19th-century coal mining and coal-coking heritage, the city balances its historical roots with a close-knit community vibe. Visitors and residents frequently explore the Dunlap Coke Ovens Park, a preserved historical site nestled in a quiet wooded park where the stone ovens still stand today.

Beyond its history, Dunlap is widely recognized for its vibrant outdoor recreation opportunities. Positioned near world-class hang gliding sites, the Sequatchie River, and scenic hiking terrain, it attracts outdoor enthusiasts year-round who are looking to experience river floating, hiking, camping, and hand-gliding over the valley floor.

For commercial air travel, the nearest major commercial facility is Chattanooga Metropolitan Airport (CHA), situated roughly 30 to 35 miles southeast of Dunlap in Chattanooga. For broader international flights and additional airline options, Nashville International Airport (BNA) is accessible via a roughly two-hour drive to the northwest.

Main Features

- * 890309 m2 of land for development (220 Acres Lot)
- * Excellent location close to many amenities
- * Stunning views.
- * Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Tennessee USA fast online.

Tenanted: Yes

Common

Finished sq. ft.:	890309 sq m
Lot Size:	890309 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.921.216



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