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#1530140 - 3590 Crockett Point - \$950,000 - Located in Jasper Highlands, this 2022-built 3-BR, 2.5-bath home sits on level 7-acre corner lot. Enjoy sunrise from the front porch and relaxing evenings on screened back porch. Includes large bonus room above garage. Near pools, trails, waterfalls, and amenities include tennis, pickleball, dog park, fishing pond, playground, and two fire stations. Peaceful mountain living.



#1526571 - 636 Raulston Falls Road - \$694,500 - Private 2.8-acre interior lot in Jasper Highlands. Home has 1,686 finished sq ft plus framed walkout basement ready for two BRs, bath, utility room, and family space. Backyard borders Reserve for year-round natural views. Enjoy covered deck w/hot tub, propane fireplace, & gas stove. Ideal for expansion, privacy, and flexible living.



#1530852 - Nearly 1 Acre Unrestricted - \$365,000 - New construction on level land. Open floor plan features a bright custom kitchen with quartz countertops, tall cabinetry, and large island. Spacious owner's suite includes double vanities, tile shower, and walk-in closet. Covered front and back porches plus a 2-car garage. Plenty of room for a shop, barn, or garden—flexibility with country comfort.



#1531201 - Renovated country home near Sweetens Cove - \$499,000 - Fully renovated in established, unrestricted neighborhood <1 mile from I-24 and four minutes from golf club. Features quartz counters, new flooring, fresh paint, updated lighting, new tile shower, and added 3rd bedroom. Tiled front porch, brick patio, landscaped yard. Convenient location with quiet country charm.



#1523634 - Immaculate home on 1.39 serene acres with peaceful pastoral views in Bridgeport, AL. Open, airy layout with neutral finishes and luxury vinyl plank flooring. The modern kitchen has Frigidaire stainless appliances. Primary suite has custom walk-in closet, with two addl BRs. Charming front porch, spacious yard, oversized garage, washer & dryer. Move-in ready. \$352,000.



#1520246 - Luxurious 4BR/3BA modern log cabin on 7.1 wooded acres in The Ridges at Franklin, a gated equestrian community. 10 miles from South Pittsburg and Sewanee, this 2,984sf home has vaulted ceilings, lg windows, LVP floors, granite counters & stainless appliances. Primary suite has loft w/ sweeping views. Finished basement w/ office & rec room. Wraparound porch. \$935,000



#1522275 - Ideal home w/ split floor has private primary suite on one side and two BRs w/ full BA on the other, ideal for guests or home office. Large kitchen w/ ample cabinets, spacious LR, separate dining area, pantry & laundry w/ back-door access. Cosmetic updates needed, but home has solid bones and great potential. Peaceful setting minutes from Jasper, shopping, and I-24. Sold as-is. \$128,500.



#1520516 - Delightful 2BR/2BA w/ stunning views from both porches in Marion Farms, Kimball. Low-maintenance vinyl siding w/ stone accents, concrete drive, just over half acre. Open floor plan w/ barn wood tile, granite counters, stainless appliances, tankless water heater. Convenient to TN River, parks, restaurants & shopping. Perfect as a starter, retirement, or investment home. \$269,900.



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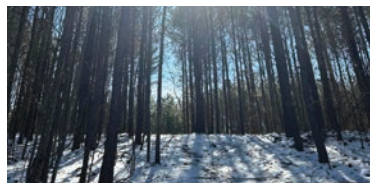
#1515697 - Historic Bridgeport Home - \$235,000 - 5-BR, 2-BA, listed on National Register. Original cabinetry, moldings, French doors, staircase, banister, & working doorbell. Separate kitchen, dining, and living rooms plus 3-car garage and additional lot across street. Near Russell Cave National Monument, Depot Museum and Trail of Tears route. Convenient to local shopping and central to several metro areas.



#1519581 - Lookout View Drive Lot - \$165,000 - Beautiful interior lot in Jasper Highlands with long-range mountain views once selectively cleared. Privacy without bluff-edge concerns. Ideal for families & pets. Gated community just 30 minutes from Chattanooga with pools, restaurant, wellness center, ponds, trails, tennis courts, dog park, playground & fire stations. Scenic sunrise views!



#1522397 - Pappy Road Lot - \$89,000 - Build your custom 3-BR home on this 1.01-acre perked lot on quiet Jasper Highlands cul-de-sac. Gentle slope supports crawlspace or basement design. Mature trees, wildlife, minimal traffic. Amenities include pools, pickleball, tennis, trails, waterfalls, dog parks, fishing ponds & fire stations. A welcoming, established mountain community.



#1505526 - Lot in The Farms at Jasper Highlands - \$85,000 - Perked for a 3-BR home on private cul-de-sac. Gently sloping and surrounded by pines for added privacy. Gated mountain-top living with pools, tennis, pickleball, trails, waterfalls, dog parks, and community events. Wellness center and Top of the Rock brewery just outside the gate. Convenient to local shopping and 30 minutes to Chattanooga.



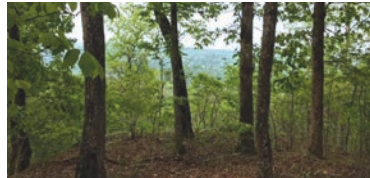
#1529566 - \$279,000 - Rare 2.36-acre bluff property overlooking TN River and South Pittsburg. Features dramatic sandstone bluff frontage, sweeping river and valley views, and a seasonal waterfall. 1.3 +/- acres buildable. City water available, light deed restrictions, and no HOA. Convenient access off Lodge Point Road. Estate-style bluff lots with views and utilities rarely become available in this area.



#1531103 - \$65,800 - 3.6-acre wooded homesite in gated Sequatchie Pointe with pastoral valley views and abundant wildlife. Enjoy a peaceful mountain setting with a community pond and convenient access to Chattanooga. Electricity and high-speed internet available. Perc-tested and approved for a 3-bedroom home. Some restrictions and voluntary HOA. Ideal for a private mountain retreat or full-time residence.



#1523434 - \$62,000 - Private 5.3-acre wooded homesite minutes from South Pittsburg. Multiple potential building sites and possible valley views w/ selective clearing. Peaceful country living with convenient access to town, dining, and I-24. Light restrictions protect your investment while allowing flexibility for a mountain retreat, full-time home, or investment property. Neighboring parcel available.



#1524826 - 5+ acres of peaceful living w/ breathtaking bluff views. Perfect blend of privacy and convenience. City water and electric available at road, easy to start building your dream home. Wide-open spaces, natural beauty, and serenity, but just a short drive to amenities. Whether you're looking to build, invest, or create your own getaway, this land provides endless possibilities in a truly beautiful setting. \$89,000.

Thinking of selling your home yourself?

Here are a few points you might want to consider before you begin:

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 complex 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 for 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.





Heart Realty

1292 Main Street
Kimball, TN

butch.witcher
@yahoo.com

423-605-0280

423-837-5478



Pending

Nice lot on Hwy 28 in downtown Whitwell. Zoned commercial. \$20,000.



New Listing

SOLD

#1510920 - Great 1650 sq ft home on 1.7 acre level lot. 3 BR 2 Bath with large living area w/ gas fireplace. Detached workshop. \$375,000.



New Listing in Kimball!

Over 2200 square feet with garage. 3-4 Br's, 3 full baths. Large living room w/ fireplace. Updated kitchen with sunroom. \$450,000



#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!



SOLD

#66 -Beautiful 4 acre tract in New Hope. These don't come available very often. \$76,900.

#1507419 - Wonderful home in Historic South Pittsburg. 4 BR, 4 BA with over 15 rooms. Tall ceilings, nice kitchen and sunken den. Even comes with a Mother-in -Law Suite. Playhouse for the kids. A must see. \$395,000.



Reduced!



New Listing!

SOLD

Beautiful 4 BR, 3 BA. in one of Jasper's most desired neighborhoods. Hardwoods-tile floors, granite countertops on a level lot. Nice outbuilding. Under appraised value \$479,900.

Louise M. Powell, *Broker/Owner*.....423-802-8098
 John "Butch" Witcher, *Affiliate Broker*.....423-605-0280
 Donna Sartin, *Affiliate Broker*423-802-0906
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~Possible 100% Financing for Qualified Buyers!~

#15 - Large home w/1950's grand style in heart of South Pittsburg. Original part has 10' ceilings, lots of rooms, true homey feel. Nice sized kitchen, huge sunken den, family room, sunroom, DR, study & more. Master BR w/bath & closet on main floor.. Also has lg mother-in-law suite w/plenty of privacy. Open floorplan. 2 lg BRs upstairs, full bath & lg closet/storage room. Small building outside could be playhouse, she-shed, or man cave. In-ground pool out back. \$395,000.



Reduced!



Coming Soon!

Call for details



Reduced!

#5 - Vintage 2-story home in downtown South Pittsburg, originally built in 1900 with many updates through the years. 4 BR / 3 BA, 2,844 sf. Walking distance to schools, restaurants, shopping, etc. with pickle ball courts just down the street at Loyd Park. Come and enjoy the Historic Princess Theatre for concerts while dining nearby. \$260,000.



SOLD

#3 - Beautiful 4 BR, 3 BA. in one of Jasper's most desired neighborhoods. Hardwoods-tile floors, granite countertops on a level lot. Nice outbuilding. Under appraised value \$479,900.



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.



#87 - Located in Downtown South Pittsburg the Former "Home" of Tails Up now available. Features 2 buildings with over 3000 sf of space. SELLER WILL CONSIDER A LEASE/PURCHASE. Call today for an appointment to view this awesome one of a kind property!



#34 - The perfect place to start in this 2 bedroom, 1 bath home with fenced yard & large storage building. This home is located in Kimball & only minutes to Walmart, Lowes, I-24 & many restaurants. \$225,000.



#77 - Nice lot on Hwy 28 in Whitwell. Old house has been demolished. Grave drive off Hwy 28. \$20,000.



#23 - Built in 1934, this nice 1,200 sf home is in need of TLC It features 3 Bedroom, 1 Bath, a large country Kitchen with separate Dining Room (Could be a 4th Bedroom). Central Heat and Air, with Natural Gas . Metal Roof only 5 years old. Nice 7' x 26' Covered Front Porch for those nice summer nights. \$85,000.



#59 - 3BR/2BA home is designed for comfort. Spacious master suite w/BA suite; other 2 BRs have BA between. Cozy breakfast nook has lovely bay that fills room with natural light. Beautiful screened porch to enjoy outdoors w/o the bugs. Big backyard for family activities and relaxation. Could be perfect for you! \$299,000.

When you want it SOLD soon, let Louise and her team go to work for you!



#99 - Great opportunity to purchase commercial property on Highway 41 in Downtown Jasper. \$225,000.



#64 - 4.2+/- acres close to Hales Bar Marina. Lovely acreage partially cleared is within a couple of miles of the Marina. Property has public water so no need to have a well. Great for a family gathering place or somewhere to get away from close neighbors. Beautiful location for your forever home! \$50,000.

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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!



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Mountain Man

Real Estate

SALE



Paul R. Langlois
Broker / Owner
(423) 260-1271

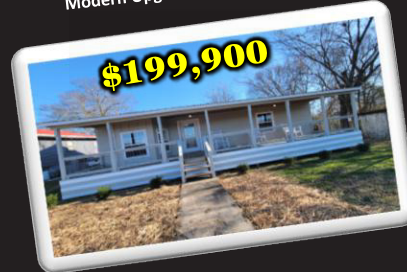
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MLS #: 1527848
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Freshly & fully renovated from top to bottom
In historic Bridgeport, Alabama



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MLS #: 1528832
Charming 1740 sq ft Chalee-style log home
Offers 2 bedroom, 2 baths and a cozy 2-story
Layout on 13 acres in The Ridges. Bring your horse



\$610,000

MLS #: 1527661
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on 11.9 acres, with Barn. Just bring your horse.

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