

Lot 1 Sugar Hollow Road Property
0 Sugar Hollow Road
La Follette, TN 37766

\$176,190
17± Acres
Campbell County



Lot 1 Sugar Hollow Road Property
La Follette, TN / Campbell County

SUMMARY

Address

0 Sugar Hollow Road

City, State Zip

La Follette, TN 37766

County

Campbell County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

36.3445 / -84.0574

Acreage

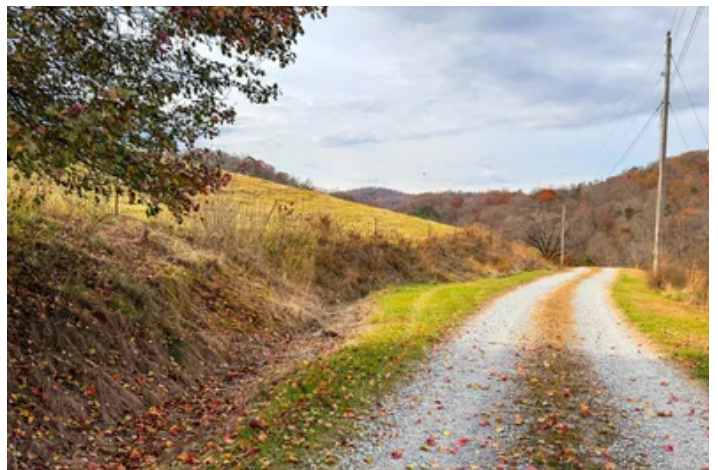
17

Price

\$176,190

Property Website

<https://arrowheadlandcompany.com/property/lot-1-sugar-hollow-road-property-campbell-tennessee/94306/>



Lot 1 Sugar Hollow Road Property La Follette, TN / Campbell County

PROPERTY DESCRIPTION

Introducing Lot 1 of the Sugar Hollow Road Property, +/- 17 beautiful acres that sits just a short distance from the amazing recreational benefits of Norris Lake all while not having the burdens of direct lakefront ownership and boat dock maintenance! This desirable location is only minutes away from Sugar Hollow Marina, which provides full-service amenities including fuel and a lakeside restaurant. The access roads leading to the property are newly paved, and the site is conveniently located approximately +/- 35 minutes from Interstate I-75. Upon arrival at the property, you'll discover a gated entrance revealing a landscape of rolling hills, lush pastures, mature timber patches, a meandering stream, and several spring-fed ponds. The spectacular views offer endless potential build sites. The property is available for purchase as a +/- 17 acre parcel, a whole +/- 64 acre parcel, or it can be lotted off, as detailed in other active listings. Essential utilities are readily available, with electricity and public water at the road. A recent, successful perc test confirms the excellent soil quality and fantastic contours of the land, simplifying future development. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brian Whitt at [\(423\) 494-7793](tel:(423)494-7793) or Faith Whitt at [\(937\) 477-4716](tel:(937)477-4716).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

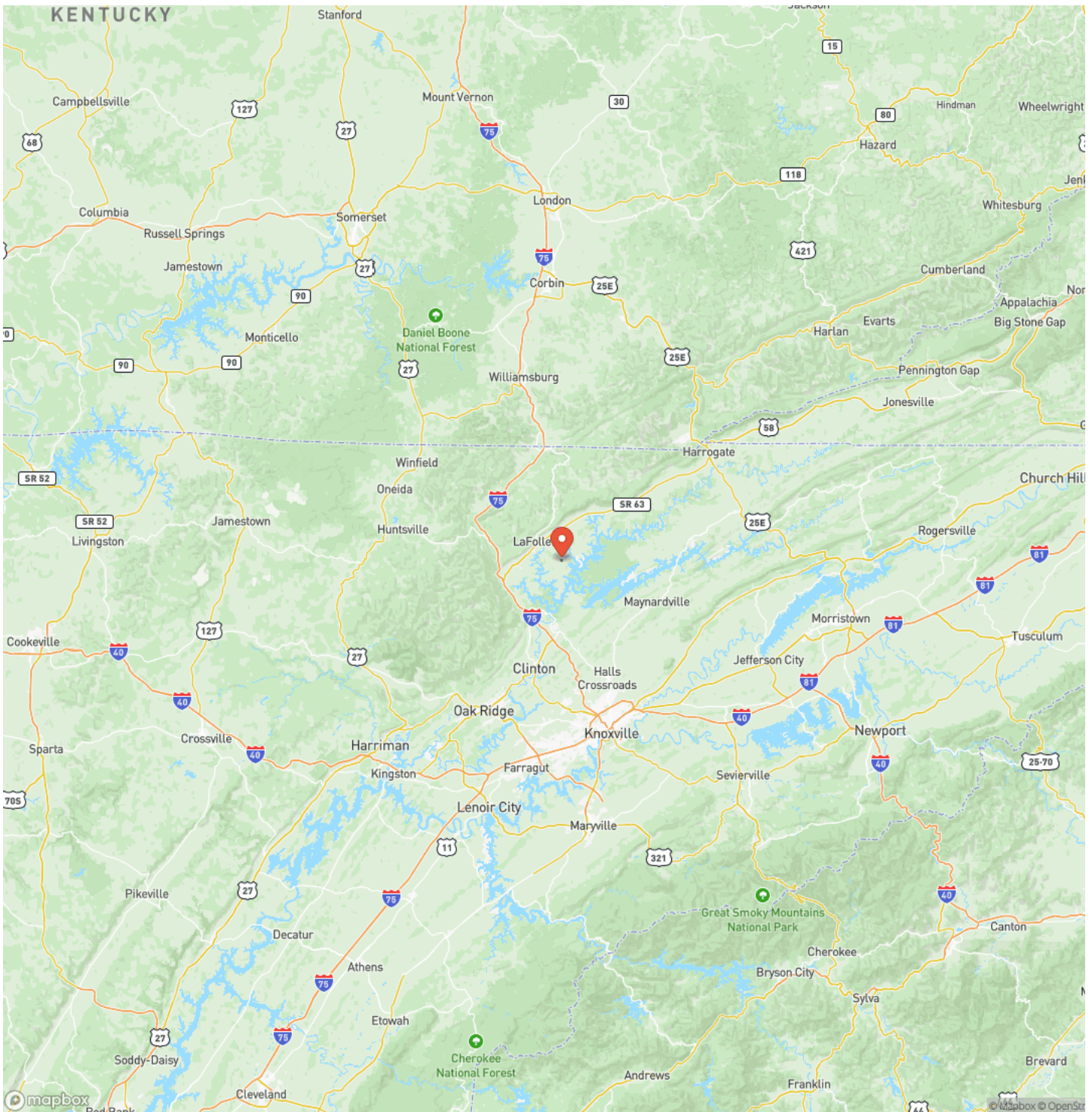
Lot 1 Sugar Hollow Road Property
La Follette, TN / Campbell County



Locator Map



Locator Map



Satellite Map



Lot 1 Sugar Hollow Road Property
La Follette, TN / Campbell County

LISTING REPRESENTATIVE
For more information contact:



Representative
Brian Whitt
Mobile
(423) 494-7793
Email
brian.whitt@arrowheadlandcompany.com
Address
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.

[illegible]

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

