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January

2022

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#409 - South Pittsburg - \$94,500 - 10 acres bordering mountain stream/creek with your own waterfall. Many beautiful building sites. **MLS#1346285**



#405 - Guild - \$44,900 - Approximately 2 acres; walking distance to Hales Bar Marina. **MLS#1337684**



#408 - Sequatchie - \$99,900 - Build your dream home on this 9 acre eastern facing tract of gently rolling land with absolutely gorgeous views! Great land for a walk out basement! Enjoy the peace and quiet of this country setting. **MLS#1344487**



#407 - Chattanooga - \$239,900 - 4 BR, 2.5 BA tri-level home in East Brainerd area. Large LR & den w/fireplace. Nice corner lot w/fenced backyard. **#1342310**



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Affiliate Broker

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TeresaSmithC21
@gmail.com



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\$195,000

#517 - Whitwell - Rare find in the valley! Private 21+ acres w/beautiful views of mtns. Perfect for your dream home/farm. Has been surveyed and is currently in the Green belt (low taxes). **MLS#1347104**



\$135,000

#518 - Whitwell - 3 BR home on Chestnut St has lots of character, needs a little TLC. Original hw floors, large open kitchen w/ separate DR. Bonus area upstairs could be BR. Attached carport. **MLS#1347451**



\$199,000

Sale Pending

#550 - Kimball - 4.9 acres across from Riverside Chevrolet has 1,080 sf rental in need of repair (value in land & location). Currently has yearly lease for a billboard & zoned residential in a C-2 Highway Commercial area. **MLS#1337877**



\$135,900

Sale Pending

#988 - Whitwell - 3 Bedroom, 1 bath home sitting on 1.2 +/- acres on Pickett Drive. **MLS#1344464**



\$475,000

SOLD

#987 - Bridgeport - 2 homes for price of 1 on 4.34 Acres! Main home 6BR/4.5BA, 3651 sf of living space & 6 car garage! Absolutely beautiful, so much room, so many amenities incl outside screened porch & gorgeous in-ground saltwater pool. 2nd home 3BR/2BA home - perfect for guest home or rental income! **MLS#1342560**



\$50,000

#580 - South Pittsburg - This wooded 3.5 acres in the private gated deed restricted community of The Bluffs at Nick-A-Jack has a beautiful view of the Tennessee River. **MLS#1335724**

Jasper Highlands

#985 - Lot 80..... High Point Lane.....4.57 acres.....\$349,900.....**MLS#1338072**

#506 - Lot 341.... Cumberland Cir.....3.02 acres.....\$298,000.....**MLS#1334996**



#970 - Prime Commercial Property. Excellent visibility from I-24 (43,390 Average cars/day). Lots available directly across from Lowes & Tractor Supply, Walmart, Cracker Barrel, etc nearby. Underground utilities



Amanda Matthews

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\$429,000

#721 - Jasper - Fabulous 5 BR, 3 bath home on level 2.7 acres! New carpet, paint, light fixtures & flooring throughout; remodeled bathrooms; new kitchen countertops & back splash; large laundry/mud room & double garage. **MLS#1347185**



\$275,000

#720 - Jasper - Fabulous 3 BR, 2 bath ranch home in Gamble Subdivision. Home has a family room, den & sunroom. Nice hardwood floors. **MLS#1346256**



\$345,000

#750 - Jasper - Almost 50 acres of land that can be developed into a neighborhood, a small farm or commercial site. Located close to Nickajack Lake and Little Cedar Mountain. **MLS#1317654**



Spectacular WATERFRONT lots at Crown Harbor priced from \$107,500 to \$400,000. Year round deep water, lakefront lots with unobstructed views of lake & surrounding mountains. Build your dream home!



\$109,000

Reduced

#746 - So. Pittsburg - Gorgeous 6.8+/- acre lot on Tennessee River. Mostly wooded but clearing for a house. A well is already located on the land too! **MLS#1307613**



\$399,900

Pending

#717 - Jasper Highlands. Build your dream home on this 1.8 ac Bluff lot with many hardwood trees in beautiful gated mountain top community! Amazing views of TN River! **MLS#1341834**



\$469,000

#740 - S. Pittsburg Mtn - Gorgeous mountain top log home on 3+ acres with 3 BR, 2 baths, den, full unfinished basement (22x28) w/2 car garage. Many updates & beautiful wooded lot with a spring fed creek and waterfall you can hear from the house. Extra land available. **MLS#1344795**



\$45,000

#735 - 1 acre Bluff lot off of Vineyard Point Road in Sequatchie. **MLS#1332929**



Jeff Matthews

Broker

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\$249,500

#831 - Jasper - Newly remodeled 3 BR, 2 BA brick home w/original fireplaces has charm & character. New kitchen appliances, cabinets, granite counters, laminate floors, fresh paint. Updated BAs and a storage building & detached double car garage. **MLS#1346525**



\$699,900

#826 - Beautiful Spacious 4 bedroom home on the golf course in Black Creek Chattanooga. Your own private pool and many amenities. Resort Style Living at its best!!!! **MLS#1342518**



\$369,900

#921 - South Pittsburg - Grey brick rancher, 3BR 1BA, just past Sweetens Cove Golf Club. New: vertical pump, hot water heater, water pipes, windows and fresh paint. On 12.5 private acres. Additional home on property could be renovated and make a great income producing property. **MLS#1341266**



\$465,000

New Listing

#804 - Brow lot in gated community of Jasper Highlands. Stunning, gently sloping 2.83 ac is ready for your dream home. Vibrant sunrises and twinkling of lights in the valley at night. Call Tiffany for a list of amenities! **MLS#1343513**



\$142,900

Bridgeport - Nice older 3BR/1BA home on extra large lot near downtown Bridgeport in move in condition. There is hardwood underneath the carpet. Has large unfinished basement. New HVAC and waterheater.



\$325,000

Sale Pending

#939 - 110+/- acres of beautiful wooded property with road frontage on Sweetens Cove Rd. This property is located just down the road from Sweetens Cove Golf Club. The property would make a great subdivision. **MLS1306371**

Jasper Highlands

#902...Lot #117 Jasper Highlands Blvd.....	\$199,000.....	MLS1347403
#808...Lot #95 Raulston Falls Road.....	\$199,900.....	MLS1344837
#811...Lot #228 Raulston Falls Road.....	\$120,000.....	MLS1343633
#812...Lot #227 Pappy Road.....	\$149,000.....	MLS1343634
#814...Lot #291 Crockett Point.....	\$120,000.....	MLS1343464



Tiffany Jenkins

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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.





John Wells
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#694

- Jasper -
4 BR, 2 BA
home on
an acre lot.
Features
updated
living room
and kitchen
with new
granite
counter-
tops &
cabinets.

MLS#
1341902

\$182,500



\$139,900



#675 - Tracy City - Nice 3 BR 1 bath full brick home with a fenced level yard. Fenced back yard includes 20x24 detached garage/shop.

\$175,000



#683 - Jasper - Great level commercial lot on Main Street. Great for office or medical facility. **CAT#30759658**

\$199,900



#678 - Jasper - 4BR/2BA on level 1 acre fenced yard on Pryor Cove Road. **MLS#1346591**

\$329,500



#691 - Jasper - 3,876+/- sf building, brick over block construction w/metal roof - was originally a bank bldg w/vault (most recently used a floral shop). Plenty of parking, prime location. Lots of potential uses for retail sales, office space, auto sales, parts store, etc. **CAT#30656831**

\$113,500



#684 - South Pittsburg - 2 BR & 1 full bath on oversized level lot on 2nd St. w/ hw floors and knotty pine paneling, rocking chair front porch, & large fenced backyard w/storage building. **MLS#1340092**

\$70,000



#679 - S. Pittsburg - Great building lot in Sequatchie Point S/D. Level to gently rolling 3.72+/- acre wooded lot w/inspiring sunrises & breathtaking sunsets. Build your dream home here. Back to nature at its finest with plenty of wildlife. Only 30 minutes to Chattanooga. **MLS#1346239**

\$20,000



#688 - Wooded & buildable 1.3+/- ac lot just south of Dunlap on Woodcock Rd. Build your dream home here & enjoy beautiful fall colors or lazy shady summers with your mtn getaway. Close to everything but still complete serenity. Property has water rights to a spring. **MLS#1343251**



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**Jimmy
Sneed**

Owner/Broker

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Licensed in TN, AL & GA



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\$799,000

#110 - Sequatchie - Just Magnificent! 5 BR, 2 1/2 bath home sitting on 20+ acres offers you everything! Bluff overlooking Denny Cove, pastures, wooded area with spring fed pond & waterfalls! **MLS#1346617**



\$585,000

#121 - Hwy 41 - 4 BR (could be 5), 2.5 BA home sitting on 2+ acres with majestic view of the TN River. 3,700 +/- sf with inground pool, hot tub room and more. **MLS#1345907**



\$140,000

New Listing

#102 - Bridgeport - 3 BR, 2 bath home with large living room nestled in large flat yard with beautiful trees. **MLS#1346983**



\$295,000

#104 - Jasper - 14.78 +/- acres located behind Badcock Furniture & Ace Hardware. Great location for multi family use; industrial use or retail center. 3 phase power water & sewer. **CAT#30568084**



\$335,000

Sale Pending

#101 - Fort Oglethorpe - 3 BR, 1.5 bath home with LOTS of room & lots of updates. Family room downstairs - could be used for 4th BR. Nice screened in porch & patio for enjoying the fenced in back yard. **MLS#1343106**



\$199,900

#140 - Whitwell - Professional building on Hwy 28, Whitwell. Former bank building at the Hwy 28 & 283 intersection would make a great professional office. Building is 1,436 +/- sq ft with a canopy area that is 264 +/- square feet that could be converted into office space as well. **CAT#30603457**



\$475,000

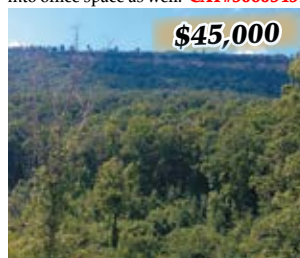
#122 - Riverside Catfish House! Great business opportunity! Newly remodeled kitchen, dining room & outside dining area. Facility will seat 130+/- inside. Also has 2BR/2BA apartment with same size lower level that could be remodeled. **C-30603457**



\$115,000

Reduced

#126 - Dunlap - 1,600 +/- sq ft office building with additional 576 +/- sq ft unfinished storage attached would make a great professional building located across from Sequatchie County courthouse. **CAT#30666196**



\$45,000

#108 - Jasper - Great building lot with incredible mountain views all around in the Woodlands. **MLS#1341803**



\$25,000

Sale Pending

#100 - Whitwell - 2 building lots on Kilgore Lane - Unrestricted. **MLS#1335832**



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Use this magazine as your real estate map to magnificent Marion County. Let one of the professional realtors with listings shown in these pages help you find the ideal home for your family in this most glorious corner of the world.

If you have a family member or friend who has moved elsewhere on the globe but wants to come home, email them a link to this magazine so they can begin looking at the choices available.

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If you are someone who is passing through but may be entertaining ideas of making this your home and perhaps even starting or relocating a business here, be sure to call the Marion County Chamber of Commerce office and they will be more than happy to help you gather all the information you need.

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There's no place like home!

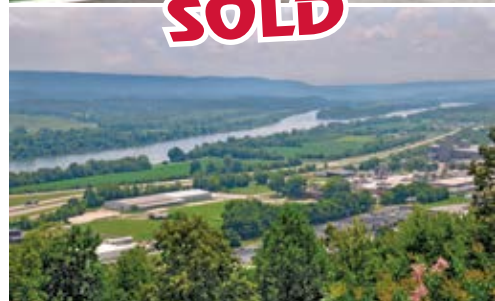


LAND FOR SALE

- Lot 133.....Rarity Club.....Jasper, TN.....MLS#1277452.....**SOLD!** \$249,900.
- Lot 137.....Rarity Club.....Jasper, TN.....MLS#1275792.....**SOLD!** \$245,900.
- Lot 139.....Rarity Club.....Jasper, TN.....MLS#1277530.....**SOLD!** \$259,900.
- 25+/- ac.....Co. Road 170.....Stevenson, AL.....MLS#1254956.....**SOLD!** \$59,900.
- 7.4+/- ac.....8 Bolton Point Rd.....Greenbriar Overlook.....MLS#1316409.....**SOLD!** \$42,900.



SOLD



380 Riverview Drive, South Pittsburg. A wonderful 3 bedroom 3 bath 2,748 sq.ft. home with a panoramic view of South Pittsburg and the Tennessee River looking into Alabama from the entire south side windows, and main floor deck. There is also a finished basement and finished Garage. Many extras including Black Granite counter tops and matching Granite Tile Foyer. All the furnishings remain with a full list price offer. MLS#1321540, \$339,900.

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*"I can help you sell your property just as I have sold almost all of my other listings.
Call me for a listing presentation so I can help you sell yours as well."*



SOLD

808 Dr. Lee Ave, Bridgeport, AL. This is a great 2 bedroom 1 bath home for someone who likes to do their own creation, and give it a little tender loving care. The rustic look of the outside logs is very desirable. This home is close to everything, and needs someone to enjoy the traditions of Bridgeport. All accepted offers are subject to court approval. Property selling "AS IS." MLS #1346259, \$59,900.

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"As with all real estate purchases, a boundary survey is recommended as part of the property inspection."

Moving is an exciting, exhausting experience. It always goes better when you have help.



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Any of the realtors in this magazine would be more than happy to help you with all of your real estate needs.



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Cover Home!



#05 - Located in the heart of downtown South Pittsburg, this vintage home offers a lifestyle so many enjoy! Walking distance to restaurants, schools, etc. Call today for appointment to see this lovely home. \$299,900.

HAPPY NEW YEAR

to all of our customers!

*If you are looking to buy
or sell Residential or
Commercial property,
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South Pittsburg



#1342196 NEW LISTING 1300+sf home in South Pittsburg. 2 BR, 2 Bath on level lot. \$69,900.



Opera House Music Store in downtown South Pittsburg. "The most Unique Store in Tennessee."



2+/- acre prime commercial property on Highway 72 in South Pittsburg just off I-24. Great location.



MLS#
1274870
- Over 20
acres on
Hwy 28
between
Jasper and
Whitwell.
\$350,000.



MLS#1330425 - Lovely 1.71+/- acres available in Kimball for your new home. Convenient to schools, shopping, commuting. \$60,000.

New Listing in Jasper



#1341907 - Beautiful 4 BR 2.5 BA home on large lot in downtown Jasper. So many amenities incl open floor plan very conducive to entertaining inside or on attached screened porch to the exterior large yard. Call for a showing! \$399,000.



MLS#
1341522 -
Beautiful
views from
the bluff
property!
7.3+/-
acres
waiting for
your new
home in
this gated
community.
\$200k.



Commercial bldg in Jasper. Over 8000 sf total with 4000 sf of warehouse space. Two roll up garage doors. Building has new led lighting, new flooring in retail area. Lots of office space. \$325,000.



Over 2300 sq ft home in Kimball. 3 BR 3 bath with possible 4th BR. Completely wooded and only minutes from everything in Kimball. \$339,900.

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Cover Listing
 #05 - Located in the heart of downtown South Pittsburg, this vintage home offers a lifestyle so many enjoy! Walking distance to restaurants, schools, etc. Call today for appointment to see this lovely home. \$299,900.



Sale Pending
 #10 - Beautiful Gentlemen's Farm best describes this lovely home. Breathtaking views of the scenic mountains as well as the lovely in-ground pool in the rear with pool house for weekend Guests. Finished basement has a recreation room, den with quaint wet bar, full bath; with additional rooms for whatever you desire! \$599,000.



SOLD
 #29 - Beautiful 4 bedroom 2 1/2 bath home situated on large lot in downtown Jasper. So many amenities including open floor plan very conducive to entertaining inside or on the attached screened porch to the exterior large yard. Call today for a showing! \$399,000.



Sale Pending
 #30 - Spacious open floorplan very inviting for home entertainment! Nice weather affords the opportunity to enjoy the nice deck with lovely pastoral views. \$198,000.



Sale Pending
 #11 - Seldom does the chance come along to purchase a well maintained 4 BR 2.5 BA home with so many amenities! Sellers have "refreshed" both the home and the landscaping just for you! Lots of room for entertaining indoors or by the pool. 3 car attached garage. \$295,700.



SOLD
 #34 - Here it is the home you've been waiting for in Downtown South Pittsburg! Located on a large corner lot this brick home features 3 bedrooms and 2 baths. \$250,000.



Sale Pending
 #14 - Nice house with 3 bedroom and 1 bathroom with fence yard and above ground swimming pool . new flooring new garage door. \$190,995.



Heart Realty has been serving the Sequatchie Valley for more than twenty-five years. We are members of the Chattanooga Association of Realtors, Tennessee Association of Realtors and the National Association of Realtors.



#95 - Seller has done some of the work for you partially cleaned off some of the trees of the both lots and has the perc test done on property. \$30,000.

#70 - Stunning views of Tennessee River from this spacious 1.4+/- acre lot. Build a beautiful home here and enjoy lazy days watching river traffic come up and down the river. Priced to sell \$69,000.

#32 - Older home in Richard City. Very close to Richard City Memorial school. Home now is being used as a rental property. 3 bedrooms, 2 baths, and a detached garage. FLOOD INSURANCE MAY BE REQUIRED. BUYERS RESPONSIBLE FOR VERIFYING ALL INFORMATION IS CORRECT. \$69,900.



#35 - Cute 2 bedroom 2 bath updated home with open floor plan. Lots of amenities and close to everything! Call for showing today! \$150,000.

Heart Realty has been serving the Marion County, Southeast Tennessee, and the Sequatchie Valley since 1995. We have a passion for EXCELLENCE and do whatever it takes to achieve it! When you want the best, put Louise and her team to work for you.



#94 - 1.8 +/- acres level building site. What remains of former house still on property needs demolition. Mostly wooded in the front facing Highway 150. \$29,900.



#84 - Excellent Opportunity for farming, industrial, etc. Property on Hwy 28 very convenient to I-24. \$350,000.

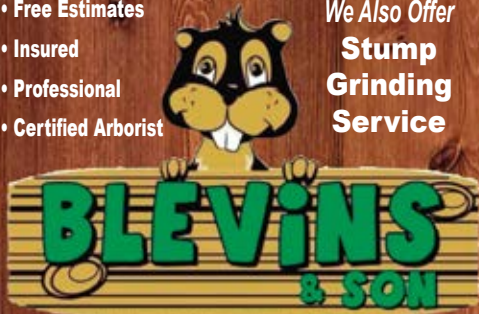


#102 - Beautiful views from the bluff property! 7.3+/- acres waiting for your new home in this gated community. \$200,000.

#65 - Lovely 1.71+/- acres available in Kimball for your new home. Convenient to schools, shopping, commuting. \$60,000.

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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.



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• Amish sheds

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