

Athens 20+ Acres

215 County Road 260, Athens, TN 37303



Listing ID:	30547397
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Agricultural, Multi-Family
Gross Land Area:	20 - 21 Acres
Sale Price:	\$244,000
Sale Terms:	Undisclosed, Cash to Seller, Purchase Money Mortgage, Owner Financing, Build-to-Suit, Other
Nearest MSA:	Athens
County:	McMinn
Tax ID/APN:	054040 072 12,13,14,15
Zoning:	AGRICULTURAL. RESIDENTIAL.
Land Splits Available:	Yes
Property Visibility:	Excellent
Highway Access:	I-75 & US-11



Overview/Comments

From I-75 Exit 52, take TN-305 South 2 miles to US-11/Congress Pkwy. Left US-11/ Congress Pkwy towards Niota for 1.3 miles where 4 lane ends. Left on CR-260 for about 1.2 mile. Property starts on the right and goes for about 1,000 ft.

Out of the city but not too far. Nearby Interstate, shopping, medical and restaurants galore in about 10 minutes.

Level to Gently rolling pasture land encompassing beautiful hilltop views. Mostly Cleared. Peaceful 21 Acre farm. Grow what you want; have horses, cattle or both. Perfect exit strategy with engineered, platted and surveyed subdivision.

Ask about Owner-Financing