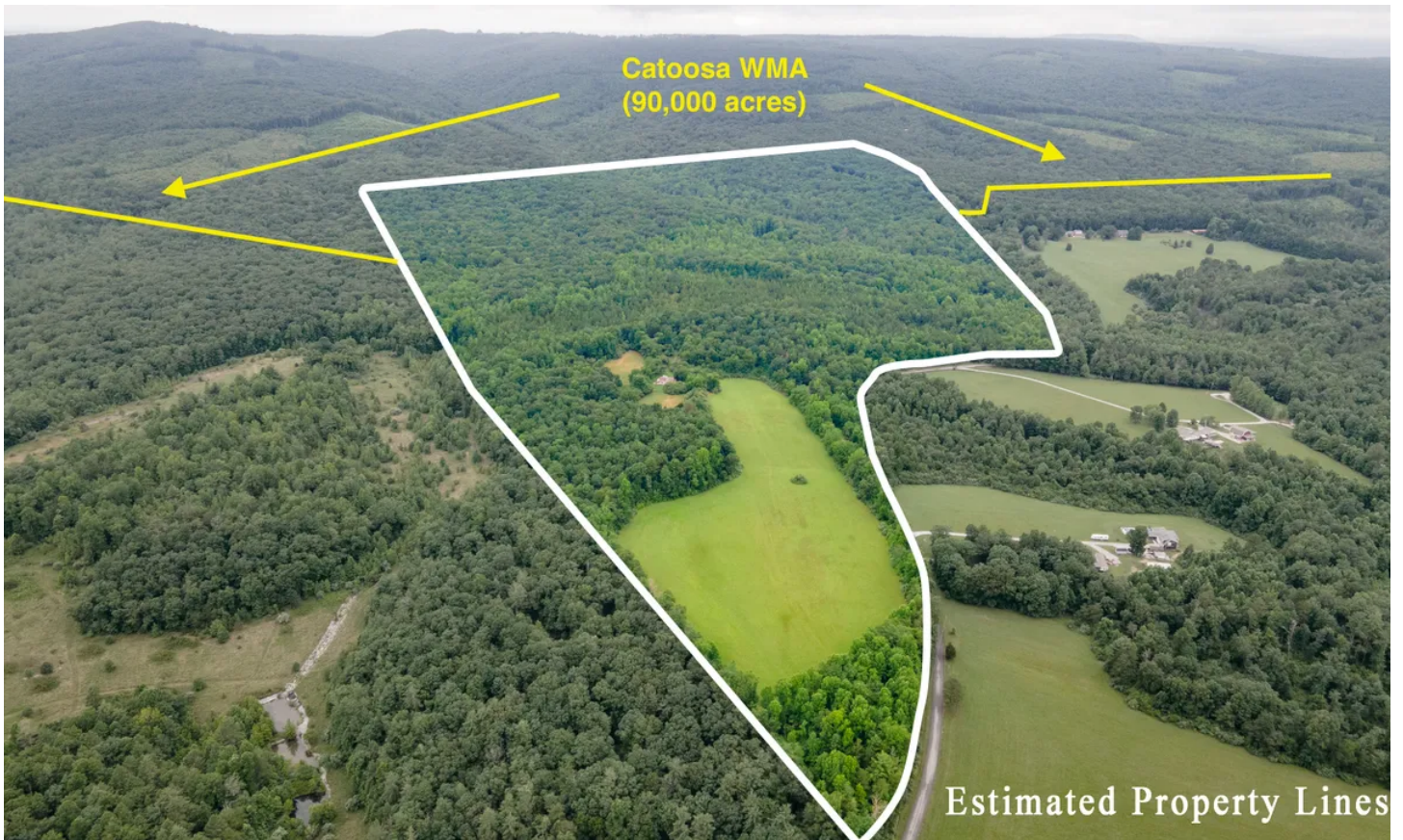


777 WMA Rd
777 WMA Rd
Rockwood, TN 37854

\$1,459,000
214.460± Acres
Morgan County



777 WMA Rd
Rockwood, TN / Morgan County

SUMMARY

Address

777 WMA Rd

City, State Zip

Rockwood, TN 37854

County

Morgan County

Type

Farms, Hunting Land, Timberland

Latitude / Longitude

35.98637 / -84.67754

Taxes (Annually)

1175

Dwelling Square Feet

1036

Acreage

214.460

Price

\$1,459,000

Property Website

<https://www.mossyoakproperties.com/property/777-wma-rd-morgan-tennessee/55213/>



PROPERTY DESCRIPTION

Now's the time to own this gorgeous, rare, one-of-a-kind 214-acre property bordering the 90,000-acre Catoosa Wildlife Management Area. A prime blend of 26 acres of open fields, 188 acres of mostly hardwood timber, & ½ mile of the picturesque blue line Fagan Mill Creek running through this property offers seclusion while being conveniently located only 7 mi to I-40, 6.5 mi to Rockwood Airport, 56 min to Knoxville, & 34 min to Crossville. Enjoy the perfect fusion of peaceful country living with modern connectivity w/ city water, electric, and high-speed fiber internet available. RV hookups are possible at the old farmhouse, currently used as a rustic hunting cabin. A healthy population of Whitetail is found throughout as well as Black Bear, Wild Hog w/ year-round permit, Eastern Turkey and other wildlife. Hunting enthusiasts will also appreciate established food plots with potential for a dove field. The topography is characterized by gently rolling hills, with a well-established gravel trail system, providing easy access to the entire property. Living off-grid or potential future income is possible with 3 permitted, untapped oil & gas wells with all mineral rights conveying to buyers. With 0.8 mi of road frontage, subdivision is possible for friends, family, or investment income. Don't miss your chance to build a family get-away cabin or compound, your dream home, or a commercial hunting lodge on this unique piece of East TN paradise.

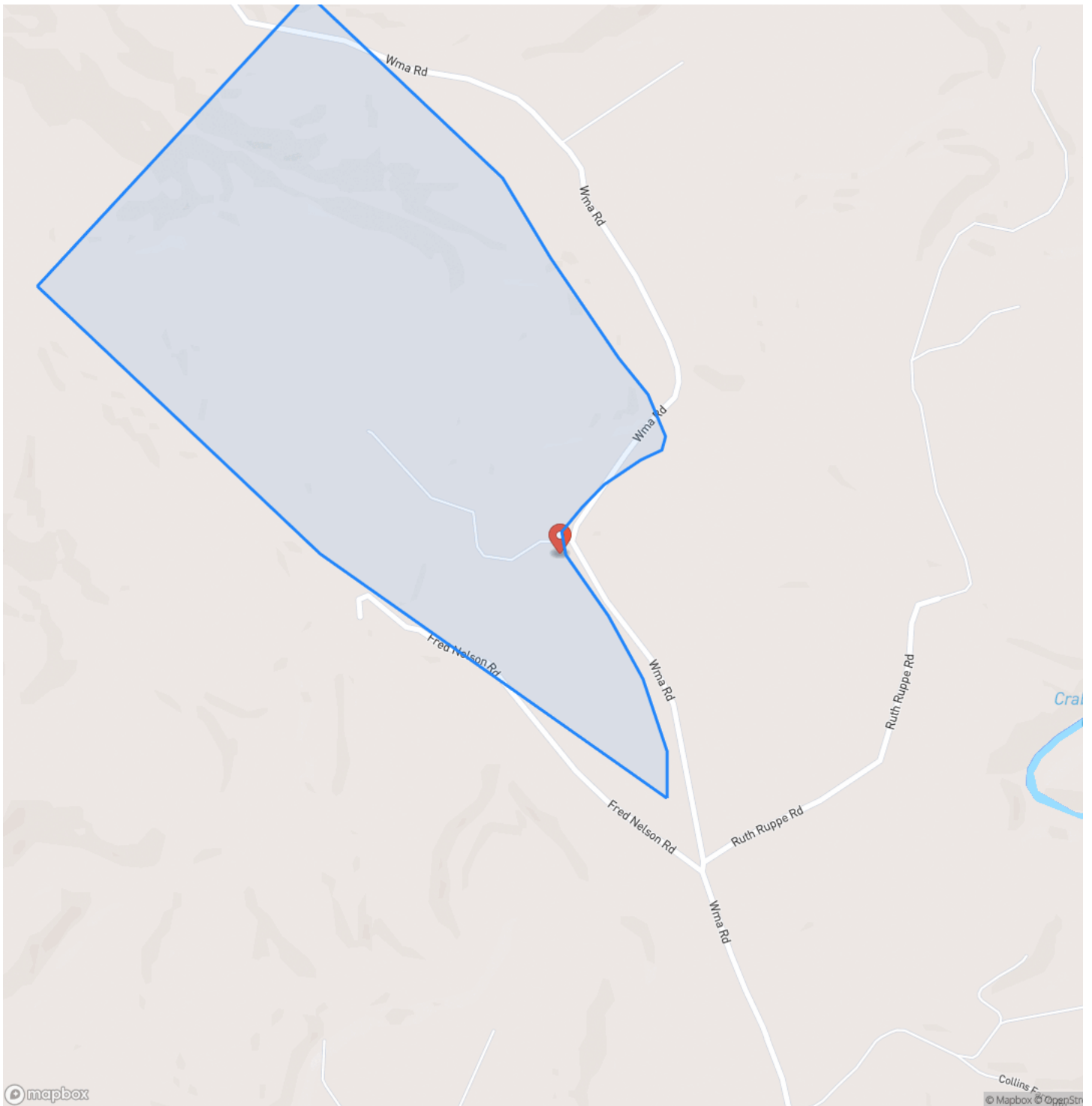
Contact Listing Agent Grayson Grow for more information or to schedule a tour: [\(931\) 434-1754](tel:9314341754) or ggrow@mossyoakproperties.com



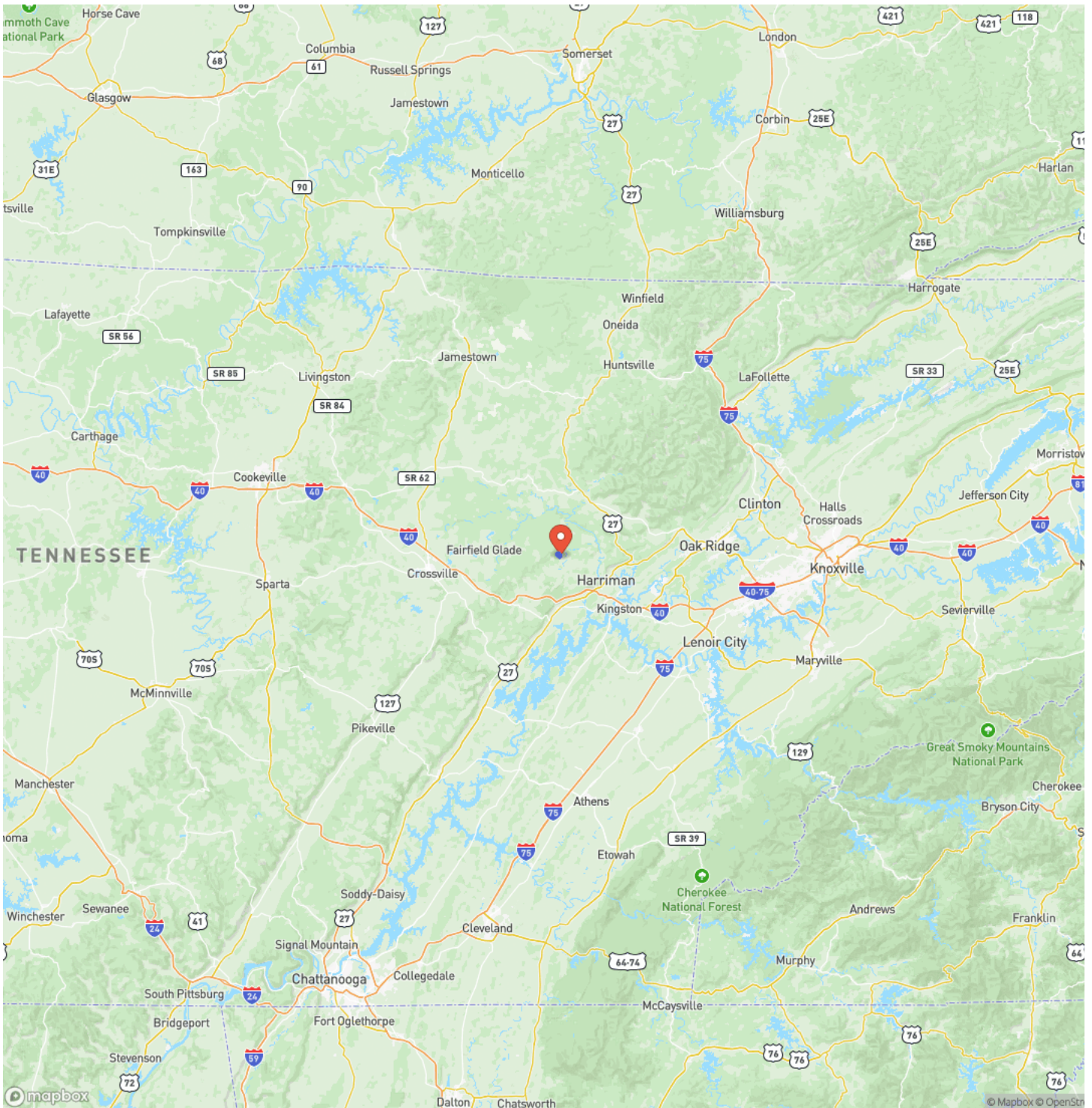
777 WMA Rd
Rockwood, TN / Morgan County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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