

Tennessee

VOLUME 2 of 2026

# MOUNTAIN LIVING

RIVER GORGE RANCH & JASPER HIGHLANDS | INFORMATION, PRICING, PHOTOGRAPHY



Large Acreage Properties | Incredible Views | Spec Homes & Floorplans



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All plans and pricing subject to change

## OUR COMMUNITIES

### River Gorge Ranch

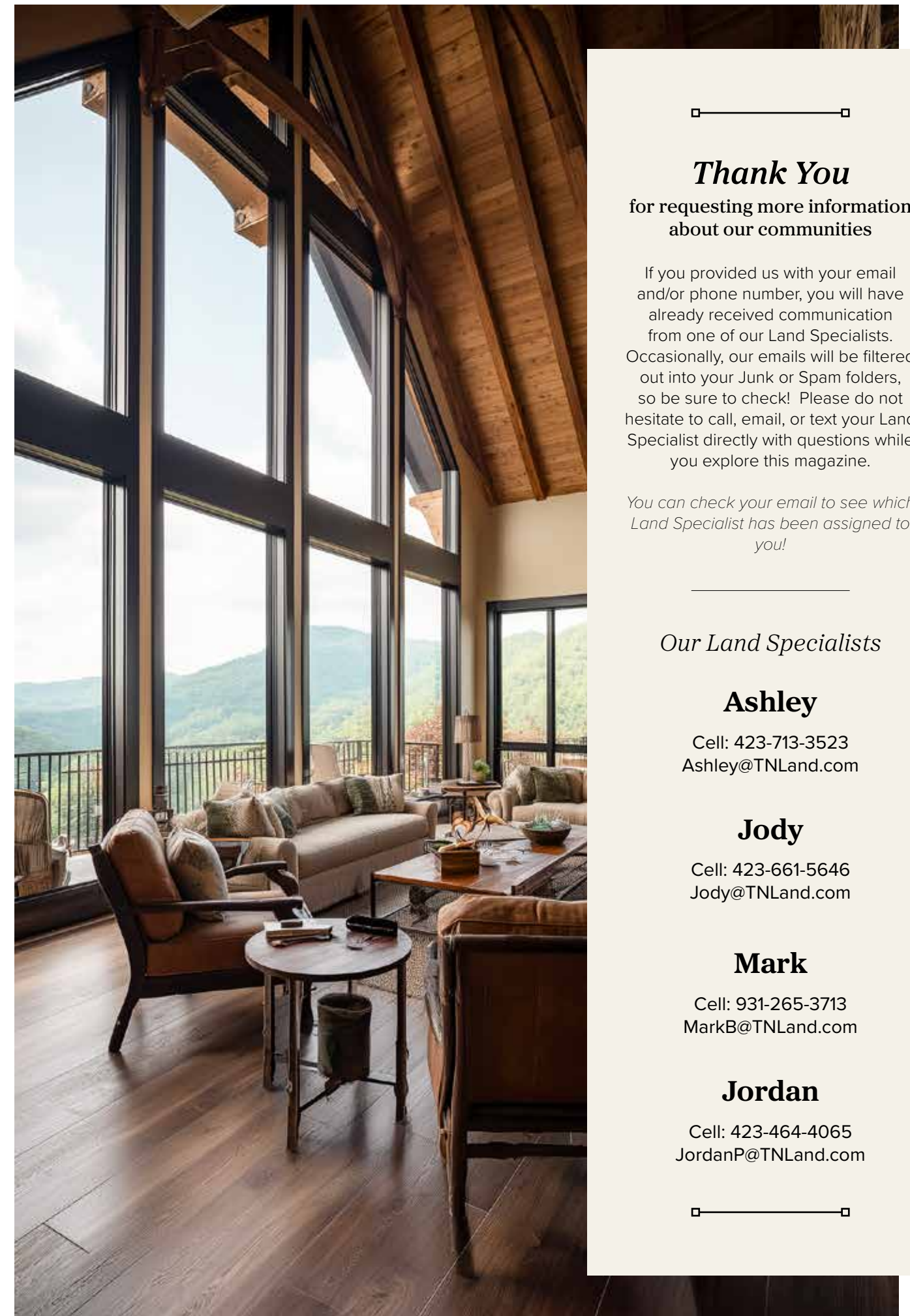
River Gorge Ranch is developed by the same outstanding team behind Jasper Highlands – it too shares spectacular mountain home sites, an array of engaging amenities dedicated to fulfilling active lifestyles and a pristine outdoor experience. The mountaintop community is encompassed by the Tennessee River below, with multiple bluffs creating sweeping, magnificent views.

### Riverton Farms

Riverton Farms; a one of a kind opportunity to own acreage, a private dock on the Tennessee River, and a legacy property with easy access to downtown, shopping, dining, and coveted school zones. With waterfront lots available in the 1.5 - 9.5 acre range and interior, wooded lots in the 2-4.5 acre range. Riverton Farms is less than 10 minutes from Downtown Chattanooga.

### Jasper Highlands

People from all over the country are looking for the ideal retirement destination or location for their new home; for many, that search ends with Jasper Highlands. Conveniently located in Southeast Tennessee, Jasper Highlands provides beautiful, private, secure, gated-community living with outdoor recreation, local shopping, dining, and medical just minutes away.

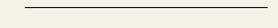


### Thank You

for requesting more information about our communities

If you provided us with your email and/or phone number, you will have already received communication from one of our Land Specialists. Occasionally, our emails will be filtered out into your Junk or Spam folders, so be sure to check! Please do not hesitate to call, email, or text your Land Specialist directly with questions while you explore this magazine.

*You can check your email to see which Land Specialist has been assigned to you!*



### Our Land Specialists

#### Ashley

Cell: 423-713-3523  
Ashley@TNLand.com

#### Jody

Cell: 423-661-5646  
Jody@TNLand.com

#### Mark

Cell: 931-265-3713  
MarkB@TNLand.com

#### Jordan

Cell: 423-464-4065  
JordanP@TNLand.com



*River Gorge Ranch*

# PREMIER GATED MOUNTAIN LIVING

A master-planned community only 20 minutes from Chattanooga, Tennessee.

River Gorge Ranch is developed by the same outstanding team behind Jasper Highlands – it too shares spectacular mountain home sites, an array of engaging amenities dedicated to fulfilling active lifestyles and a pristine outdoor experience. The mountaintop community is encompassed by the Tennessee River below, with multiple bluffs creating sweeping, magnificent views.



**RIVER GORGE**  
RANCH



# RIVER GORGE RANCH

## Neighborhoods

**Cherokee Bluffs**  
Lots 1001 to 1114

**Pioneer Pass**  
Lots 1115 to 1222  
Lots 1307 to 1389  
Lots 2607 to 2609

**Riverbend**  
Lots 1223 to 1306

**Big Ridge**  
Lots 2001 to 2238

**The Overlook**  
Lots 2497 to 2625

Sequoyah Bluffs

Big Ridge

The Overlook

Riverbend

Pioneer Pass

Cherokee Bluffs

Main Entrance Road

Future Development

## Legend

Proposed Hiking Trails

## Amenity Details

**A** Villa Square & Restaurant  
• Restaurant Under Construction

**B** Amenity Center #2  
• Breaking Ground Spring 2025

**C** Amenity Center #3  
• Start Date TBD

**Over 700 Lots Sold**

Since opening in April 2022

As of February 2026



River Gorge Ranch - Phase Two

## Wooded Privacy Lots

<b>RGR2348</b>	1.00	\$160,000	<b>RGR2577</b>	1.47	\$200,000
<b>RGR2444</b>	1.28	\$160,000	<b>RGR2322</b>	4.60	\$210,000
<b>RGR2520</b>	1.97	\$165,000	<b>RGR2248</b>	1.51	\$215,000
<b>RGR2169</b>	1.16	\$170,000	<b>RGR2309</b>	0.86	\$215,000
<b>RGR2368</b>	1.24	\$175,000	<b>RGR2302</b>	1.43	\$225,000
<b>RGR2575</b>	1.08	\$175,000	<b>RGR2339</b>	1.22	\$225,000
<b>RGR2576</b>	1.11	\$175,000	<b>RGR2441</b>	1.40	\$225,000
<b>RGR2440</b>	1.58	\$180,000	<b>RGR2442</b>	1.32	\$225,000
<b>RGR2430</b>	1.20	\$185,000	<b>RGR2427</b>	1.47	\$240,000
<b>RGR2443</b>	1.30	\$190,000	<b>RGR2303</b>	1.06	\$250,000

Contact your Land Specialist [pg.2] or visit [RiverGorge.com](http://RiverGorge.com) to schedule your personal property tour today!

\*all lot sizes and pricing are subject to change

*River Gorge Ranch*  
**PHASE TWO**

*Encompassing the Neighborhoods of  
Big Ridge & The Overlook*

Our latest development stretches across the entire northern side of the mountain, promising the highest, most coveted locations.

Designed in harmony with the land upon which it is built, Phase Two features roads that gracefully wind around the landscape, secluded interior lots, and vistas that offer remarkable views.

Phase Two encourages a spirit of discovery. As residents, you will be amidst the captivating beauty of Tennessee, allowing you to fully appreciate nature while also benefiting from being part of a thriving community. It's the best of both worlds - a peaceful retreat and a vibrant neighborhood rolled into one.



# EXPLORE CHATTANOOGA. DISCOVER TENNESSEE MOUNTAIN LIVING.

## Jasper Highlands & River Gorge Ranch Sales Events

Schedule your visit soon! Join us for a free one on one, private property tour of Jasper Highlands and River Gorge Ranch - with an Optional \$99 Jasper Highlands Discovery Package that offers a 2 night stay in downtown Chattanooga, Tennessee!

March 24th - 30th, 2026

May 19th - 26th, 2026



Visit [JasperHighlands.com/weekends/](https://www.JasperHighlands.com/weekends/) or scan the QR code to learn more!



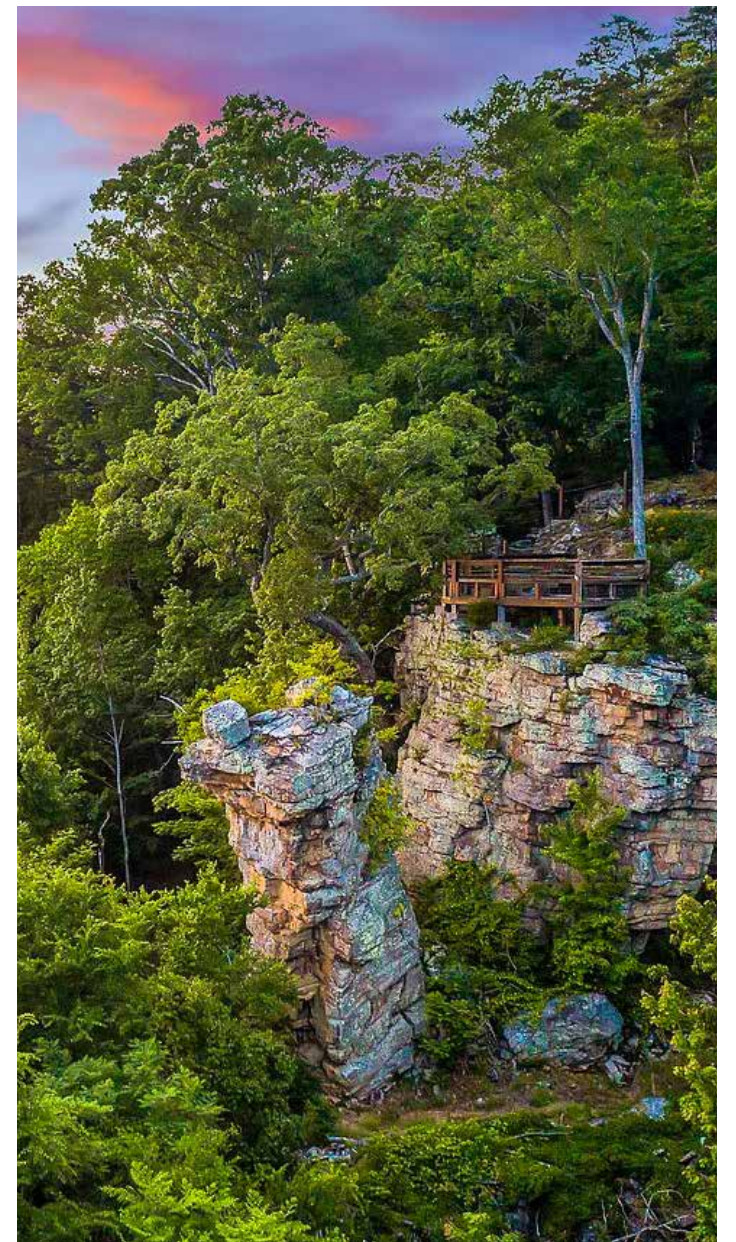
River Gorge Ranch - Phase Two

### Wooded Privacy Lots

<b>RGR2327</b>	1.12	\$260,000
<b>RGR2425</b>	0.92	\$260,000
<b>RGR2110</b>	0.97	\$275,000
<b>RGR2189</b>	1.19	\$275,000
<b>RGR2292</b>	1.11	\$275,000
<b>RGR2338</b>	1.61	\$275,000
<b>RGR2431</b>	1.66	\$275,000
<b>RGR2298</b>	1.69	\$285,000
<b>RGR2419</b>	0.89	\$285,000
<b>RGR2432</b>	1.82	\$285,000
<b>RGR2446</b>	3.58	\$285,000
<b>RGR2190</b>	1.37	\$295,000
<b>RGR2191</b>	1.20	\$295,000
<b>RGR2321</b>	1.65	\$295,000
<b>RGR2251</b>	1.14	\$300,000
<b>RGR2586</b>	1.06	\$300,000
<b>RGR2361</b>	1.36	\$305,000
<b>RGR2319</b>	2.39	\$310,000

\*all lot sizes and pricing are subject to change

Contact your Land Specialist [pg.2] or visit [RiverGorge.com](https://www.RiverGorge.com) to schedule your personal property tour today!





# CUSTOM HOMES ON THE MOUNTAIN

A cornerstone consideration throughout the planning of River Gorge Ranch has been the selection of a home style that seamlessly integrates with the surrounding natural beauty.

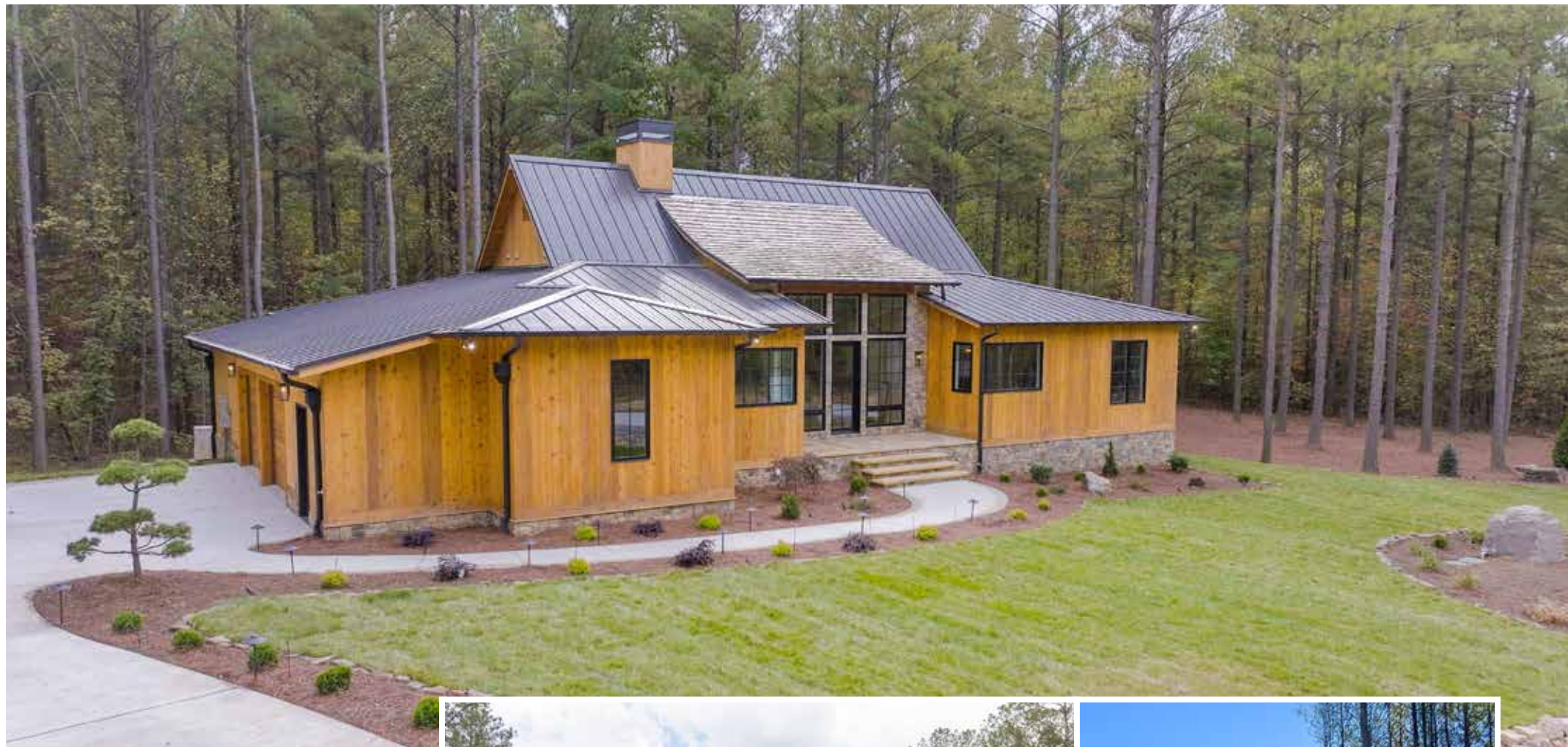
We settled on the philosophy of "Mountain Modern", which achieves perfect harmony between the modern and the rustic.

This architectural approach emphasizes expansive windows, maximizing the breathtaking views of the River Gorge Ranch landscape. Open floor plans and

beamed vaulted living areas create a sense of spaciousness and connection to the outdoors. The exteriors, however, maintain a rustic aesthetic, complementing the natural environment.

Within the framework of Mountain Modern design, we offer a variety of floor plans to cater to the diverse needs and preferences of our landowners. This variety ensures you can create your dream home in the Tennessee mountains. The renders and images on this page offer a view of our inspirations and vision.





Completed Model Home

# 70 HOMES UNDER CONSTRUCTION!

*With Many More to Come!*

The mountain is experiencing remarkable growth and development. With over 700 lots sold and 60+ homes under construction, our carefully curated homesites are rapidly transforming into the vibrant community we envisioned. More and more families are moving in every day, and the momentum at River Gorge Ranch is undeniable.

We've reached a critical milestone: a majority of homes throughout Phase 1 are now connected or in the queue to be connected to city water. With over 12 miles of waterline installed, this game-changing infrastructure is now behind us.

The roller compacted concrete crews have mobilized and work has begun on expanding

our road network into residential areas. This marks the start of what will eventually become over 49 miles of paved roads throughout the development, providing reliable access across the entire community.

All homes in the first phases now have fiber and electricity connectivity, giving residents the modern infrastructure they expect. As we continue to grow, the entrance to our community is nearly finished and will feature a state-of-the-art security system to ensure both your privacy and your safety.

We're thrilled to partner with our approved builders as they create extraordinary homes throughout the mountain — from designs featuring dramatic views and impressive RV

garages to residences that blend seamlessly into private wooded lots. Each visit to the mountain reveals new progress, with homes rising and our vision taking shape before our eyes.

The energy across River Gorge Ranch is palpable as families settle in and a true neighborhood feel emerges, all while maintaining the space and natural privacy that makes mountain living so special. The future of River Gorge Ranch has never looked brighter, and we look forward to showing you all that we have to offer!



Our First Spec Home





## Jim Nantz Teams Up with River Gorge Ranch

Jim Nantz, three-time Emmy Award winner and five-time National Sportscaster of the Year, has endorsed River Gorge Ranch, Thunder Enterprises' latest mountaintop residential development. Nantz is known for his nearly four-decade-long career calling NFL, PGA Tour and NCAA sporting events as a sports commentator for CBS. A masterful storyteller, Nantz has been the voice behind some of America's biggest sporting events and is set to call the Super Bowl and Masters in 2024.

a wonderful home for my family, and River Gorge Ranch will serve as a peaceful and luxurious escape from our busy lifestyle," said Nantz. "It feels close to heaven." In a newly released video, Nantz and Thunder tour the vistas of River Gorge Ranch, which is located atop Aetna Mountain and overlooks the Tennessee River Gorge. Nantz reflects on the property and takes in the views, saying that even as a storyteller, there are almost no words to describe the land.

our River Gorge Ranch community has exceeded our expectations. This will be a first-class mountaintop community, and we can't think of a better way to illustrate first class than to be endorsed by Mr. Nantz," said Dane Bradshaw, president of Thunder Enterprises.

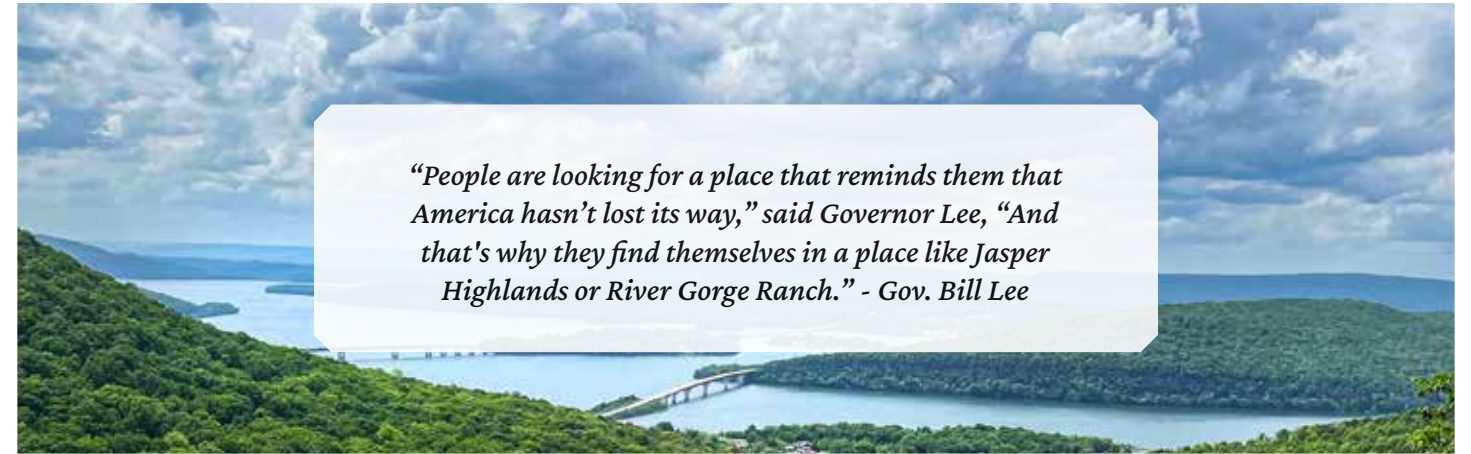


*"It feels close to heaven"*

After moving to Tennessee three years ago, Nantz is doubling down on the Volunteer State. He enthusiastically signed on to be an ambassador for River Gorge Ranch after being introduced to developer John "Thunder" Thornton. A highly sought after personality, Nantz has been very particular in what he is willing to endorse, and Thunder Thornton's development aligns with that criteria. "Tennessee has become

"It's that good. What I'm seeing here is glorious," said Nantz in the video. "And to think that this is part of my life, for my children, for my family's future. It's a giant day in my life."

The community allows residents seclusion without isolation, and plans include a restaurant, twice the size of the restaurant and brewery at Jasper Highlands [Top of the Rock], as well as trails and sidewalks for hiking and biking. There will also be a town village area around the restaurant, which will be open to the general public, with plans for a health spa, cabins and retail. "The excitement and anticipation for



*"People are looking for a place that reminds them that America hasn't lost its way," said Governor Lee, "And that's why they find themselves in a place like Jasper Highlands or River Gorge Ranch." - Gov. Bill Lee*

## Governor Bill Lee helps Thunder Enterprises celebrate groundbreaking at River Gorge Ranch [Excerpt]

April 6, 2022



Gov. Lee, John Thornton, Phillip Fulmer

ment in this beautiful rural community is life changing for the community, and it will positively impact everyone who lives in this community, and it will impact everyone in this state."

River Gorge Ranch will have approximately 2,500 lots, ranging in size from about 1 to 1.5 acres. The lots will be spacious, and many will have scenic views of the valley and River Gorge.

"People are looking for a place that reminds them that America hasn't lost its way," said Governor Lee, when speaking about the economic advantages of Tennessee. "And that's why they find themselves in a place like Jasper Highlands or River Gorge Ranch."

Today, Governor Bill Lee, Marion County Mayor David Jackson and other elected officials joined John "Thunder" Thornton and Dane Bradshaw of Thunder Enterprises for a groundbreaking of River Gorge Ranch. After nearing completion of Jasper Highlands, Thunder Enterprises acquired the 7,400 acres late last year with plans to create another mountaintop community. Today's groundbreaking atop Aetna Mountain marked the beginning of work.

Thunder Enterprises expects River Gorge Ranch to bring about \$1.5 billion of investment to the area. Additional community amenities available only to residents will include recreational activities like tennis or pickleball, swimming pools and ponds.

"What's happening right here is a really important thing in our state and for a lot of reasons," said Governor Bill Lee. "The invest-

River Gorge Ranch is about 10 minutes closer to Chattanooga than Jasper Highlands, while still being in nature and near the Tennessee River.

Watch the full video and learn more here: [RiverGorge.com/Nantz](https://RiverGorge.com/Nantz)

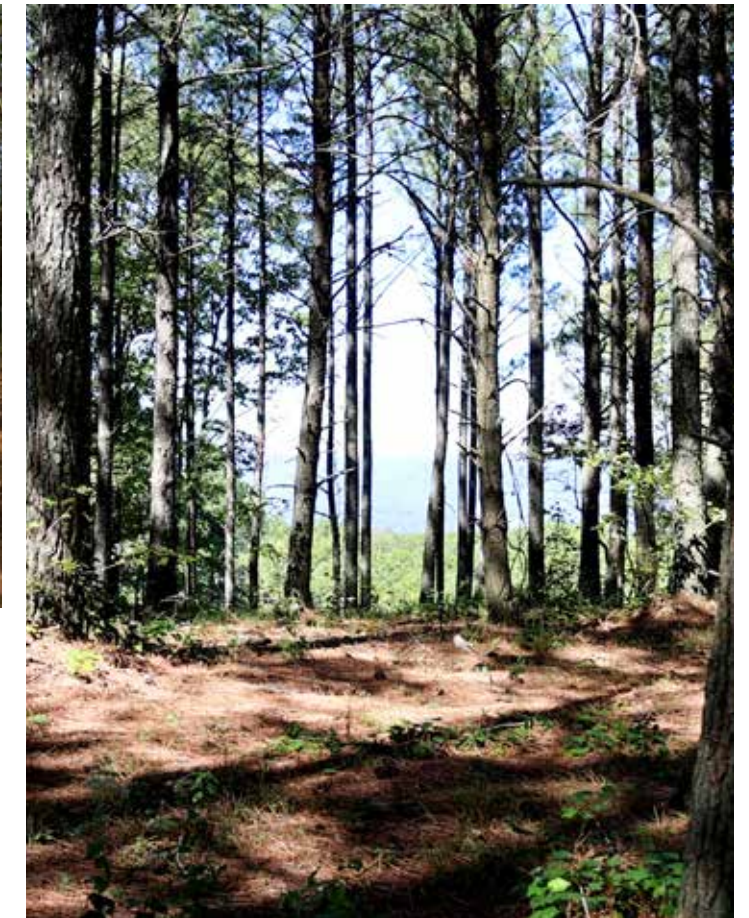


River Gorge Ranch - Phase Two

## Wooded Privacy Lots

<b>RGR2428</b>	2.49	\$325,000
<b>RGR2448</b>	2.76	\$325,000
<b>RGR2282</b>	1.38	\$350,000
<b>RGR2318</b>	1.25	\$350,000
<b>RGR2439</b>	1.76	\$350,000
<b>RGR2517</b>	1.02	\$350,000
<b>RGR2334</b>	0.97	\$395,000
<b>RGR2300/2301</b>	5.31	\$400,000
<b>RGR2317</b>	1.53	\$400,000
<b>RGR2367</b>	1.31	\$400,000
<b>RGR2250</b>	1.18	\$425,000
<b>RGR2334</b>	0.97	\$425,000
<b>RGR2373</b>	2.61	\$475,000
<b>RGR2304</b>	1.93	\$500,000
<b>RGR2308</b>	1.15	\$575,000
<b>RGR2447</b>	12.39	\$575,000

Contact your Land Specialist [pg.2] or visit [RiverGorge.com](http://RiverGorge.com) to schedule your personal property tour today!



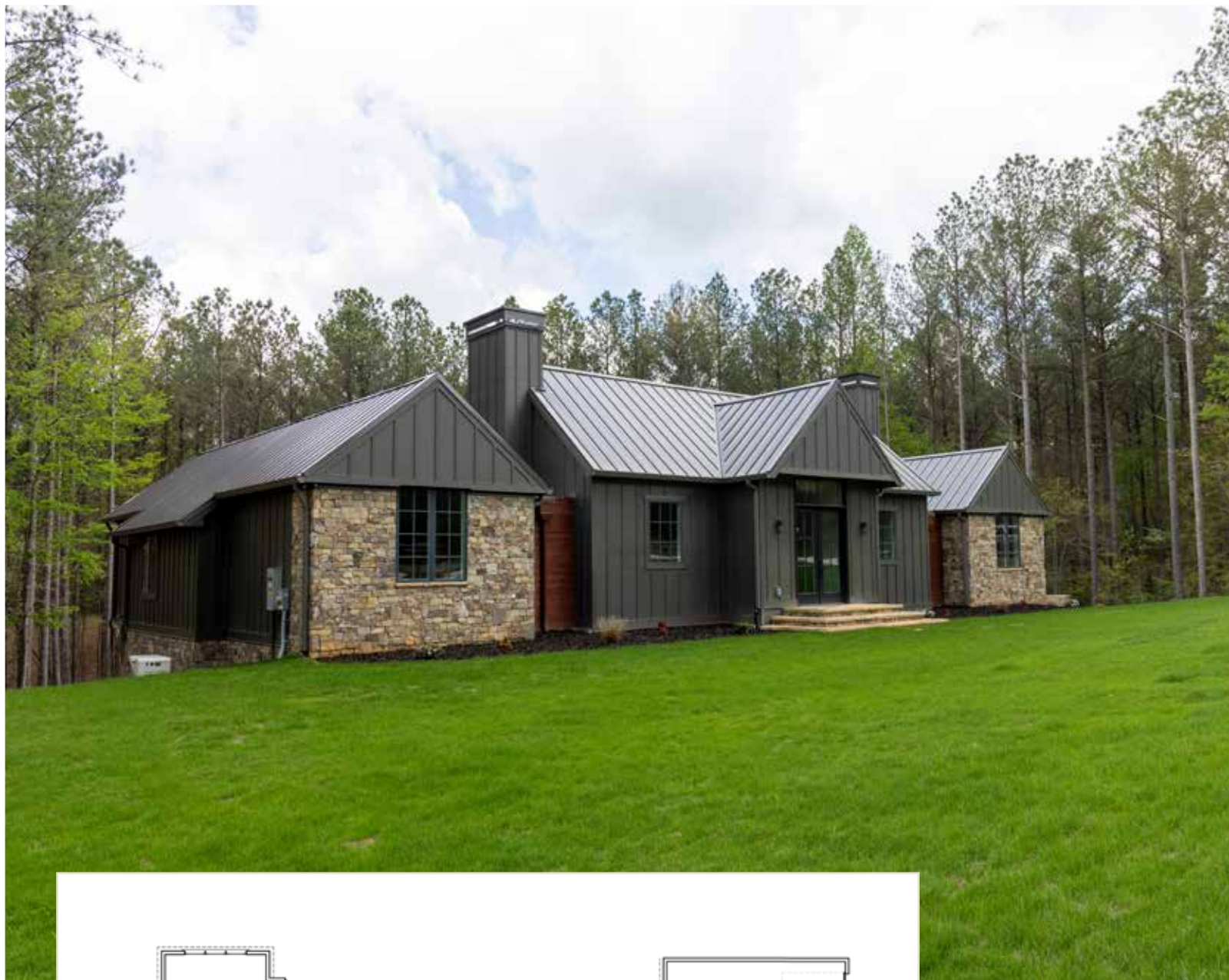
## Featured Combo Lot 2131/2132

**\$675,000**

1.80 Acres

This combo lot offers nearly 2 acres of land in Big Ridge, one of the most secluded neighborhoods in the community. Enjoy the scenic beauty of evergreens and hardwoods while taking in breathtaking mountain views. The gently sloping terrain is ideal for a walkout basement or porch, providing easy access to the outdoors.

This property features a mix of hardwoods and pines, leading to a private homesite nestled among the trees with unparalleled views of the Tennessee mountains.



*River Gorge Ranch*  
**LAND & HOME**  
**LOT 1120**

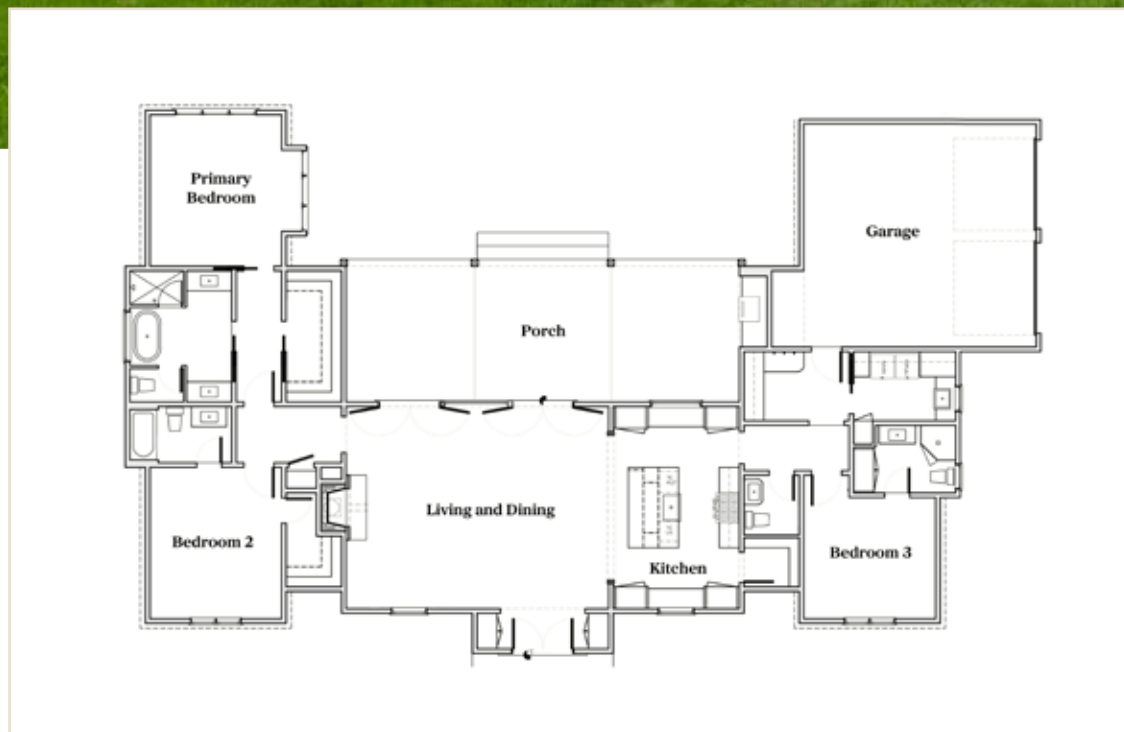
3 Beds • 3.5 Baths • 2,402SF

Located a short walk from the future on-site restaurant at the entrance of River Gorge Ranch, this premier offering is more than just a house—it's the mountain lifestyle you've been dreaming of.

This thoughtfully designed 3-bed, 3.5-bath residence blends modern comfort with mountain charm across 2,402 square feet of heated living space. The open-concept layout features a stunning great room with exposed beam ceilings that flow seamlessly into a chef's kitchen showcasing elegant marble countertops and premium appliances.

The primary bedroom retreat offers a spa-inspired en-suite bathroom, while two additional bedrooms ensure comfort for family and guests. With 1,420 square feet of additional unheated space—including a spacious garage and generous porches—you'll have plenty of room to enjoy both indoor comfort and outdoor mountain beauty.

**\$839,000**



Floorplan

# A GRAND ENTRANCE

See our plans for the gated entrance of River Gorge Ranch!

MAIN ENTRANCE  
PROGRESS



## RIVER GORGE RANCH BY THE NUMBERS



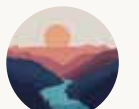
**3**  
AMENITY  
CENTERS PLANNED



**70+**  
HOMES  
UNDER CONSTRUCTION



**700+**  
LOTS SOLD  
SINCE OPENING IN 2022



**7,400**  
ACRES  
OF LAND



**2,000+**  
HOMESITES  
ONCE COMPLETED

plans & renderings - all subject to change



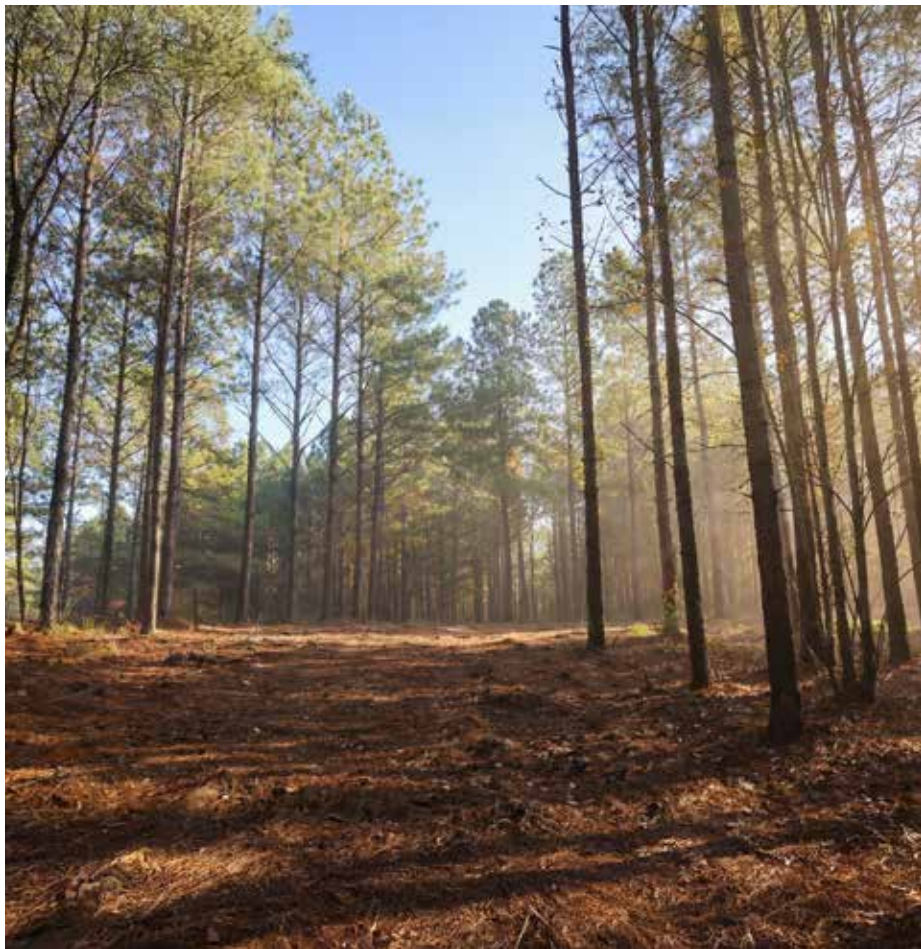
*Featured Lot*

# 2517

**\$350,000**

1.02 Acres

Lot 2517 offers just over an acre of gently sloping terrain that levels out naturally, creating an ideal spot for an outdoor living or family gathering space. An elevated deck here would open up clear sightlines to the river and the neighboring mountain range. Centrally located in the community, this homesite strikes a nice balance; you're close to Amenity Center No. 3 and have easy access to miles of hiking trails, all while staying conveniently connected to the front of the mountain. Despite that accessibility, the wooded surroundings keep things feeling private and tucked away.



*Featured Lot*

# 2319

**\$310,000**

2.39 Acres

At nearly two and a half acres, Lot 2319 offers plenty of room to spread out and plenty of privacy to go with it. Tucked at the end of a quiet cul-de-sac on the far northwestern edge of the development, this wooded lot offers the kind of seclusion that's hard to come by. The terrain features a great level building area, making it an easy and flexible canvas for your dream home. And while the privacy here is unmatched, you're far from disconnected; Amenity Center No. 2 is just down the road, and Amenity Center No. 3 is a short trip away, giving you the best of both worlds.



*Featured Lot*

# 2370

**\$625,000**

3.39 Acres

Lot 2370 is a spacious 3.39-acre homesite in the Overlook neighborhood, where stunning views of rolling mountains meet the quiet seclusion of a wooded setting. The homesite placement here is ideal; picture back porch views stretching across the ridgeline, with room to spare for a garden, fire pit, or outdoor gathering space.

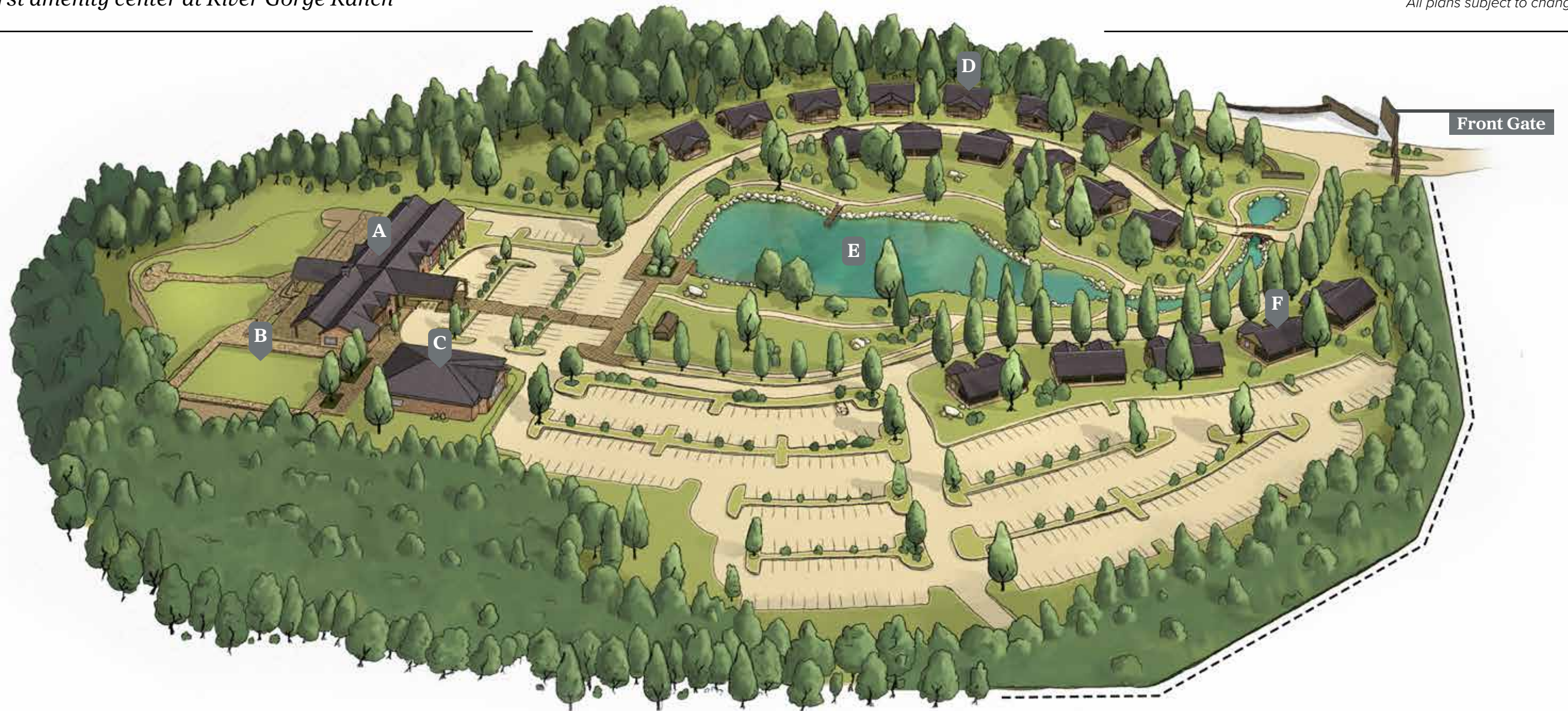
Like all lots in the Overlook, you'll have amazing access to hiking trails right from your doorstep, and Amenity Center No. 3 is just a short drive away. If you're looking for a homesite where you feel truly immersed in nature without giving up the perks of community living, this one checks every box.



# THE VILLA SQUARE

The first amenity center at River Gorge Ranch

All plans subject to change



## Resort style recreation and Tennessee's greatest views

Built on a 27 acre parcel - the Villa Square is set to be worthy of its position as the grand entrance of River Gorge Ranch. The Square will feature numerous sites for leisure, exercise, or socializing, among them being a great lawn, walking trails, an incredible pond, and the Riverdance restaurant, which you can learn more about on the following pages!

- |                                |                                |
|--------------------------------|--------------------------------|
| <b>A</b> Riverdance Restaurant | <b>D</b> Cabins                |
| <b>B</b> Event Lawn            | <b>E</b> Lake & Walking Trails |
| <b>C</b> Future Amenity Center | <b>F</b> Cabins                |

# RIVERDANCE

INSPIRED CUISINE ABOVE THE VALLEY

— NOW OPEN —

RIVERDANCETN.COM



*The Villa Square*

# RESTAURANT

*Riverdance Restaurant is Now Open!*

Situated at the main entrance of River Gorge Ranch, Riverdance offers breathtaking views of the Tennessee River and distant mountains. Come experience what may just be the most beautiful restaurant in Tennessee, the perfect spot to unwind and enjoy a delicious meal.

The menu features something for everyone, from pizzas and fresh salads to marvelous steaks, Dover sole, and chicken piccata. And don't miss "The Dance," our stunning sculptural centerpiece that brings an artistic touch to your dining experience.

Riverdance is operated by the same team behind Top of the Rock at Jasper Highlands and the incredible Stir in downtown Chattanooga, so you know you're in for exceptional food and service. Whether you're a River Gorge Ranch resident or just passing through, we invite you to join us for a memorable meal with a view.

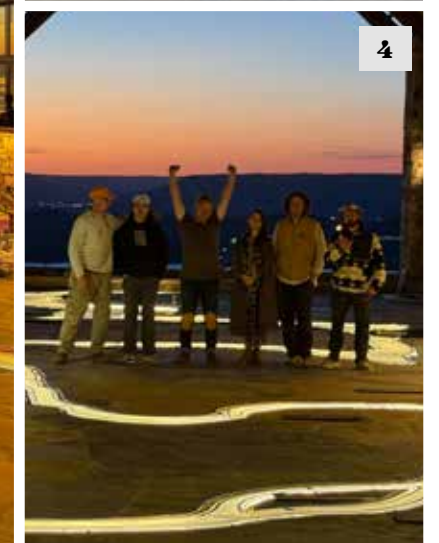
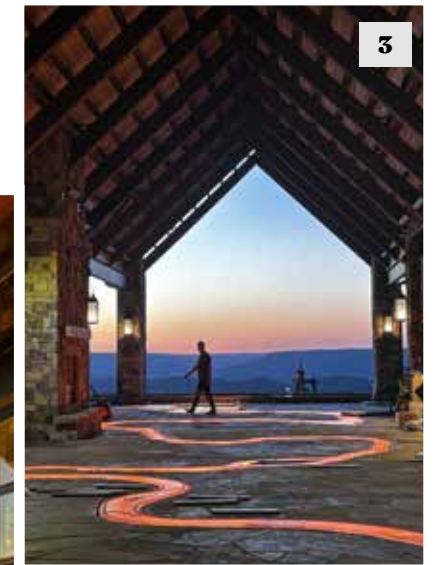
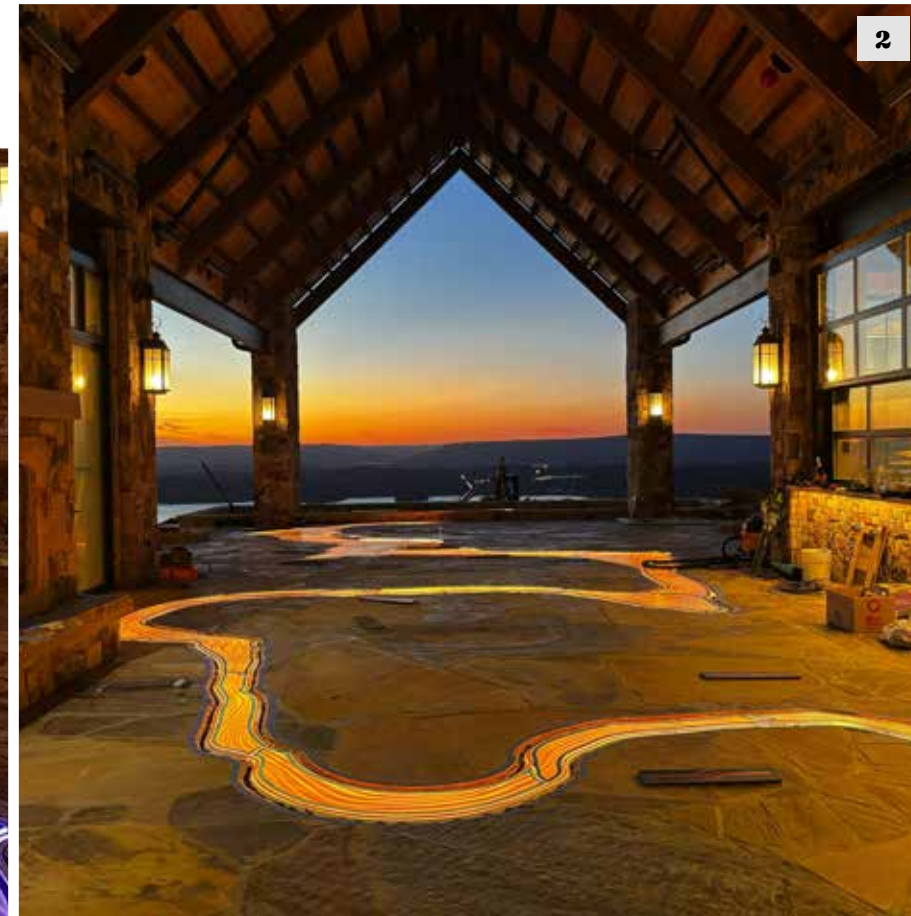


# THE DANCE

*A River of Light at the Heart of Riverdance Restaurant*

Photos taken throughout Oct & Nov 2025

- 1,2,3 - The Dance Construction
- 4 - The Team Celebrates
- 5 - Katie Stone and Daniel Sanford
- 6 - Lead artist Bland Hoke



*Stretching 180 feet through the heart of Riverdance, The Dance is a stunning floor installation depicting 45 miles of the Tennessee River...*

The Dance is truly remarkable, and what serves as the beating heart of our stunning new Restaurant and Venue, Riverdance. The installation depicts the Tennessee River from Chickamauga Dam to Nickajack Dam, at a precise 1:1350 scale.

Lead artist Bland Hoke, discovered by the developer through a previous work in Wyoming, spent months preparing before traveling to River Gorge Ranch with his team for a nearly two-month installation. The result is a multilayered construction of illuminated acrylic backed by steel, built to last generations. Even a humidifier runs beneath the surface to ensure the piece never fogs.

Along the river's course, 28 locations are marked with gorgeous inlaid steel nameplates—cities, landmarks, and places special to locals throughout the region.

From the University of Tennessee to the Tennessee Aquarium, it's a celebration of the area and a conversation starter unlike any other, resonating deeply with anyone who has history in the Tennessee Valley.

The river glows from beneath with LED lighting designed by Daniel Sanford, who synchronized the installation with the breezeway's vaulted ceiling to create a singular performance. The effect is almost like water caustics, light rippling overhead in sync with the river below.

Imagine game day celebration for the University of Tennessee with streaks of orange and white pulsing through the space. Or, an immaculately timed lightshow for a bride and groom as they exit through the breezeway.

Incredibly, The Dance fits the breezeway's architecture as if it were fate—the true-to-scale proportions of the river winding naturally around fireplaces, doorways, and gathering spaces. A serendipitous marriage of art and architecture.

The Dance is the beating heart of Riverdance, and we genuinely can't wait for you to experience it.





RIVER GORGE RANCH

## 25 Minutes from Chattanooga

- Top 10 Cities Where Home Values Will Rise - **Forbes Magazine**
- One of the Top Three Places to Live - **Relocate America**
- The Fourth Friendliest City In The United States - **Study Finds**
- Top 10 Most Affordable Cities in the US - **Forbes Magazine**
- Among the Best 100 Places to Live in America - **Livability.com**

— also —

Chattanooga was just named the **First "National Park City"** in North America  
One of only three cities in the world to achieve the coveted status!



## Private Events *at* Riverdance

Nestled among scenic mountains high atop the Cumberland Plateau, this beautiful event space is ideal for a wide range of events.

**MON-THURS**

**\$7,750**

ENTIRE VENUE\*

**FRI & SUN**

**\$10,750**

ENTIRE VENUE\*

**SATURDAY**

**\$13,500**

ENTIRE VENUE

### *Optional Additions*

Preacher's Rock for \$3,500 | 82'x50' Tent for \$8,000 | 82'x50' Tent for \$8,000 | 82'x50' Tent for \$8,000

\* Partial rentals are also available - Pricing subject to change

Covered Outdoors Space • Spectacular Views • Reception & Ceremony Areas  
Table & Chair Rentals • Full Catering Kitchen • Wifi Internet • Handicap Accessible



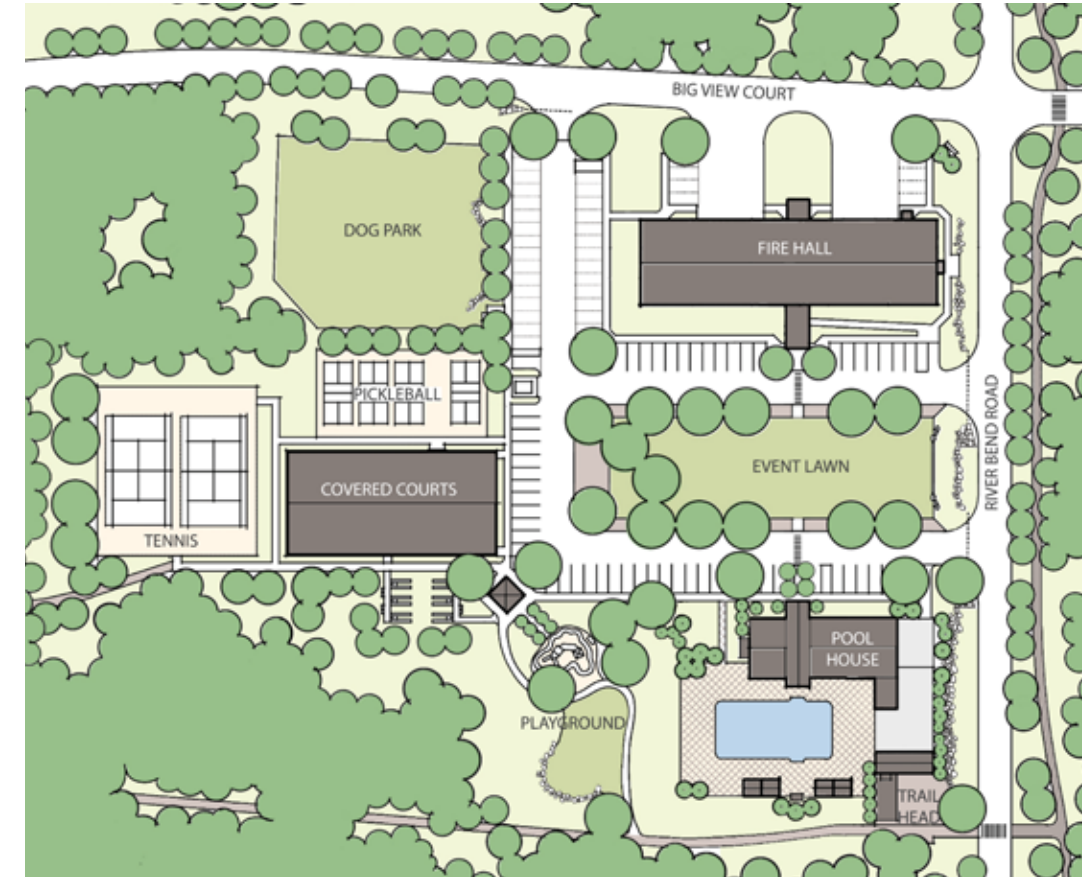
The Riverdance Venue is located at the top of River Gorge Ranch, a premier gated mountain community only 25 minutes from downtown Chattanooga.

RiverdanceTN.com/Private-Events

# AMENITY CENTER 2

of River Gorge Ranch

plans & renderings - all subject to change



## Check out the plans and renders for our second amenity center!

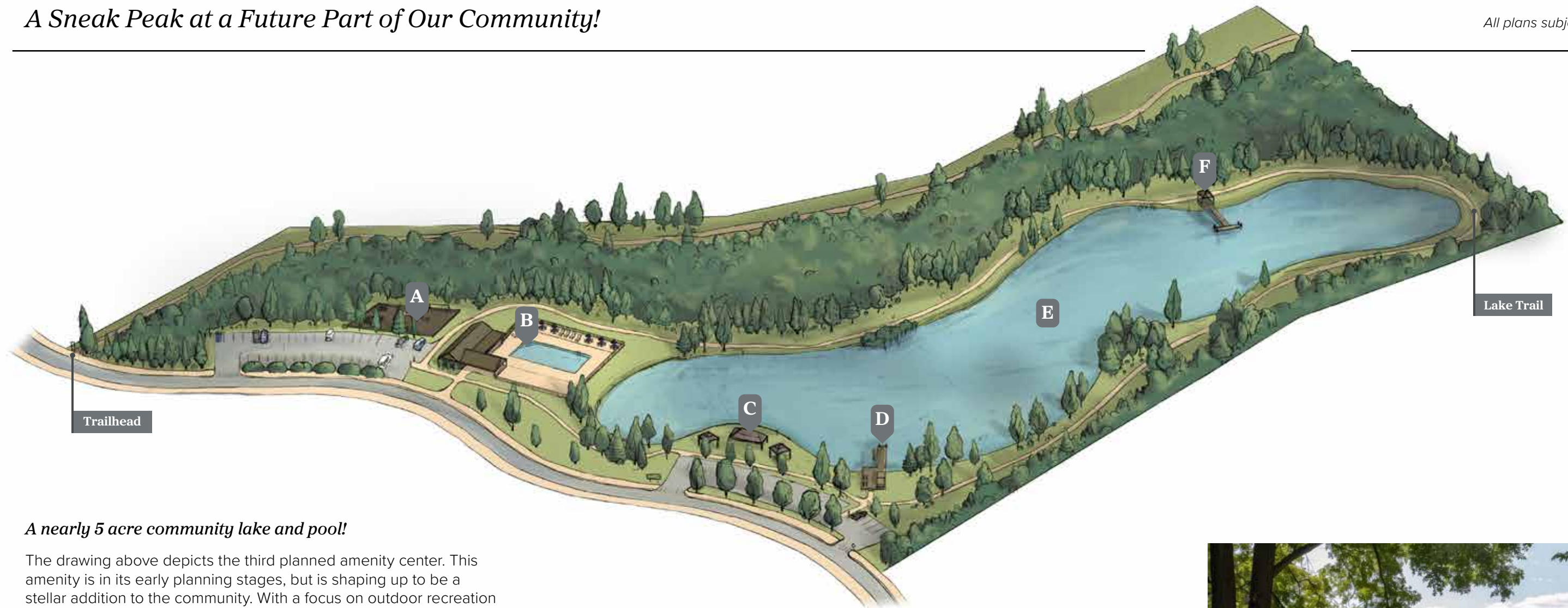
Our second amenity center, which has yet to be named, will be the ideal location to kick-back or spend time with your neighbors. This will be located on the eastern side of the first phase of River Gorge Ranch, in the Riverbend neighborhood, and will only be available to residents. It's a community focused design, with large, open spaces for the residents of River Gorge Ranch to relax and exercise. Along with tennis courts (both covered and outdoor), pickleball courts, and a dog park; a luxurious pool and club house are planned. See the overview on the next page to get an early look!



# AMENITY CENTER 3

*A Sneak Peak at a Future Part of Our Community!*

*All plans subject to change*



## *A nearly 5 acre community lake and pool!*

The drawing above depicts the third planned amenity center. This amenity is in its early planning stages, but is shaping up to be a stellar addition to the community. With a focus on outdoor recreation and exercise, this amenity center is centered around a large pond. Enjoy canoeing on the water, walking the track, or letting the kids play on the playground while you relax!

- A** Kid's Playground
- B** Pool & Clubhouse
- C** Event Lawn
- D** Boathouse & Dock
- E** Community Lake
- F** Dock & Pavilion



**Amenity Center 3 Render**  
*A view of the lake and a couple kayaking!*



River Gorge Ranch - Phase Two

## Prime View Lots

<b>RGR2343</b>	1.11	\$415,000
<b>RGR2558</b>	2.58	\$445,000
<b>RGR2560</b>	1.56	\$445,000
<b>RGR2561</b>	1.51	\$445,000
<b>RGR2240</b>	1.56	\$450,000
<b>RGR2256</b>	3.03	\$450,000
<b>RGR2529</b>	1.40	\$450,000
<b>RGR2562/2563</b>	3.63	\$450,000
<b>RGR2569</b>	1.25	\$450,000
<b>RGR2239</b>	3.17	\$475,000
<b>RGR2369</b>	1.83	\$475,000
<b>RGR2559</b>	2.82	\$475,000
<b>RGR2330</b>	0.83	\$480,000
<b>RGR2335</b>	0.97	\$490,000
<b>RGR2283</b>	1.49	\$500,000
<b>RGR2570</b>	1.90	\$500,000
<b>RGR2329</b>	0.85	\$505,000
<b>RGR2566/2567</b>	2.22	\$525,000

\*all lot sizes and pricing are subject to change

Contact your Land Specialist [pg.2] or visit [RiverGorge.com](http://RiverGorge.com) to schedule your personal property tour today!

# STAY UP TO DATE

Order a new free issue for the latest info, pricing, and event dates

The Tennessee Mountain Living Magazine is updated multiple times a year, if yours is out of date, scan the QR code to request a new issue!



River Gorge Ranch - Phase Two

## Prime View Lots

<b>RGR2336</b>	1.47	\$560,000	<b>RGR2357</b>	1.06	\$750,000
<b>RGR2530</b>	1.21	\$565,000	<b>RGR2358</b>	1.25	\$750,000
<b>RGR2328</b>	2.01	\$580,000	<b>RGR2534</b>	1.22	\$750,000
<b>RGR2532</b>	1.13	\$595,000	<b>RGR2263</b>	1.92	\$800,000
<b>RGR2051</b>	1.31	\$600,000	<b>RGR2277</b>	1.32	\$800,000
<b>RGR2370</b>	3.39	\$625,000	<b>RGR2312</b>	1.30	\$800,000
<b>RGR2131/2132</b>	1.80	\$675,000	<b>RGR2533</b>	1.18	\$800,000
<b>RGR2359</b>	1.87	\$675,000	<b>RGR2350</b>	1.13	\$850,000
<b>RGR2371/2372</b>	4.74	\$675,000	<b>RGR2542</b>	2.41	\$850,000
<b>RGR2416</b>	2.54	\$675,000	<b>RGR2414</b>	3.39	\$900,000
<b>RGR2365</b>	1.54	\$700,000	<b>RGR2284</b>	1.74	\$950,000
<b>RGR2437</b>	2.02	\$700,000	<b>RGR2351</b>	1.36	\$950,000

Contact your Land Specialist [pg.2] or visit [RiverGorge.com](http://RiverGorge.com) to schedule your personal property tour today!

\*all lot sizes and pricing are subject to change





## Before You Arrive **PLAN YOUR VISIT**

We're excited to introduce you to River Gorge Ranch, our developing mountain community near Chattanooga, Tennessee. When you schedule your discovery visit, you'll experience our property's endless views and serene woodlands through a personalized tour with one of our land specialists.

Your visit will include an extensive tour of our beautiful development, where you'll get to see firsthand what makes River Gorge Ranch so special. Our land specialists will guide you through the property, highlighting available homesites, amenities, our model home, and the natural features that make this area unique.

Ready to experience River Gorge Ranch for yourself? Contact our team today to schedule your personal property tour or book a discovery visit (detailed on page 30). We're committed to creating a memorable experience tailored to your interests and answering all your questions about becoming part of our community.



## Still Need to Schedule a Tour? Give Us a Call Anytime!

### Ashley

Cell: 423-713-3523  
Ashley@TNLand.com

### Mark

Cell: 931-265-3713  
MarkB@TNLand.com

### Jody

Cell: 423-661-5646  
Jody@TNLand.com

### Jordan

Cell: 423-464-4065  
JordanP@TNLand.com

## Ready to Plan Your Visit

**1** Contact your Land Specialist directly by email, phone, or text to arrange your accommodations and schedule a guided tour of our premier developments at River Gorge Ranch or Jasper Highlands.

## How it Works

**2** All we need are the names of everyone in your party, your preferred accommodation type, your arrival and departure dates for the two-night, three-day stay, and whether you'd prefer a morning or afternoon tour during your visit.

## Day Tour - Local or in Area

**3** Planning to be in the area (or do you live nearby)? Let us know your availability and we'll arrange a private tour with one of our agents, who offer two daily tour options—one in the morning and one in the afternoon.

## One Week Till Arrival

**4** We'll send you all tour details and directions, and remain available to answer any questions you might have before your personalized property tour. Our team is committed to ensuring you have everything you need for the best possible visit!



## What to Bring & What to Know

Wear comfortable, closed-toe shoes for exploring properties and enjoying our extensive trail network

Tours proceed in any weather – we provide umbrellas! (Bring a rain jacket depending on forecast)

Dress in layers for changing temperatures, as mornings often start cool but warm throughout the day

Complimentary refreshments (water, coffee, tea, and sodas) available at our welcome office

Pet-friendly tours – your four-legged companions are always welcome!

While tours can be customized to your schedule, we recommend 3-4 hours to fully experience our variety of home sites, amenities, model homes, and community features

*We Can't Wait to See You!*





## Riverdance Restaurant Opens in John ‘Thunder’ Thornton’s River Gorge Ranch

The breezeway leading into a new restaurant atop Aetna Mountain has floor art depicting 43 miles of the Tennessee River from Chickamauga Dam to Nickajack Dam.

The inlaid artwork is illuminated by bright lights and identifies 28 points of interest along this stretch of the river, including Maclellan Island, Ross's Landing and Moccasin Bend. It terminates in a sweeping view of the surrounding countryside.

"I could have built a PGA 18-hole golf course cheaper than what I've got in this restaurant up here," developer John "Thunder" Thornton said from the front row of a sports utility vehicle, sunglasses perched on his nose. "But I don't particularly care for golf, and I'm not any good at it. And not everybody plays golf, but everybody's got to eat."

The eatery, called Riverdance, is one of the first buildings motorists see as they climb the winding road that leads to River Gorge Ranch, a gated housing community in Marion County. It will anchor a commercial hub at the neighborhood's entrance that's about 25 minutes from Chattanooga.

Thornton's company, Thunder Enterprises, has so far sold approximately 780 home lots out of 2,250 available in River Gorge Ranch.

The community spans 7,500 acres, although developers are leaving more than half of the property undeveloped. And Thornton doesn't rule out the idea of buying more land for even more lots. Thornton loves land.

"One of the things that excites me is you take a piece of raw land that nobody but God created and you look at it and see what it could become," Thornton said. "You just have these visions in your mind."

River Gorge Ranch and another nearby community produced by Thunder Enterprises, Jasper Highlands, together encompass about 16,000 acres. The president of Thunder Enterprises, Dane Bradshaw, said about 51% of that property will be conserved or untouched.

"Anybody that can argue that's not responsible development," Bradshaw said, "is in the wrong."

Jasper Highlands, another mountain top community about 12 miles west of River Gorge Ranch, contains about 1,300 residential lots and is essentially sold out, Bradshaw said. Jasper Highlands started construction in 2013 on the heels of the Great Recession, Bradshaw said, and at the time, there was no proof of concept that the master planned community could succeed in Marion County.

"We finished everything we said we were going to do there, and it's turned out to be a great community," Bradshaw said. "It's no question been one of our best-selling points for the successful launch here at River Gorge Ranch because people can see what we've done in the past and know what's coming."

Residents will have access to amenities like pickleball courts, hiking trails and as many as three swimming pools. Many of the detention ponds around the community will be stocked with bass and bluegill, Thornton said. River Gorge Ranch will have its own six-bay, volunteer fire department that will go under construction in the first quarter of the year.



The people buying homes in River Gorge Ranch are largely composed of retirees and pre-retirees whose children have left home, although there are also younger families in the community, developers said. Overall, residents come from 42 states.

Bradshaw and Thornton said the neighborhood enables residents to enjoy a communal atmosphere without having to sacrifice peaceful solitude.

"Usually, if you want a sense of community, you're going to have to give up a sense of privacy," Bradshaw said. "Usually, if you're looking for privacy, you're going to have to give up the amenities and community aspect. We're really the only place that offers both of those."

The restaurant, meanwhile, is available to both residents and non-residents. It serves everything from smash burgers to lobster, 10 different cuts of steak, crab cakes and a species of flat fish called Dover sole, Thornton said.

"I don't know why they call them crab cakes because there's not much cake," he said. "It's about 100% crab."

"So when you bite into it, you're not biting into something that feels like a rubber fan belt," Thornton said. "They're tender, and it's terrific. Best calamari I've ever had." Riverdance also has its own brewery, a sizeable event space and a lawn for live music and weddings. A prominent carving near the entry of the establishment's

breezeway shows an osprey, a fish-eating bird of prey that helped inspire the name of the restaurant.

The restaurant has generated 141 jobs through a combination of wait staff, dishwasher, management and cooks, Thornton said during a recent tour. It opened about five or six weeks ago, and Thornton said business has greatly exceeded its expectations, approximating that there's been as many as 900 guests there in a day. It can accommodate 759 people.

"I thought it was a terrible time to open a restaurant in between Thanksgiving and Christmas," Thornton said, "but it's turned out to be a terrific time."

Chattanooga Times Free Press | David Floyd

## Food Scene: A Meal in the Clouds at Riverdance (Excerpt)

February 14, 2026 by Lyric Lewin

Chattanooga Times Free Press



windows will open fully in the warmer weather to reveal an indoor/outdoor dining room situated next to a patio.

The menu, helmed by Chef Allan Ubas, who brings years of culinary experience and a personal journey from the Philippines to the kitchen. Ten cuts of steak are available, from ribeye to Australian wagyu, all served à la carte alongside sides like creamed spinach and roasted garlic smashed potatoes. Vegetarian options round out the offerings.

My order of the center cut filet was served quite literally on a silver platter. The sear on the outside was crisp with a nice charred bite, giving way to the most juicy, succulent beef.

The wine and cocktail list is extensive. The restaurant offers canned beers, but the real star of the show is the list of house-brewed beers, compliments of an on-site brewery. Every detail is accounted for — the tiled pizza oven is imported from Italy, as is the double zero flour. Burgers are served on Niedlov's buns, and if you want a cup of coffee after your meal, the restaurant sources from Chattanooga Coffee Co.

On my way back down the mountain, I kept thinking about that view, wondering what it will look like in the spring, summer and fall.

You'll see Riverdance crest over the mountaintop as you make your way up the winding road. Just outside the gates of River Gorge Ranch... the handsome building greets you with stone, glass, and wood — but it's that vaulted A-frame ceiling that serves as a type of cathedral ushering you to the point of it all — the view. The blue mountains look like a watercolor at first until you realize it's real... But you keep walking. Walking down the nave until you get to the steps and walk out onto the grass. There is a fire pit circled by chairs, and it looks like you are walking to the edge of the world. Welcome to Riverdance.

The restaurant is full of inviting burgundy booths, stately chandeliers and wide tables... The wall of glass



River Gorge Ranch  
**PHASE ONE**

Encompassing the Neighborhoods of  
Cherokee Bluffs, Pioneer Pass & Riverbend

Phase One is on the western portion of the development, with stunning river valley views, including distant views of River Gorge Ranch's sister community, Jasper Highlands. Many of the lots in the phase will be within walking distance of the Village Square and all will have easy access on, and off the mountain.

The first phase of River Gorge Ranch will always be remembered as the Founder's Phase - a collection of properties for pioneers, adventurers, and visionaries; those who step out onto the land before the first road is paved and yet understand the power of this one-of-a-kind location.



River Gorge Ranch - Phase One

## Homesite Highlights

Centrally located with convenient access to both the Villa Square and Amenity Center No. 2, these last remaining homesites in Phase One offer the perfect balance of privacy and accessibility in an established, thriving neighborhood.

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<b>RGR1302</b>	1.97	<b>\$135,000</b>
<b>RGR1213</b>	2.95	<b>\$1,250,000</b>
<b>RGR1007</b>	2.15	<b>\$1,300,000</b>
<b>RGR1012</b>	2.33	<b>\$1,300,000</b>
<b>RGR1183</b>	2.67	<b>\$1,300,000</b>

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Contact your Land Specialist [pg.2] or visit [RiverGorge.com](http://RiverGorge.com) to schedule your personal property tour today!

\*all lot sizes and pricing are subject to change

# THE MAGNIFICENT SEVEN

The 7 Most Incredible Homesites in Southeast Tennessee



## Lot 2311 • 6.11 Acres

The Sequoia Bluffs Neighborhood

Lot 2311 is a private sanctuary and the largest view lot currently available at River Gorge Ranch. Positioned at the northernmost point of the development, this homesite offers an unparalleled balance of seclusion and convenience. A level building site is nestled within the woods, opening up to breathtaking panoramas where the Tennessee River winds gracefully through the mountains.

Located in a quiet Sequoia Bluffs cul-de-sac, this lot is just a short stroll or bike ride from the second amenity center and the community's premier hiking trails.

**\$1,900,000**



**\$1,000,000**

**Lot 2352** in the Overlook Neighborhood 2.14 Acres  
River Views, Nearby Amenity (Amenity Center 2), Nearby Trailhead, Great Homesite



**\$1,100,000**

**Lot 2285** in the Sequoia Bluffs Neighborhood 1.80 Acres  
River Views, Nearby Amenity (Amenity Center 2), Nearby Trailhead, Great Homesite, Rock Formations



**\$1,300,000**

**Lot 2286** in the Sequoia Bluffs Neighborhood 1.95 Acres  
River Views, Nearby Amenity (Amenity Center 2), Nearby Trailhead, Great Homesite, Rock Formations



**\$1,600,000**

**Lot 2307** in the Sequoia Bluffs Neighborhood 1.59 Acres  
River Views, Nearby Amenity (Amenity Center 2), Incredible Privacy, Nearby Trailhead, Cul-De-Sac Homesite



**\$1,400,000**

**Lot 1252** in the Overlook Neighborhood 2.39 Acres  
River Views, Nearby Amenity (Amenity Center 2), Incredible Privacy, Cul-De-Sac Homesite, Nearby Trailhead



**\$1,150,000**

**Lot 2306** in the Sequoia Bluffs Neighborhood 1.41 Acres  
Wide River Views, Nearby Amenity (Amenity Center 2), Nearby Trailhead, Cul-De-Sac Homesite, Privacy



# RIVERTON

## *A Peerless Estate Community in North Chattanooga*

Riverton Farms; a one of a kind opportunity to own acreage, a private dock on the Tennessee River, and a legacy property with easy access to downtown, shopping, dining, and coveted school zones.

Riverton Farms is less than 10 minutes from Downtown Chattanooga and even closer to the trendy North Shore area of the city. Chattanooga is frequently mentioned among the best destinations in the United States, it's outdoor experiences are varied and easily accessed from anywhere in the city, but that doesn't even address the city's spectacular restaurants, events, attractions, and arts scene.

*Find images, pricing and site map on the following pages. All images featured on this page are renderings.*





Lot 17



Above Riverton Farms



Above Riverton Farms



River Facing Northeast



Chattanooga, TN



Lot 11



Lot 15

# RIVERTON



## Pricing

1	4.33	\$630,000
2	10.09	SOLD
3	2.94	\$1,125,000
4	4.13	SOLD
5	2.51	\$900,000
7	3.46	SOLD
8	3.86	SOLD
9	2.55	SOLD
10	2.98	\$1,575,000
11	2.17	\$2,500,000
12	1.95	\$2,500,000
13	2.13	\$2,500,000
14	2.57	\$2,500,000
15	2.18	\$2,500,000
16	2.14	SOLD
17	1.83	\$2,500,000
18	2.04	SOLD
19	1.69	\$2,500,000
20	1.56	\$1,575,000
21	1.92	\$1,650,000
22	2.49	\$1,550,000
23	3.09	\$1,450,000
24	3.21	\$1,750,000
25A	7.72	SOLD
25B	9.34	\$1,500,000
26	9.16	SOLD
27	4.17	SOLD
28	2.19	SOLD
29	1.85	\$765,000
30	1.76	SOLD
31	4.33	SOLD
32	4.37	SOLD
33	3.95	\$695,000
34	4.50	\$695,000
35	2.91	\$550,000

all plans and pricing subject to change



*Welcome to Tennessee's Most Scenic*  
— **Mountain Community** —

People from all over the country are looking for the ideal retirement destination or location for their new home; for many, that search ends with Jasper Highlands.

Conveniently located in Southeast Tennessee, Jasper Highlands provides private, secure, gated-community living with outdoor recreation, local shopping, dining, and medical just minutes away.



Jasper Farms

Jasper Farms Pool

Sunset View

River Bluffs

Run 'N Reel Park

Jasper

24 Continue to Nashville

Inspiration Park

Founder's Place

The Village

Pat's Summit

24 Continue to Chattanooga

Kimball

Entrance

**Legend**

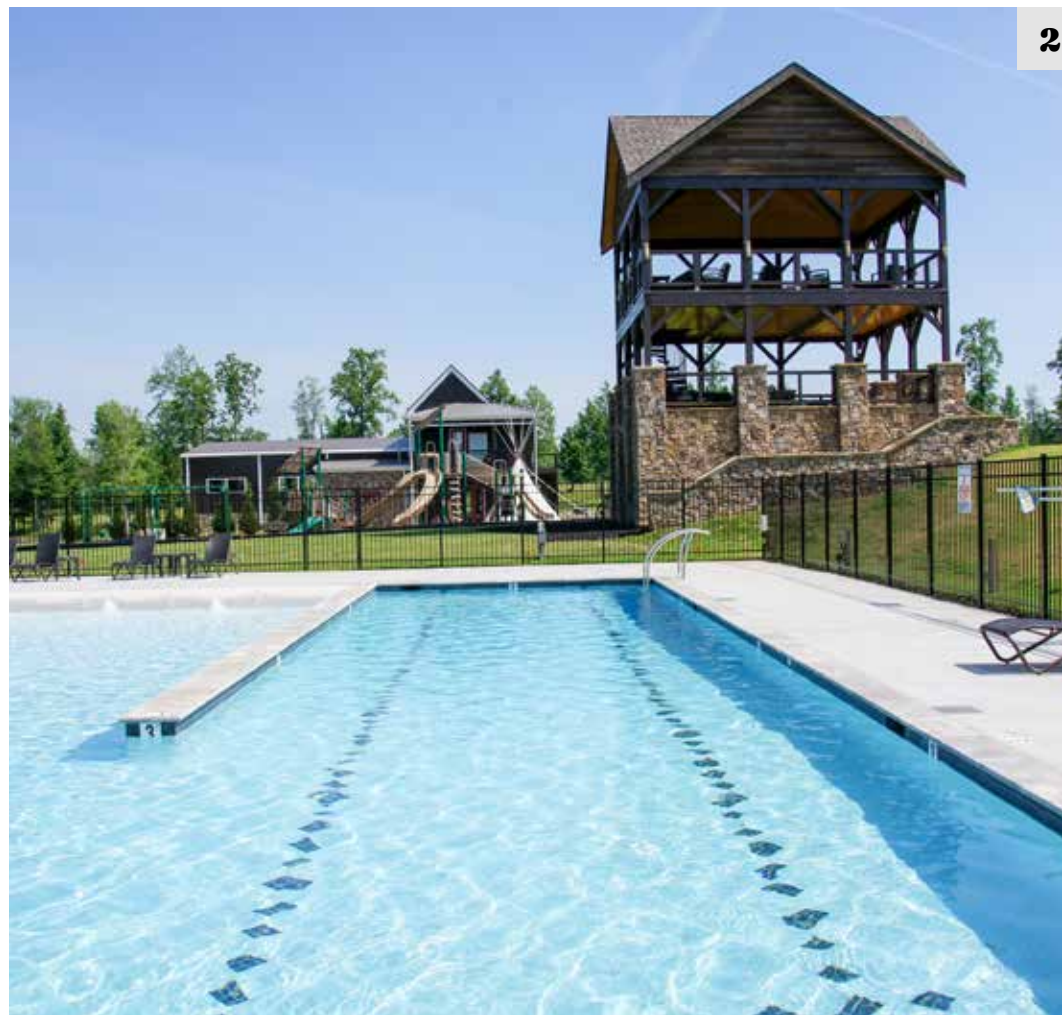
- Property Boundary
- Hiking Trail
- Trailhead

\*Map pricing and lot sizes are based upon current development plans and are subject to change without notice.





1



2

## Jasper Highlands INSPIRATION PARK

*A 6-acre community park with a pool, a dog park, horseshoes, and numerous other activities.*

Serving Jasper Highlands with fun activities for the entire family! Towering above Inspiration Park is Gazebodacious, the most elaborate gazebo in all of Tennessee. It is a two-story open pavilion with luxury furnishings and plenty of space for large groups to congregate in the shade surrounded by dozens of activities.



3



4

Right next to Gazebodacious is a beautiful pool with a large section for wading as well as lanes for laps. You can also find tennis and pickleball courts, a fenced-in dog park, a putting green, and pits for horseshoes and bocce. The park also features a full playground complete with swings, slides, and more! It includes a large open field, big enough for a game of football or soccer that can also serve as a heli-pad in case of emergencies.

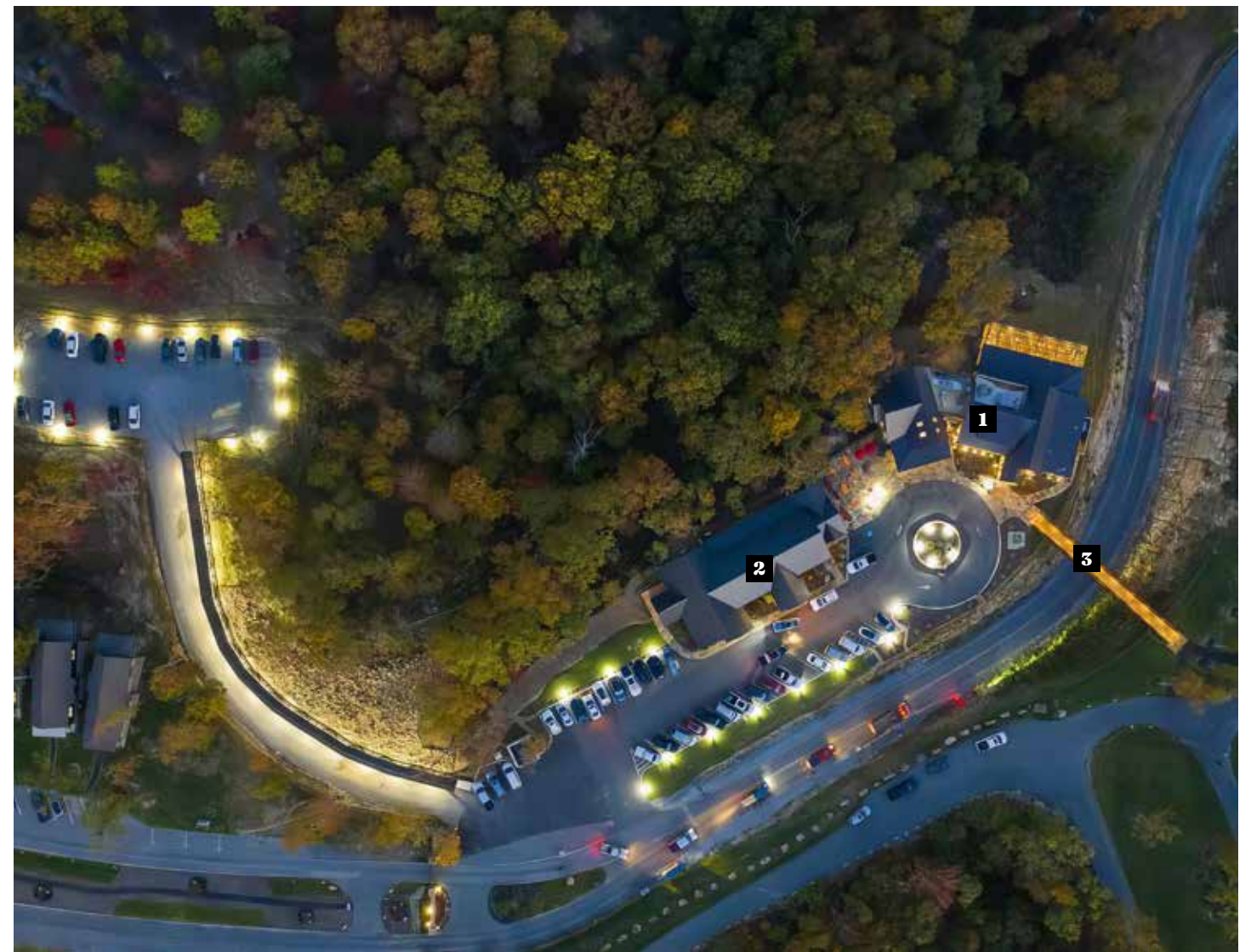
Inspiration Park is also home to the Jasper Highlands Fire Department, complete with medical and fire response vehicles.

Located at Founders' Place in the center of Jasper Highlands, the park is open for all residents as a gathering place. With so many options, it has something for every family!

**1 & 3. Gazebodacious** Our two-story open pavilion. Fully furnished with furniture, and perfect for events or gatherings. Residents of Jasper Highlands can also rent out the space for their own festivities!

**2. Pool** One of the pools available to Jasper Highlands residents - exercise or relax while surrounded by the Highlands' natural beauty.

**4. Courts** Inspiration park features four pickleball courts and two tennis courts. Make sure to look up the (ever-growing) pickleball club once you move in!



# THE VILLAGE

## at Jasper Highlands

*The Jasper Highlands Village: featuring the Top of the Rock Restaurant & Brewery, Fiery Gizzard Pizzeria, and a state-of-the-art Wellness Center.*

The Jasper Highlands Village is located at the entrance of Jasper Highlands and it's certainly our most well known amenity, as it features the incredible Top of the Rock Restaurant & Brewery where residents can enjoy outstanding food, tasty brews, and the company of friends and neighbors with a view of the TN River & Nickajack Lake. Top of the Rock was recently awarded as Tennessee's Most Beautiful Restaurant by People Magazine! Served by this same great kitchen is the Fiery Gizzard Pizzeria, offering delicious house-made pizza, salads, and more!

The Wellness Center, the Village's other offering, is a fully equipped gym. The gym has state of the art equipment, multiple private suites for training or massages, and a large secondary space for yoga and group fitness classes. The Wellness Center is open 24 hours a day and 7 days a week to all Jasper Highlands residents.

A beautiful bridge, that stands above the main road up the mountain, joins The Village to Pat's Summitt creating a lively, one-of-a-kind entrance to our community.



**1. Top of the Rock Restaurant & Brewery**, with attached Pizzeria

**2. The Wellness Center** A fully equipped gym for Jasper Highlands residents

**3. Bridge to Pat's Summitt** A beautiful bridge joining these two amazing amenities



AT JASPER HIGHLANDS  
**TOP OF THE ROCK**  
 RESTAURANT & BREWERY

Jasper Highlands' very own Restaurant and Brewery!

The combination of chef-inspired food, expertly made craft beer, and spectacular views makes Top of the Rock a place like no other. Our recipes are made fresh from scratch using the best ingredients we can find. Our mission is to be your favorite locally-owned watering hole: a place where friends can gather to celebrate great food, great beers, and great times.



## Fiery Gizzard Pizzeria

The newest addition to the Village! Next-door to Top of the Rock Restaurant and Brewery, is the Fiery Gizzard Pizzeria. Fiery Gizzard offers specialty & make your own pizzas, along with traditional entrees, salads, appetizers and other dishes! Our pizzas are made in-house and baked in a spectacular wood-fire oven. Fiery Gizzard is open for lunch and dinner!

## Selections from the Menu

Below, find a few options offered on our Dinner menu - we also have an exclusive menu for our Brunch and Lunch hours.

**Chicken Piccata:** Sautéed Chicken Medallions, Beurre Blanc, Lemon, Capers, Farro Pilaf, Asparagus

**Steak Frites:** Sliced Marinated Sirloin, House Steak Sauce, Hand-Cut Fries, Arugula, Parmesan

**Tomato & Basil Linguine:** Fresh Tomatoes, Basil, Garlic, Spinach, Olive Oil

**Blackened Mahi Mahi:** Farro Pilaf, Avocado Salsa, Pico de Gallo, Arugula, Lemon Oil, Asparagus

**Avocado Chicken:** Chicken Breast, Mashed Potatoes, Avocado Salsa, Pico De Gallo, Arugula, Lemon Oil, Roasted Vegetables

**Chicken Bacon Mac N' Cheese:** Cheese Blend, Tomatoes, Spinach, Buttered Crumbs

**Grilled Salmon & Beurre Blanc:** Mashed Potatoes, Roasted Vegetables, Sriracha Potato Crisps, Lemon Oil

**Blackened Fish Tacos:** Cod, Cheese Blend, Pico de Gallo, Aguacate Sauce, Cotija Cheese, Cilantro, Cabbage, Black Beans, Spanish Rice, Salsa

**Chicken Fried Chicken:** Hand-Breaded Chicken Breast Cutlet, Mashed Potatoes, Chicken Gravy, Roasted Vegetables

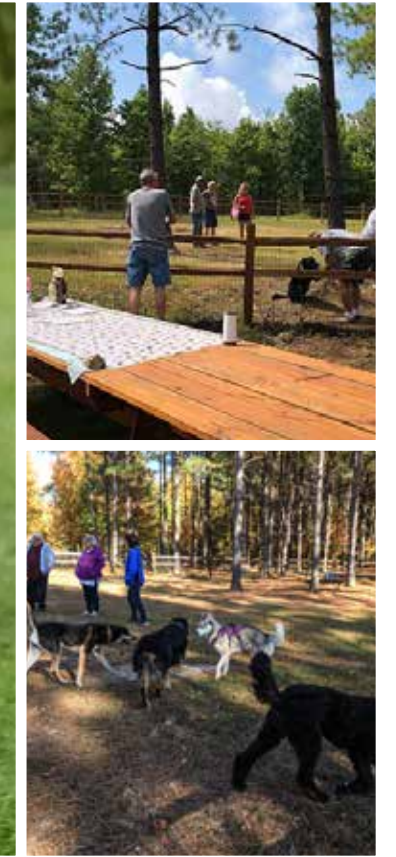
**Shrimp & Grits:** Cheese Grits, Mushrooms, Garlic, Butter, Lemon, Green Onions

The menu also features Build Your Own Pizzas, Salads, and much more!



# RUN 'N REEL LAKE

*Jasper Highlands' Oasis*



## *A chance to unwind (for you and your pups)*

Nestled amidst the majesty of the mountains, Run 'N Reel Lake in River Bluffs offers Jasper Highlands residents a chance to reconnect with nature. Fishing, swimming, and other water sports can be enjoyed on this 5.95 acre community lot year-round!

The amphitheater can be used to entertain or host gatherings with friends and family, all facing the water with a great view of the wooden pier that extends out into the center of the lake. The dog park, the largest of the dog parks present within Jasper Highlands, is over an acre with ample room for your pets to explore and meet new friends!





# Happy Neighbors

Check out what some of our residents have to say about their experience living at Jasper Highlands!

## The Meyers

Pensacola, FL

"In late December, we went by Jasper Highlands for a short, two-hour unsponsored visit to get the "lay of the land" with Tim Bell. We considered this a preliminary visit, and if the property warranted, we would follow-up later. Well, we were immediately impressed with the fine road leading to the Jasper Highlands plateau, and then really appreciated the beauty of the landscape and the fact that the lots did not have to be accessed by steep roads or driveways.

Tim showed us the sights -- Pat's Summit and Raulston Falls of course are highlights, but the entirety of the land is very scenic. The sight from the lot looking over the Tennessee River valley was breathtakingly gorgeous and well worth the mud on my shoes.

We had to leave due to time limitations, but Rita and I discussed how impressed we were with the properties, up-and-coming infrastructure, the views from the cul-de-sac lots, and the complete lack of pressure to buy during our visit. So, by the time we had reached home in Pensacola, we were determined to make an offer after only this one short visit -- we were that impressed. The rest is now history, and our purchase was quickly and professionally handled making us one of the latest proud owners of a lot for a dream home in Jasper Highlands!"

## The Reeds

New Jersey

"Our Passion is Contagious! We wish we would have done this 20 years ago... It took a lot of vision to build a place like this. It's incredible to think about what the developer thought to do with the top of this mountain, and to include all of the infrastructure. I'm very confident that this is going to be a great value, but that's not why we came here. We feel so lucky to be here. Everyone here says the same thing..."

I like to go line dancing and play croquet. You can do anything you want, and it's all so casual. There are no cliques, no groups, and there's just a bunch of happy people. I'm from New Jersey and am just not used to this. The cost of living and the value of the real estate are fantastic. And, did we mention the tax savings? You can read all the brochures and do a lot of research on the internet, but there's nothing like seeing a place in person. We must have visited 25 places. Meeting the people gives you an impression of what daily life will be... You need to go and look."



## The Buntings

Harrison, TN

"While on our way to the 2012 South Pittsburg Corn Bread Festival, Sandy and I decided to take a look at the property that we had seen advertised in the Chattanooga paper. We had resolved that we were "just going to look" and then get on to the main focus of the day - corn bread. After seeing the beautiful view from the property and speaking with Patti further, it was a done deal - we bought the lot - to heck with the corn bread. But that was just the beginning of many degrees of satisfaction with Jasper Highlands.

As the house was built and as we began to know our neighbors, we both learned what a blessing this development would soon become. Through appreciation dinners at what would become Pat's Summit we got to know more and more of the people who, as we did, purchased to live in a place of natural beauty and grace. With neighbors like we have here and in a place like this, how could we ask for more?"



## The Kowalewskis

Bartlett, IL

"Just try and stop us from giving a testimonial. Jasper Highlands is such a class organization. We would like to thank John Thornton, Johnny, Dane, and the rest of the wonderful Jasper Highlands staff for helping us make our dream come true. Hope to be down in the spring to get the process going, and thank you Jody for all you are doing for the community! Best regards."

## The Leonhardts

Northville, MI

"We had absolutely no plans of purchasing anything, but wanted to see what Tennessee had to offer. A few hours later, we were standing on this piece of land talking about where we would want to build our house. My husband was so at peace standing there... so our numerous talks about retiring to Florida were brushed aside, and soon we were signing on the 'dotted line'! We have visited the property two times since purchasing it. We love the drive up the mountain and the view once on 'Top of the World'! Someday..."

## The Miklos

Torrington, CO

"We are thrilled to be living in Jasper Highlands for 1-1/2 years now. Over that time we have built many, many special friendships and love the diversity of people that make this community unique. The JH team continues to build upon the natural and awesome beauty of this mountain top. We love the additions and new look at Ralston Falls, the stone pillars with handsome signage appearing on our roads, the amenities at Pat's Summit and more to come. We are so grateful everyday to be here and living the dream."



*Featured Lot*

# JF516

**\$250,000**

15.11 Acres

Jasper Farms lot 516 is an incredible 15+ acre estate providing abundant privacy and a level homesite with great views of the Blue Rock valley down below. The home will be elevated high above the main road and have views from the back porch down into the secluded valley below, while the majority of the property is covered in mature hardwood trees.

Jasper Highlands

## Wooded Privacy Lots

<b>JF539/JF540</b>	3.65	\$99,900	<b>JF462</b>	1.87	\$150,000
<b>JF392</b>	0.88	\$99,900	<b>JF513</b>	1.55	\$150,000
<b>JF430</b>	2.44	\$150,000	<b>JF573</b>	0.58	\$150,000

Contact your Land Specialist [pg.2] or visit [JasperHighlands.com](http://JasperHighlands.com) to schedule your personal property tour today!

\*all lot sizes and pricing are subject to change





Jasper Highlands

## Prime View Lots

<b>RB195</b>	2.66	<b>\$225,000</b>
<b>JF335</b>	1.89	<b>\$250,000</b>
<b>JF516</b>	15.11	<b>\$250,000</b>
<b>JF517</b>	10.60	<b>\$250,000</b>
<b>JF519</b>	5.48	<b>\$250,000</b>
<b>JF508</b>	5.35	<b>\$265,000</b>
<b>JF523</b>	2.32	<b>\$265,000</b>
<b>JF457/JF458</b>	3.08	<b>\$265,000</b>
<b>RB96</b>	1.81	<b>\$285,000</b>
<b>JF526/527</b>	4.74	<b>\$400,000</b>
<b>JF520/521</b>	5.18	<b>\$400,000</b>

\*all lot sizes and pricing are subject to change  
 Contact your Land Specialist [pg.2] or visit [JasperHighlands.com](http://JasperHighlands.com) to schedule your personal property tour today!

# RAULSTON FALLS PARK

## *Hike, Picnic, & Take in the Views*

This beautiful preserved area on the western escarpment of Jasper Highlands features a 100+ foot waterfall and scenic sunset mountain views. Take a walk along the trail or have a fun picnic on one of the two observation decks along the bluff.



## **JASPER HIGHLANDS VOLUNTEER FIRE DEPARTMENT**

The Jasper Highlands Volunteer Fire Department is an "All Hazards" department that responds to fire, EMS, and rescue emergencies in the Jasper Highlands and surrounding communities. This all volunteer department operates out of Station #1 in Inspiration Park and Station #2 in Jasper Farms.

Our volunteers actively train on a regular basis and hold multiple certifications such as Emergency Medical Responder, Emergency Medical Technician, Paramedic, Firefighter II, and Basic Firefighter. We hold an Insurance Services Office (ISO) rating of Class 4, and have the only medical first responder program in Marion County.

The developer and departmental leaders collaborate on plans to assure the best possible fire protection. This includes plans to appropriately place fire hydrants, collaboration on controlled burns, as well as utilizing resources from both organizations to respond to wildland fires as needed.



# PAT'S SUMMITT

## *A One-of-a-kind Event Space*

What a wonderful place! Dedicated by our owner/ developer John Thornton in honor of the legendary Hall-of-Fame University of Tennessee women's basketball coach, this preserved area at the entrance of Jasper Highlands provides property owners with a unique, naturally beautiful destination.

As the name implies, it is a summit, and from this vantage point on the southern escarpment of the Cumberland Plateau, one can seemingly see forever. Mountains and sunset views to the west, mountains and sunrise views to the east, views across the Tennessee River Valley to the south, into Alabama and Georgia. On the north side of the summit, Huff n' Puff Trail originates, then heads northward through the forest toward Raulston Falls.

Property owners and their guests gather underneath the open air pavilion at Pat's Summitt to celebrate birthdays, weddings, and the relaxing lifestyle found here at Jasper Highlands. The sunset mountain views to the west and long range views of the Tennessee River as it makes its way south into Alabama and Georgia are just incredible.

Wedding reservation info can be found at: [JasperHighlands.com/Lifestyle/Weddings](http://JasperHighlands.com/Lifestyle/Weddings)



## *Events & Social Activities on the Mountain*

**There's no shortage of community events and opportunities in Jasper Highlands...**

Monthly Potlucks, Pickle ball groups, Gym and Yoga Classes, Ladies Bunco, Horseshoes, Various holiday parties, ATV/UTV group rides, BBQ's, Men's Breakfast Club, Group hikes, Art classes, Ladies Game Night, Group Restaurant Visits, Chattanooga Lookouts games, Pool parties, Bible studies, Fishing, Campfires, Group Motorcycle Rides, And so much more!

# JASPER FARMS POOL

Our second community pool! An exciting new amenity in Jasper Farms; a community pool and social area with spectacular mountain views.

Clubhouse & Pool



# Tennessee MOUNTAIN LIVING

• DISCOVER RIVER GORGE RANCH & JASPER HIGHLANDS •

Mild, Four Season Climate

No State Income Tax

No Pension Tax

Low Property Taxes

\$3,135 on a \$550K Home (0.57%)

Great Health Care

Central Location

Chattanooga Nearby

Convenient Airports

Chattanooga, Atlanta, Nashville,  
Knoxville, Huntsville

Low Cost of Living

#1 Retirement State

# JASPER OUTDOORS

*Discover Jasper Highlands by hiking or biking miles of beautiful mountain trails with scenic overlooks, creeks and waterfalls.*

As you explore the intricate parks and trails system of Jasper Highlands, you will immediately notice the attention to detail our trail specialist is so dedicated to maintaining. He not only strives to create incredible outdoor amenities for all to enjoy, but to imbue them with handcrafted character. As you hike along our scenic Huff-n-Puff trail, you will notice various

overlooks, viewing decks, and a spectacular spiral staircase that leads to a stunning view of Raulston Falls. Continue along the trail and you will find yourself at an ideal destination for a night of camping at our AT style bunk cabin.

After a long day on the trails, there's no better way to cool down than a trip to Run N Reel Lake. Enjoy the

relaxing Hemingway Hut or cast a line from the dock of this great community lake park...And don't forget to bring your dog along to enjoy the 1.01 acre dog park and lake!

Jasper also features numerous rock outcroppings for climbing and small structures for camping, relaxing, and exploration!



## HUFF-N-PUFF TRAILS

A 10-mile hiking trail sculpted atop Jasper Mountain lines the Cumberland Plateau. Below, hundreds of square miles of valley paint the landscape. The trail lines the perimeter of Jasper Highlands, serving as a focal point for the retirement community with thousands of acres of green space and trails... Resident RD Johnson moved to Jasper Highlands with his wife, Anna, from Kansas City, Missouri. The two owned a brewery for more than 20 years before selling that business and moving to East Tennessee. They like to go for long walks, ride their bikes and take photos of the nature surrounding them.

"I think that might be becoming a trend more and more," RD Johnson said. "The people at this point in time who are looking to retire have been caught up in a very busy lifestyle."

*-Times Free Press article: "Outdoor amenities become focus for Chattanooga area retirees"*



Jasper Highlands

# CUSTOM HOMES

*Build your dream home on the mountain by working with one of our stellar partners.*

We have multiple approved/preferred builders with a variety of custom and semi-custom home plans to cater to your needs. On this page, and the next, we feature a few sample home plans that exude the particular character of the owners, but enhance the natural beauty of the mountains themselves.



## Frequently Asked Questions *about Jasper Highlands*

### 1. DO YOU HAVE MORE THAN ONE BUILDER?

Yes, we have an in-house building division (Jasper Highlands Homes) but we also have other approved builders.

### 2. DO YOU HAVE TO BUILD RIGHT AWAY?

No, there are no time restrictions to build in Jasper Highlands.

### 3. WHERE IS YOUR COMMUNITY LOCATED?

We are located just 25 minutes west of downtown Chattanooga, Tennessee-voted one of the best midsize cities in the nation!

### 4. WHAT ARE THE TAXES LIKE THERE?

No state income tax, no pension tax, no estate tax, and low property taxes (\$570 per year for every \$100,000 of assessed value).

### 5. WHAT SIZE HOME SITES DO YOU HAVE AVAILABLE?

Lot sizes range from 0.57 acres – 7+ acres, but the average is about 1.5 acres.

### 6. CAN YOU PROVIDE A BALL-PARK IDEA OF WHAT THE HOMES COST THERE?

With an unpredictable marketplace, it's hard to settle on a consistent price range for homes on the mountain. Over the past year(2024), homes have been built in the \$250-300+ per SqFt range for a very nicely appointed home.

### 7. ARE ANY FEES ASSOCIATED WITH OWNING IN JASPER HIGHLANDS?

There is a Home Owner's Association (HOA) fee of \$82/mo. Jasper Highlands also operates its own fire department, with coverage of empty lots at \$65/year and completed homes at \$324/year.

### 8. HOW FAR AWAY IS MEDICAL CARE, GROCERIES, ETC?

Medical specialists, general practitioners, groceries, restaurants, interstate access, and more necessities are less than 10 minutes away, in Jasper and Kimball. The major medical and major retail options of Chattanooga are less than 30 minutes east of our location.

### 9. WHERE ARE THE NEAREST AIRPORTS?

The Chattanooga Metropolitan Airport (CHA)- featuring direct flights to many major cities. Nashville International Airport (BNA) is only about 90 minutes away as well.

### 10. CAN YOU TELL ME MORE ABOUT THE SERVICES AND INFRASTRUCTURE AT JASPER HIGHLANDS?

Underground utilities, city water, paved roads, our own Fire Department, and fiber-optic web access. You can read more about it on our website at: [JasperHighlands.com/Lifestyle/Services/](https://JasperHighlands.com/Lifestyle/Services/)

### 11. I HAVE OTHER QUESTIONS, OR WOULD LIKE TO TAKE A LOOK AT JASPER HIGHLANDS.

Great! Please give us a call at 888-777-5758 or visit [JasperHighlands.com](https://JasperHighlands.com) to schedule your personal property tour today!



*Featured Lot*

**BR3:4**

**\$395,000**

8.40 Acres

Seclusion, deep forest, pasture, level to rolling topography ... a snapshot of this amazing land. The slight elevation of this lot, creates magnificent long range views of tree-covered mountains. The northern section of this acreage is completely wooded. The diversity of this tract of land creates an ideal habitat for deer and wild turkeys, and both are found in abundance. Privacy? It is hard to imagine a more quiet and peaceful mountain environment, miles from road noise or commercial activity.

# BLUE ROCK

## *Large Acreage Properties on Jasper Mountain*

On the far northwest portion of Jasper Mountain is an area known as "Blue Rock" with multiple very private and beautiful large acreage tracts of land ranging from 6 to almost 13 acres. These properties overlook farmland in the valley and the rolling Tennessee mountains to the west also known as the Fiery Gizzard. This very unique area has the most magnificent scenery in all of Tennessee and would be a great location for a mountain estate, retreat, equestrian property, or small mini-farm.

### **BR Tract 3 - Individual Pricing**

Lot 4	7.79	\$395,000
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### **BR Tract 4 - Individual Pricing**

Lot 3	7.63	\$395,000
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Lot 4	8.40	\$395,000
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Lot 5	12.74	\$395,000
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Contact your Land Specialist [pg.2] or visit [JasperHighlands.com](http://JasperHighlands.com) to schedule your personal property tour today!

**Rolling pastures of Blue Rock**  
An incredible opportunity to own legacy property in the mountains of Tennessee.



Call us anytime: 888.777.5758

Visit our websites: [JasperHighlands.com](http://JasperHighlands.com) & [RiverGorge.com](http://RiverGorge.com)

Come see us: 10213 Highway 156, Guild, TN 37340