

**Incredible once in a lifetime Lake lot on
overlooking Kentucky Lake and Eagle
Bay!!!**

**0 Sunset Ridge
Waverly, TN 37185**

\$299,000

**3 +/- acres
Humphreys County**





Incredible once in a lifetime Lake lot on overlooking Kentucky Lake and Eagle Bay!!! Waverly, TN / Humphreys County

SUMMARY

Address

0 Sunset Ridge

City, State Zip

Waverly, TN 37185

County

Humphreys County

Type

Recreational Land, Residential Property, Lot

Latitude / Longitude

36.2054 / -87.9297

Acreage

3

Price

\$299,000

Property Website

<https://www.mossyoakproperties.com/property/incredible-once-in-a-lifetime-lake-lot-on-overlooking-kentucky-lake-and-eagle-bay-humphreys-tennessee/18564/>



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PROPERTY DESCRIPTION

THIS LOT IS A MUST SEE!!! This amazing lot is a one of a kind. A three acre peninsula on the edge of Eagle Bay and Kentucky Lake. The property sits above the lake offering about 200 degrees of lake and water front property, offering views up and down the Tennessee River for miles. This tract also has a deeded boat dock permit from the Tennessee Valley Authority. The views are breathtaking. It's located across the bay from Eagle Bay Marina. There are a few suitable building sites on the property.

For More Information contact:

Chris Dowdy

Affiliate Broker

615-506-0776

[Email listed above]

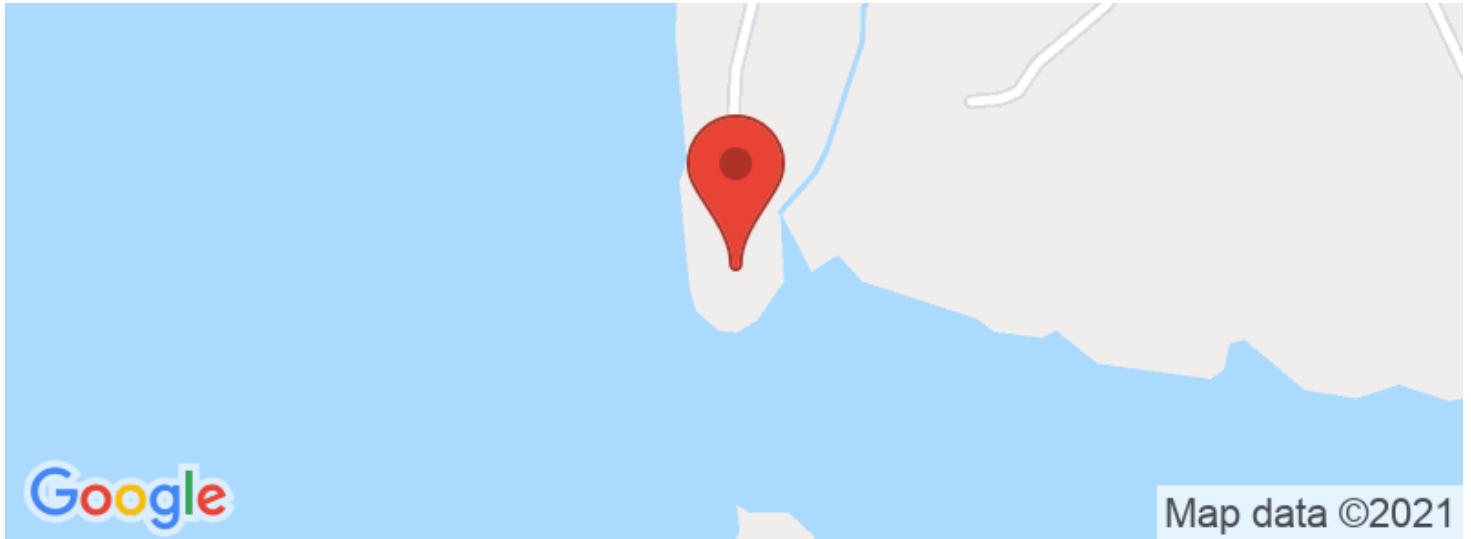


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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Dowdy

Mobile

(615) 506-0776

Email

cdowdy@mossyoakproperties.com

Address

714 'A" Donelson Pkwy

City / State / Zip

Dover, TN 37058

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Mossy Oak Properties Tennessee Land & Farm
706 Columbia Avenue
Franklin, TN 37204
(615) 879-8282
www.moptennessee.com

