

Loudon County Farm/Residential Development Tract

1071 Lakeview Rd, Lenoir City, TN 37772



Listing ID:	30384044
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Agricultural, Residential (Single Family)
Gross Land Area:	214 Acres
Sale Price:	\$3,500,000
Unit Price:	\$16,355 Per Acre
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Loudon
Tax ID/APN:	053016 37400
Property Visibility:	Excellent



Overview/Comments

This farm in Loudon County Tennessee is a rare opportunity to purchase substantial acreage in the fastest growing part of the county. Located just west of the Knox County line, and minutes from Fort Loudon Lake and Lenoir City, the property consists of 214 acres of hardwood forest, pasture and creek bottom. The property has over 3800' of frontage on Muddy Creek, offering a spectacular bottom rich in native flora and fauna. The property has approximately 55 acres of woodland comprised of mature hardwood timber and pine, and has 115+- acres of pasture. Though the tract would make a spectacular estate, it is also suitable for development. PUD approval would provide for 500+ units, or city annexation could provide up to 6.1 units/acre. A sewer main runs along Muddy Creek to a pump station at Lakeview road, and then continues another 1800'+ along Lakeview. The tract has access to three phase power, water, gas and cable. Call our office for more information.

