

Dixson Property List – May 2008

DAUS MOUNTAIN - Grundy Co. Tenn.

Daus Mountain Property, about 1900 acres straddling 2.8 miles of Daus Mountain Road, just East of Palmer, Tennessee. This property is mostly in Grundy County, and extends a bit into Sequatchie County. It includes a rock quarry, currently leased to Horizon Stone Company (Owner Robert Clark, HC 65 Box 364AA Rocky River Road, Dunlap, Tennessee 37327 Ph: 931-779-2012). The property is mostly wooded and has some beautiful, high overlooks. There is an old farm site with about 24 acres of pasture and numerous springs (most, but not all, are wet weather springs). Currently, the land is used mostly for hunting, but there are many roads and trails which can be used for 4 wheeling and horseback riding. This land is leased for hunting purposes jointly to Keith Moss, P.O Box 408, Hiawassee, Georgia 30546 (Phone 706-896-7708, cell 706-835-58530 and Don Jackson of Cleveland, Tennessee (phone 423-479-3157) . Some areas of the property are trashed and need to be cleaned up. A Phase I Environmental Survey has been done in 2003 (passed).

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Daus Mountain Road at County line Rd.: Lat 35.353496, Long -85.515604

Daus Mountain at Britton Rd.: Lat 35.366131, Long -85.536203

PATTON FARM - Sequatchie Co. Tenn

Patton Farm, about 210 acres on Daus Mountain Road, in Sequatchie County, approximately 2 miles east of the “Daus Mountain Property” described above. This is an old dairy farm with about 180 acres of pasture, barns (one with concrete floor), milk processing building (poor repair), concrete loading dock and 3 large concrete silos in good condition. There is a solidly built 4 bedroom house on the highest elevation of the farm, and it has stunning views

of the Sequatchie Valley and adjacent gulfs and mountains to the east, south and north. The house needs some TLC. It has a big rock fireplace. There are numerous ponds on the property (six?) and several are spring fed. There is an old sheltered spring with run-down broken cisterns nearby. There is in one field an old concrete land grant monument with names of previous owners, etc – very interesting. This property will be very pretty when cleaned up. It is about 30 miles to Chattanooga. Currently the house is occupied by Bob Nunley, who acts as caretaker and security guard for the Daus Mountain properties. His phone number is 931-235-3918.

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Patton Road at Daus Mountain Road: Lat 35.343485, Long -85.486465

Daus Road at Old Whitwell Road: Lat 35.309207, Long -85.441532

BEAR PEN PROPERTY - Marion Co. Tenn.

Bear Pen Property, about 870 acres of high elevation property in Marion County approximately 6 miles south of Palmer, Tennessee, west side of Highway 108. This is primarily woodland, high land including around its perimeter old strip mines which resemble a long moat around much of the property. There are some interior roads and numerous 1+/- acre food plots have been placed in areas which would make nice house sites. The main accesses from Hwy 108 are: through a tree nursery owned by Mr. Jack Peacock and; off Bear Pen Road running along the north side of the property. This property includes a narrow 20 acres strip between Peacocks land and Bear Pen Road. Neighbors include my forester Keith Moss with his cabin on 15 acres and a Mr. Pish with property on the northeast side of this property, next to Keith Moss property. The property is pretty, with nice views of surrounding mountains and gulfs.

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Bear Pen Road off Hwy 108: Lat 35.293131, Long -85.562682
Gated entrance: Lat 35.290574, Long -85.565772

ANDERSON POINT - Marion Co. Tenn.

Anderson Point, about 1150 acres in Marion County 5 miles south of Tracy City. This property is remote and has no formal legal access, but is easily and with permission reached by crossing adjacent property to the North owned by Wachovia and Bud Werner (of Tracy City). About 600 acres resides within Fiery Gizzard Cove and the remaining acreage is on the plateau to the east, including Pyburn Place. The property includes beautiful bluff views of Fiery Gizzard Cove, and is very near the Fiery Gizzard Trail. It is leased to Wendell Layne, owner of Laynes Transmission Service of Tracy City, for hunting purposes during hunting season. The hunters have built a pretty nice cabin on the south plateau side of the property. Until deeded / formal right of way is obtained from some adjacent landowner, no further use of the property is anticipated. It has been heavily timbered within the last 15 years.

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Sand Plant Entrance off Hwy 41: Lat 35.205724, Long -85.669413

BURNED STAND RIDGE - Franklin Co. Tenn.

Burned Stand Ridge, approximately 1150 acres in Franklin County, off Sinking Cove Road. This is a flat top mountain, very remote. About 140 acres on top of the mountain were planted in Loblolly Pine trees in 2000 – 2001. There are many pretty bluff views of surrounding valley and mountain

lands. The mountainside is quite rocky, with much limestone along the sides. There is some remaining good mature timber on the east slope, inconvenient to harvest. Neighbor is Joette Carter (2186 County Lake Road, Gurley, Al. 35248 ph:931-968-0073), whose family inherited this and much nearby land. The land is leased for hunting purposes to Don Jackson of Cleveland, Tennessee. Phone 423-479-3157 Best current use for this land is hunting and other recreation.

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End of Sinking Cove Road: Lat 35.046441, Long -85.987158

Gate at North boundary: Lat 35.069907, Long -85.977373

Check in Station at Hwy 16: Lat 35.068221, Long -86.049128

HIGHWAY 8 / TRAIL OF TEARS - Van Buren Co. Tenn.

Trail of Tears, approximately 2232 acres on Highway 8 about 10 miles East of McMinnville, Tennessee, straddling the county line between Warren and Van Buren counties (less than 200 acres in Warren County). This is rolling, mostly cut-over land with a good portion in planted pine trees, some planted in the early 1990s. It has paved road frontage on Hwy 8 to the south, Rocky River Road to the northeast, and gravel county road (Harper Road) to the north. The Trail of Tears runs as a 200 foot wide swath of mature trees and old roadbed roughly through the middle of the property in an east/west fashion. Poor condition but passable partly graveled roads connect Hwy 8 with Rocky River Road, and there is a much improved road connecting Hwy 8 with Harper Road. Phase I Environmental Survey has been done in 2005 (passed).

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South Entrance off HWY 8: Lat 35.586201, Long -85.580921

Burned Stand Rd. off Hwy 8: Lat 35.595135, Long -85.586071

Burned Stand Rd. at Harper Rd.: Lat 35.620326, Long -85.586071

Jimmy Yates driveway off Rocky River Rd.: Lat 35.612302, Long -85.554829

ROCKY RIVER ROAD - Van Buren Co. Tenn.

Rocky River Road, originally 2000 acres off Rocky River Road and eastward across Rocky River Road from the "Highway 8 / Trail of Tears" tract. This has pretty bluff boundary on the North side and straddles Rocky River on the East side, where the boundary runs along the middle of Rocky River for a good distance. The Rocky River Road goes about 3.5 miles along the West border. Mr. Jimmy Yates is a good friend and neighbor, and has a manicured property which makes the North boundary – we share a well maintained driveway. Much has been heavily timbered, but a good bit of timber remains, and there is some pine plantation. The “Greenfields”, a part of this tract on the northeast side of Rocky River used to be leased by Jack Reynolds (423-949-4080), and he can tell a lot about its history and topography. Two parcels (230 acres and 150 acres) have been sold to Mantria Group for development, therefore there is about 1600 acres remaining. Phase I Environmental Survey has been done in 2005 (passed).

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Entrance near Indian Springs Rd.: Lat 35.591296, Long -85.546417

Pleasant Hill Cemetary Rd at Rocky River Rd.: Lat 35.580896, Long -85.533972

OBSERVATORY ROAD - Van Buren Co. Tenn.

Observatory Road, about 175 acres along Southeast side of Observatory Road which runs about 2 miles along the southeastern border of “Trail of Tears” 2232 acres noted above. Observatory Road is a rough Jeep trail or logging road connecting Hwy 8 to Rocky River road. This was purchased from Mr. Phil Hunt in Summer of 2006, along with other adjoining acreage which was sold immediately to Iron Bridge LLC, which subdivision is fairly along developed as of May 2008.

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Hwy 8 Entrance: Lat 35.58582, Long -85.581093

Rocky River Rd. Entrance: Lat 35.599322, Long -85.556073

INDIAN SPRINGS ROAD - Van Buren Co. Tenn.

Indian Springs Road, 100 acres immediately adjacent to Iron Bridge Village Development (by Mantria Group). Also referred to as Gensel northeast 100 acres.

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Main Entrance: Lat 35.583583, Long -85.562124

Fire Break Entrance: Lat 35.586550, Long -85.559292

INDIAN SPRINGS ROAD (2) - Van Buren Co. Tenn.

Indian Springs Road, 100 acres immediately adjacent to the above noted 100 acres. This has county water and a 2 inch water tap. Also referred to as Gensel southwest 100 acres. This parcel extends from Observatory Road property to Indian Springs Road

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Southern Fire Break entrance: Lat 35.580756, Long -85.563927

DRY CREEK ROAD - Warren Co. Tenn.

Dry Creek Road, approximately 425 acres in Warren County about 10 miles south of McMinnville. Beautiful bluff views overlooking pretty nursery land in the valley. Has pretty waterfall. Needs roadwork.

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Entrance off Dry Creek Rd.: Lat 35.593146, Long -85.755758

GOFORTH ROAD - Van Buren Co. Tenn.

Adjacent to Fall Creek Falls, 395 acres of flat/rolling land with half mile on county paved road. Land directly across the paved road has been sold in 5 acre lots and has been clear cut.

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Entrance off Goforth Rd.: Lat 35.684420, Long -85.431147

SEQUATCHIE - GRUNDY COUNTY LINE Tenn.

Adjacent to Daus Mountain land, 45 acres in Sequatchie County adjacent to the Sequatchie-Grundy County line and Eastern Continental Divide. Stunning views of adjacent mountains and Sequatchie Valley. Access road from Daus Mountain Road needs to be cleaned up.

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Property Location : Lat 35.343975, Long -85.530281

SCOTTS BRANCH ROAD LOTS - Van Buren Co. Tenn.

Two 5 acre lots running between new and old Hwy 8 in Warren county. Beautiful stream through one lot. One lot has water tap and septic system in place.

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Entrance off Scotts Branch Rd.: Lat 35.593041, Long -85.587316

RUBY RIDGE - Van Buren Co. Tenn.

Indian Springs Road, 42 acres divided into 8 five acre parcels. Immediately across Indian Springs Road from Iron Bridge Subdivision.

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Entrance off Indian Springs Rd.: Lat 35.587911, Long -85.554399

SKY VIEW BLUFFS - Van Buren Co. Tenn.

Approximately 148 acres about 3 miles west of Spencer, essentially all bluff property, pasture, with 4 inch water main to property and electricity on property. Platted as subdivision.

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Joe Paul Rd.: Lat 35.748567, Long -85.490069

Main Entrance Hill Rd.: Lat 35.746373, Long -85.491314

GREEN SEA - Van Buren Co. Tenn.

Green Sea TN, LLC - New Hwy 111, 193 acres, part of original Ataya property, titled as Green Sea TN, LLC Has significant frontage on New Hwy 111 and borders 2000 acres of additional former Ataya land. Has been heavily timbered. Passed Phase I Environmental Survey 2007.

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Entrance off Hwy 111: Lat 35.567212, Long -85.472002

ATAYA / HWY 111 - Van Buren Co. Tenn.

Approximately 2000 acres bounded by Rocky River Road on the southwest, Greenfields Road to the north and New Hwy 111 on the east. Fairly much cut over land but contains much Rocky River and its tributaries so possible to make 200+ acre lake IF permit obtained (monetary, legal, time and political hassles). Has several hundred beautiful acres of pasture. "Trash" pines are being cleaned out, leaving hardwoods and some pine plantation. Road from Greenfields road to the edge of Rocky River is being improved. Passed Phase I Environmental Survey 2007.

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South entrance: Lat 35.554574, Long -85.509853

North entrance : Lat 35.588783, Long -85.487623

East entrance ; Lat 35.566863, Long -85.471573

GREEN FIELDS - Van Buren Co. Tenn.

Green Fields TN, LLC - Trail of Tears Road to Rocky River Road. About 1725 acres of mostly woodland and pine plantation, formerly part of Ataya Land.

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Range Rd entrance : Lat 35.562744 , Long -85.512171

Trail of Tears Rd.: Lat 35.588504, Long- 85.495090

SHUT IN GAP FARM - Rhea Co. Tenn.

Rocky River TN, LLC - Spring City, Tenn. About 193 acres of mountain top farm with about 2.5 miles of bluff. Overlooks Spring City. Very pretty place with several ponds. Widow of former owner has life estate of farmhouse and 1 acre at the entrance to the property.

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Entrance to farm: Lat 35.723242, Long -84.888010

Shut in Gap Rd off hwy 8 : Lat 35.701011, Long -84.871359

PISH-LA-KI VILLAGE - Warren Co. Tenn.

Pish-La-Ki Village - near McMinnville off Hwy 8. Approximately 70 acres with 4 guest cabins, main house with two attached apartments and outdoor amphitheater with seating for 400+. Pretty place with view overlooking McMinnville area.

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Wildwood Rd Entrance : Lat 35.616209, Long -85.635391

Pish-La-Ki Circle : Lat 35.613628, Long -85.638546