



# Marion County, Tennessee

## Mountain Man Real Estate



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*~Possible 100% Financing for Qualified Buyers!~*



#01 - Built in 2015, this 2 bedroom 2 bath home in Tracy City features custom built cabinets in the kitchen with custom built doors throughout the home. Beautiful views abound from this cozy home made just for you! \$499,900.



**Reduced!**

#18 - Beautiful views of TN River. Seller lives in custom Palm Harbor Home but owns adjoining view lot ideal for another site-built home. Five minutes to I-24, dining, shopping etc. Open gathering room has f/p which goes thru to den. Kitchen recently updated for gourmet prep/dining. Lots of amenities! Buy this home with view lot and take your time to build new home! \$349,900.



**Reduced!**

#57 - Located in Jasper, this lovely brick 3 bedroom 2 bath home is ready for you to enjoy! Spacious, level half acre lot affords the opportunity to perhaps add a pool or an outside dining venue. Convenient to shopping, retail, schools. Ready for you to visit today! \$299,000.



#60 - Lovely 3.96+/- acres of property located in Kimball in Mountain Meadow Estates. Build your custom home with convenience to everything! (Note: Listing agent is seller's brother). \$82,500.



#54 - This home in historic Richard City has 4 nice sized BRs. Master BA has lg walk-in shower. Open floor plan: kitchen, LR & DR combined for spacious feel. Also has Mother-in-law suite on main level w/separate kitchen and full BA (can be accessed from house but also has outside entrance). Very large covered porch overlooks huge back yard. Perfect family layout. \$299,900.



#19 - Panoramic mountain and pastoral views! Seldom does the opportunity avail to own such a lovely home. Rise in the morning with that first cup of coffee in the sunroom. Home was designed with entertainment in mind. Spacious gathering room or quiet solitude in the den with warmth coming from the fireplace on a snowy winter morning. \$395,000.



#87 - Located in Downtown South Pittsburg the Former "Home" of Tails Up now available. Features 2 buildings with over 3000 square feet of space. Many different types of potential uses. Call today for an appointment to view this awesome one of a kind property!

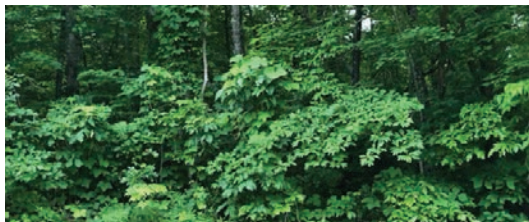


#85 - Unique property in Richard City features Church Building as well as small rental house next door. Contact us for more information or appointment to tour the property. \$195,000.

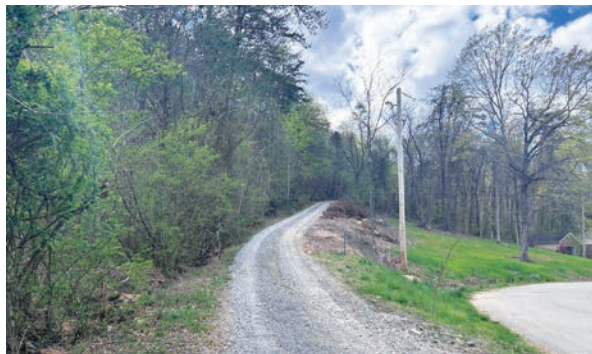




Heart Realty has been serving the Sequatchie Valley for more than 25 years. We are members of the Chattanooga Association of Realtors, the TN Association of Realtors and the National Association of Realtors.



#64 - Located on Timber Ridge Drive in Kimball, don't miss this opportunity to pick from 3 Lots the one that works best for your new home. Call us for details & pricing!



#69 - Beautiful 6.14 acre tract in Jasper ready for your custom home or perhaps you may want to build several homes. City water and Sewer available. \$150,000.



#51 - Rustic 2 bedroom 1 bath home may be your answer to no more renting. Needs a little TLC so Owner has priced it accordingly. BONUS: 1.8 acres is all yours when you purchase your new home! \$159,900.

#76 - Beautiful views from bluff property! 7.3+/- acres waiting for your new home in this gated community. \$200k.



#82 - 1 acre potential commercial lot with I-24 visibility. \$200k.



#83 - 1.25 acre potential commercial lot with I-24 visibility. \$200k.



#14 - 2.86 acres on Fiery Gizzard Road; 1 BR house that has been used for storage. Rustic location but not far from conveniences. \$100,000.



#15 - Cute 2 bedroom, 2 bath brick home in the country where you can snuggle up on a cold winter night or sit outside and enjoy the warm spring evenings. Privacy? You betcha!! Call for showing appointment today! \$289,900.



# Heart Realty

1292 Main Street  
Kimball, TN

423-  
605-  
0280

butch.witcher  
@yahoo.com



**423-837-5478**



Church building in South Pittsburg. 200x140 paved lot. Includes house that was used as parsonage. \$195,000.

*Thanks for voting me as the Best Real Estate Agent in the Sequatchie Valley. Call me for all of your Real Estate needs, either buying or selling!*



**SOLD**

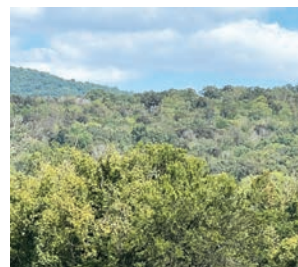
MLS#1382484 - 4 bedroom 2 bath home on large level lot. Updated kitchen and baths. Plus, a mother-in-law apt. with full kitchen and bath. \$299,900.



**SOLD**

MLS#1382998 - Duplex. Each side has 2 BR, bath, kitchen and living room. Central heat and air. \$159,900.

MLS#  
1379936  
- Appox.  
191  
acres.  
Wooded.  
Very  
secluded.  
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hunting  
clubs.  
\$615,000.



MLS#1379970 - 33 acre's of wooded seclusion. Great for hunting. \$99,000.



#87 - Located in Downtown South Pittsburg the Former "Home" of Tails Up now available. Features 2 buildings with over 3000 sq feet of space. Many different types of uses. Call today for an appointment to view this awesome 1 of a kind properties!



**Reduced**

**Kimball**

#1368278 - Beautiful view of Tennessee River and surrounding mountains. Over 1700 sq ft. 3 bedroom, 2 bath on appx 4 acres. \$249,900.



**Sweetens Cove**

1 acre potential commercial lot with I-24 visibility. \$200k.



**Sweetens Cove**

1.25 acre potential commercial lot with I-24 visibility. \$200k.



**SOLD**

Restaurant (Formerly known as The Local Tavern) Seating for over 70 people with over 40 parking spots. \$350,000.



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**Melissa Hubbard**  
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**Jessica Wright**  
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**Tab McNabb**  
907-617-2716  
tabmcnabb@me.com



#1389968 - Jasper Highlands Majestic Bluffs. Endless views from back screened porch. Lots of space: 3BR/3BA w/den, office, & bonus room. Custom closets, plantation shutters, 8' interior doors. Top of line appliances incl 6-burner gas stove & dbl ovens, pot-filler, Bosch dishwasher, quartz counters, more. Oversized 3-car garage. Amenities abound: pools, courts, putting green, dog parks, trails, waterfalls. \$1,595,000.



#1390732 - Hovering Hawk - Jasper Highlands offers views of TN River & Nickajack Lake. Sits on 1.6+ acre bluff lot. Vaulted LR; brick walls in kitchen, dining & den. Dining opens to vaulted covered porch w/ fireplace & cooling fan. 3 generous BRs, two full BAs, + office & oversized, 3-car garage w/ epoxy floor. New HVAC. Kitchen has top-line stainless appliances. Home is listed under appraised value! \$1,395,000.



#1388765 - Lodge style home, great for lg family or income property. Live in part and rent 2BR/1BA, w/kitchenette with separate entrance. Foster Falls visitors keep it rented. Lg kitchen, LR w/ vaulted ceiling. Oversized master BR has lg walk in closet. Master BA has separate shower & jacuzzi tub. French doors lead to 12x24 patio. Handicap accessible. 2 acre, unrestricted. City water; also well for garden. \$399,999.



#1387290 - Fully remodeled, 3 large BRs, 3 full BAs. Lg kitchen w/ granite counters, undated stainless appliances. Sit back and relax on your covered deck and enjoy your backyard with views of the TN mountains. Conveniently located minutes to town. Less than 10 Minutes to the brand-new Food City, Walmart, and Restaurants. \$299,000.



#1391889 - Newly-built waiting for your finishes, 3BR/2BA + 2 car garage! Covered front porch to see sun rise & lg back deck for sunsets. Low maintenance vinyl siding w/ stone around foundation; concrete drive; .55-acre lot. Open floor plan, LVP floors, kitchen island, soft close cabinets, granite counters; tiled showers. Marion Farms S/D in heart of Kimball, convenient to: schools, parks, restaurants. Low taxes & utilities. Great starter, retirement or investment. \$365,000.



#1391794 - 3 BR 2 BA home in great location in Jasper. It includes outbuilding for all your storage needs. Conveniently located to Nickajack Lake and I-24 but in a quiet neighborhood. Schedule your showing today. \$125,000.



#1386678 - 4BR/2BA, 2,469 sf home on nearly two acres of a private cul-de-sac in Jasper Highlands; community pools, tennis and pickle-ball courts, restaurant, health club, pavilion. Great room with timber ceilings, flagstone gas fireplace, built-in cabinets, dream kitchen w/ stainless appliances and granite counters. Front/back screened porches, 1200 sf patio w/ hot tub, outdoor cooking. \$750,000.



#1389163 - 2 story vaulted ceilings in LR of this magnificent home w/ 2 bonus rooms, separate DR, 3 BRs, 2 full completely-renovated BAs and 2 additional half baths. Two large walk-out attic storage accesses, large decks, fenced back yard, custom fire pit. Fully encapsulated crawlspace w/ dehumidifier. Two additional out buildings. Both refrigerators, hot tub and washer/dryer convey. \$844,900.





**Gina Pannell**  
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**Melissa Hubbard**  
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melissaleahubbard@gmail.com



**Jessica Wright**  
816-812-1443  
jessicawrighthomes22@gmail.com



**Tab McNabb**  
907-617-2716  
tabmcnabb@me.com

## Come see the wonder of Jasper Highlands & River Gorge Ranch!

#1388607 – 1920 Raulston Falls Rd \$89,000

#1378638 – 0 Crockett Pt, JF614 \$99,000

#1368646 – 3261 Crockett Pointe JF130 \$103,000

#1368769 – 260 Cherokee Path JF285 \$114,900

#1372605 – 0 Waterwheel Way #337 \$119,900

#1372601 – 225 Prospectors Way RB223 \$123,000

#1368624 – 0 Raulston Falls Rd #159 \$130,000

#1378120 – 174 Volunteer ST JF398 \$135,000

#1381586 – 4430 Crockett Pointe JF216 \$138,000

#1372852 – 1130 Sunset CIR SV126 \$149,000

#1375083 – 2700 Crockett Pointe #404 \$149,500

#1381510 – 545 Boone Pass JF186 \$149,900

#1363405 – 00 Sunset CIR \$159,900

#1387534 – 310 Moonlight LN JF444 \$150,000

#1370756 – 5140 Crockett PT JF177 \$165,000

#1363446 – 2995 River Bluffs DR \$165,000



#1365098 – What an amazing chance to own 21.66 acres downtown yet on the mountain with spectacular views of the mountains and Tennessee River. The driveway and several possible home sites have been rough cut in for easy access and viewing. So many possibilities with no restrictions. Don't let this gem get away. \$315,000.



#1386260 – Nestled at end of quiet street, wooded lot will make great, private home spot. Perfect elevation for walk out basement. See sunsets off back porch. All the conveniences of being in town, shopping minutes away, yet private. Road partly cleared to walk along top of lot. Your chance to build dream home in unrestricted neighborhood with space between neighbors. \$85,900.



#1388633 – 3-Parcels being sold as 1. Will not divide. Total of 12 acres, zoned residential. Mostly cleared, some hard woods, slopes from hill to a level valley along a seasonal stream. Has been used as a pasture so it is fenced. Great investment or to develop. Direct access from Hwy 41 or Myers Hill Rd. Also direct access to Tracy City. Great for family to build multiple home sites. \$99,000.



#1369933 – Sitting up high on the Cumberland Plateau sits a quiet lot with big, beautiful views of Sweetens Cove. The driveway has been installed, city water, power and highspeed gig internet is located at the road. Don't miss this chance to own this gem. \$67,000.

#1373826 – 275 Lookout View DR RB219 \$180,000

#1375261 – 595 Compass DR RB104 \$185,000

#1373188 – 367 Volunteer ST \$188,000

#1388703 – 205 Whiskey Way #375 \$198,000

#1376310 – 4910 Raulston Falls RD JF106 \$199,900

#1382901 – 465 Compass DR \$200,000

#1377164 – 2595 Raulston Falls RD JF2 \$219,000

#1377079 – 460 Cherokee Path JF280 \$249,000

#1387684 – 4709 Crockett Pointe JF166 A/S \$249,000

#1372079 – 350 Crockett Loop JF79 \$250,000

#1388624 – 362 Cumberland CIR SV352 \$275,000

#1382028 – 940 Crockett Pointe JF567 \$290,000

#1379457 – 755 Sunset CIR SV109 \$320,000

#1388577 – 3965 Crockett Pointe JF158 \$349,900

#1378469 – 725 Sunset CIR SV108 \$350,000

#1376333 – 275 Crockett Lp JF62A&62AS \$475,000



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If you are just passing through this area at the moment but may be entertaining ideas of making this your home and perhaps even starting or relocating a business here, the Marion County Chamber of Commerce will be more than happy to help you with any information you need.  
423-942-5103 [www.marioncountychamber.com](http://www.marioncountychamber.com)



**MARION COUNTY**  
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## Thinking of selling your home yourself? Here are a few points you might want to consider:

1. *The right selling price is difficult to arrive at.* Besides not dealing with housing market trends on a regular basis, owners tend to see their home with an untrained eye and often overlook elements which have an impact on the property's true value.
2. *The process is much more difficult by trial and error.* Extra work, costly mistakes, frustration and confusion are common results of not being familiar with all the arrangements involved.
3. *You'll be on call day and night.* Without someone to qualify and screen potential buyers, an owner is subject to "drop-in lookers" at anytime who may or may not be seriously interested.
4. *Financing is a complicated part of the equation.* Changing interest rates, points, terms, types of mortgages (FHA, VA, ARM, etc.) are especially difficult to deal with if you don't do it routinely.
5. *Price negotiations are tricky.* Without someone skilled in real estate transactions on your side of the table, you are likely to lose far more than any fee professional services would amount to.
6. *The paperwork is a headache.* Title searches, mortgage forms, closing documents, and the rest of it can be mind boggling and time consuming. Taking days off from work to try to figure it all out and get it done is also an expense to you.
7. *Buyers are often wary of dealing directly with homeowners.* It is easier to speak frankly and ask direct questions with a Realtor than to risk insulting a homeowner. Buyers want to feel they are getting all the information they need to make a good decision without worrying about ruffling the feathers of the seller.
8. *The longer a home sits on the market ... the harder it is for anyone to sell it.* Buyers begin to wonder what's wrong with it, and will be less likely to look at it later, even if it is listed.

*If you're sick, you go to a doctor. If you need legal advice, you go to an attorney. Doesn't it seem logical, then, that you would enlist the help of a professional Realtor when you embark on such an important task as selling a house? Any one of the Realtors in this book would be more than happy to work with you when you are ready to sell your home.*





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#1388690 - Check out this move in ready for a family home. Refreshed top level has 3 bedrooms and 1 bath with kitchen (appliances included) and living area. The refreshed lower level has 1 bedroom and recreation room or office with a large laundry area, a great room and bathroom. It has a storage building, a 2 car-carport detached. It also includes a fenced in yard. You must see this one. Give us a call today for a showing!

Working hard to serve you better! I joined Heartland Realty & Auction Inc., doing business in the Sequatchie Valley 35+ years, in April 2021. License by the Tennessee Real Estate Commission, member of the National Association of Realtors, Tennessee Realtors Association, and the Greater Chattanooga Association of Realtors. Real Estate Designations and Certifications earned: Master Graduate Realtor's Institute, Graduate of Realtor Institute(GRI), Seller Representative Specialist(SRS) and Senior Real Estate Specialist(SRES), Resort and Second-Home Specialist(RSPS), Military Relocation Specialist (MRP), Certified Pricing Strategy Advisor(PSA), Real Estate Negotiations Expert (RENE), Short Sales and Foreclosure(SFR), At Home with Diversity(AHWD), and more! Call or Email today!



#1381235 - Check out this 28.52 acres! Located in the beautiful Sequatchie Valley surrounded by mountains on a hill with great views! This diamond in the rough has several building spots with no restrictions and is less than 15 minutes to Dunlap or Whitwell. Lots of space and privacy. You should come see this ASAP!

*I am never too busy for your referrals! Please Call or Email me today!*



#1388928 - Close to shopping/dining in Dunlap. Quick access to Hwy 111. Nice brick home w/ fireplace; make it your own w/ some TLC. Galley kitchen, nice dining and living areas. 3BR/3BA. Level 1.08 acre lot w/ plenty of room for outdoor entertaining. HVAC unit around 5 y/o. Also new building w/ 2 large roll up doors & a room for office space. Estate Sale requires court approval. Property sold "As-Is"



Have you ever noticed the homes for sale with a Realtor® sign in front usually sell quicker than the ones “for sale by owner”?

It's a fact!

Most homeowners have no selling experience, but they do have a job, which means if they had the know-how to do prospecting, advertising, qualifying, and all the other skills needed to close a sale -- they still wouldn't have the time necessary to get it all done. Let one of the professional Realtors in this magazine help you sell your home or find the home of your dreams. They have the training, they have the time, and they will make life much easier for you.



# Mountain Man Real Estate



Paul R. Langlois



Rob Haynes



Jacquie Jenkins



Jon Haskew



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Office Located at:  
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