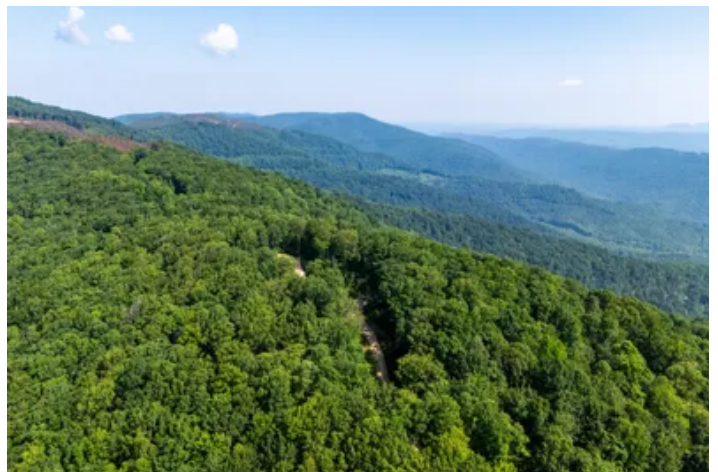


**Mountain Road Recreational Property**  
0 Mountain Road  
Caryville, TN 37714

**\$2,750,000**  
3,713± Acres  
Campbell County



## Mountain Road Recreational Property Caryville, TN / Campbell County

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### SUMMARY

#### Address

0 Mountain Road

#### City, State Zip

Caryville, TN 37714

#### County

Campbell County

#### Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Commercial, Business Opportunity

#### Latitude / Longitude

36.2934 / -84.233

#### Acreage

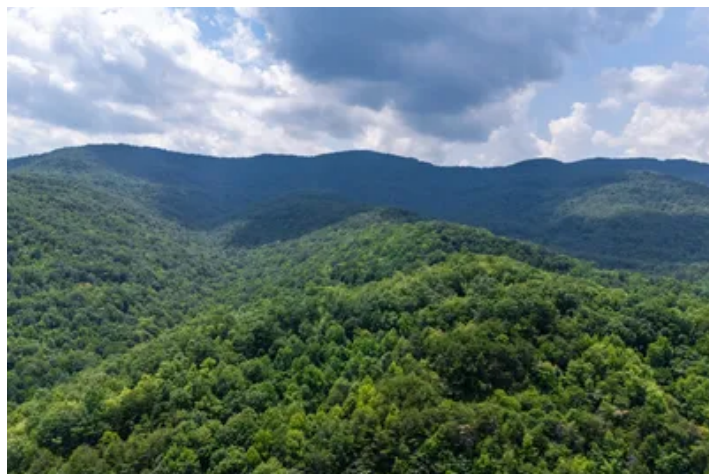
3,713

#### Price

\$2,750,000

#### Property Website

<https://arrowheadlandcompany.com/property/mountain-road-recreational-property/campbell/tennessee/84776/>



## Mountain Road Recreational Property Caryville, TN / Campbell County

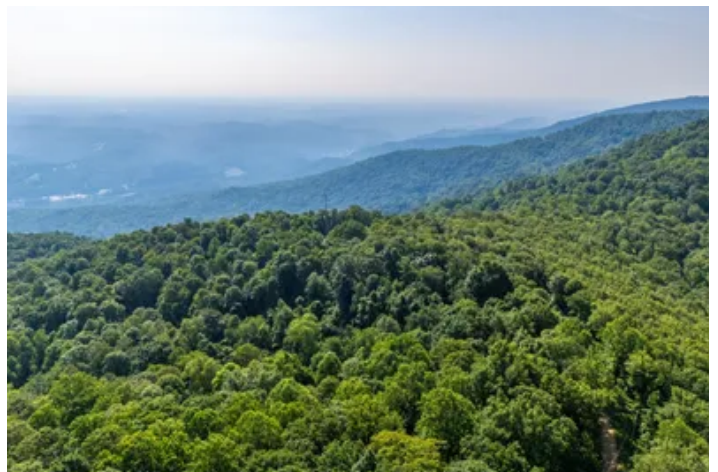
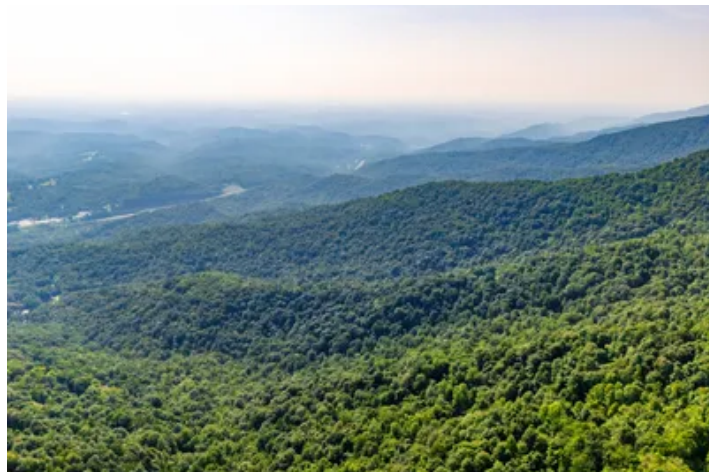
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### **PROPERTY DESCRIPTION**

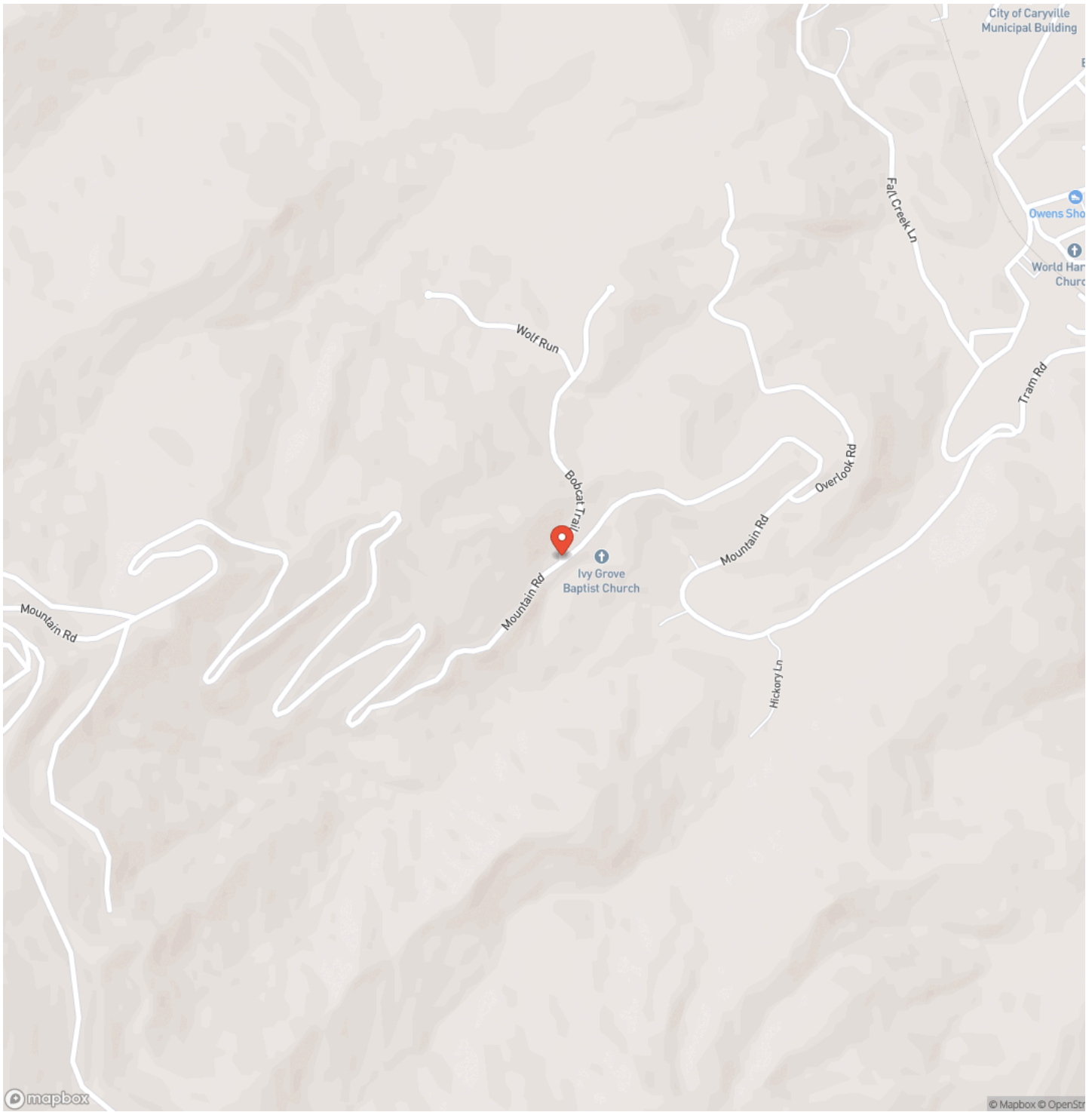
This property has had a major price reduction so that it can remain in preservation to the conservation easment along side the Foothills Conservatory. This conservation easment limits property usage but protects the beauty and existence of what Mother Nature has provided us. Located in Campbell County, this +/- 3,713 acre Eastern Tennessee property is famous to all that come to enjoy the beauty of the mountains! It is surrounded by spectacular views, high mountain rock out cliffs, and features beautiful streams, huge timber, and easy access from Interstate 75. Virtually, the entire property is surrounded by the infamous WindRock SXS trail system and State Land. Windrock is known nationally for its beauty and trail systems that challenge the most experienced SXS rider. People come from all over to enjoy this area and with this property hitting the market, it provides you with a great opportunity of landownership in an amazing area. The seller is motivated to sell all or some of the tracts individually providing you with the potential to get creative on purchasing this property. Located in and around the area is Caryville Flats, McGhee Gap, Indian Gap, and Disney Hollow. The property is loaded with habitat features such as the mature timber, ponds loaded with gamefish, and flowing mountain streams that support the thriving Elk population as well as the Turkey, Bear, Whitetail Deer and small game. There are valleys that will take your breath away from high ridge tops located at +/- 3,000 feet elevation making the topography is phenomenal! This property is perfect for the investor who might want to build considering the land is minutes from Norris Lake and runs along the interstate and State Route 25. We should also mention there is immediate income from the current natural gas lease and income from the communication tower that resides on the property. Property is located just +/- 20 minutes north of Knoxville, the home of the University of Tennessee Volunteers, where food and shopping is abundant. All mineral rights can go with the property based on offers with timber rights available on the +/- 679 acre tract. 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:4234947793) or Vance Goad at [\(423\) 539-2137](tel:4235392137).

**Mountain Road Recreational Property  
Caryville, TN / Campbell County**

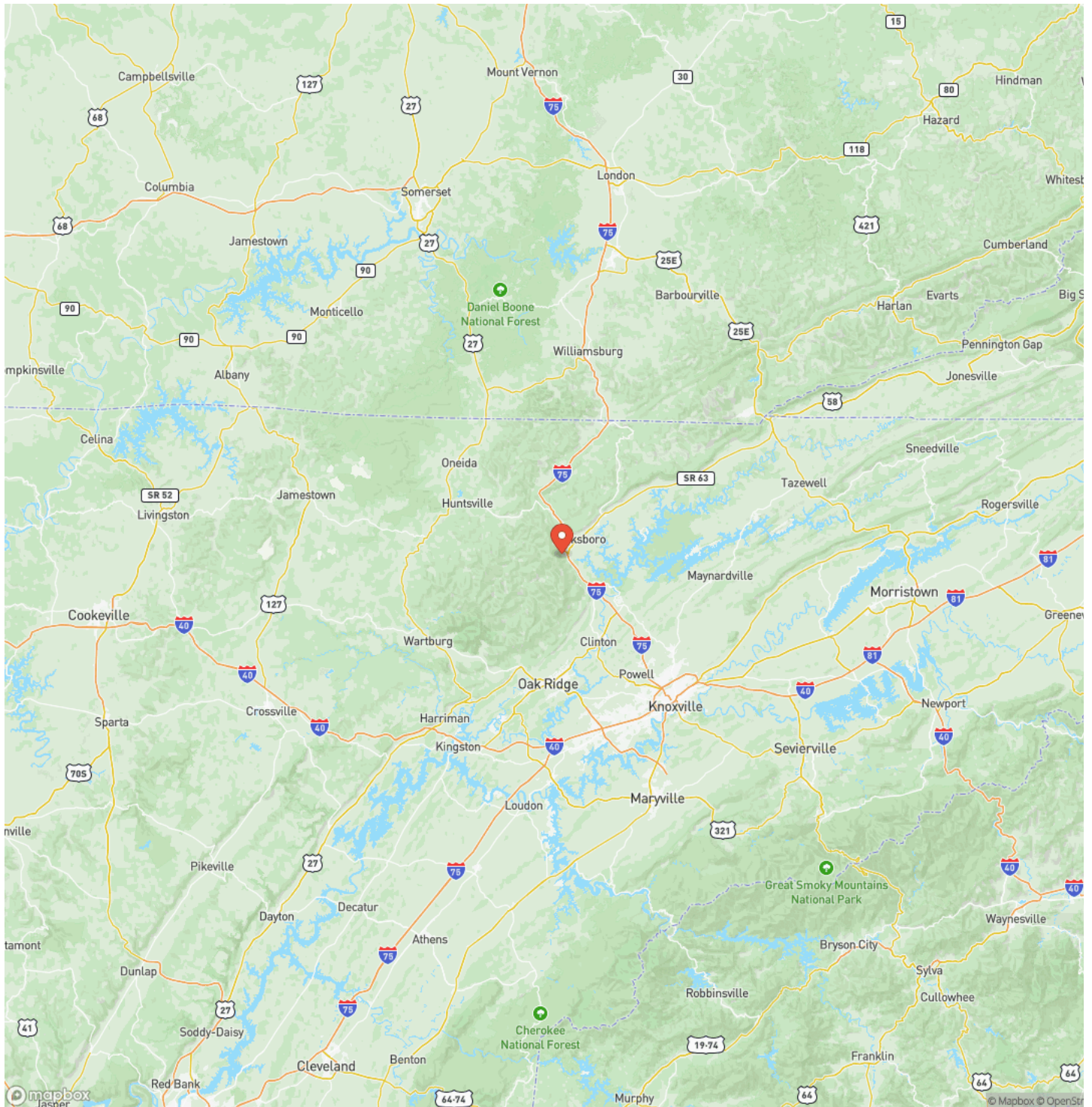
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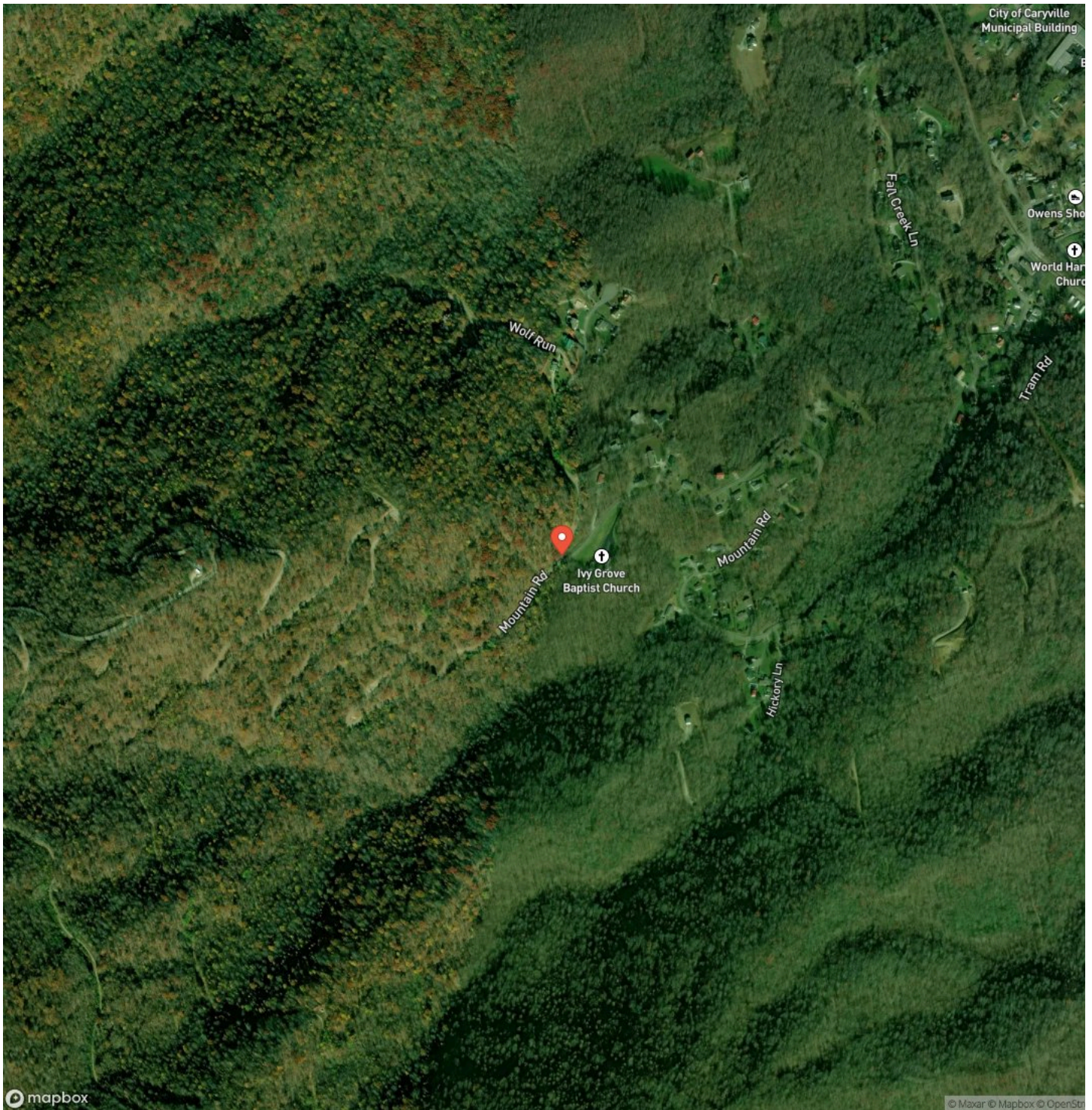
## Locator Map



# Locator Map



## Satellite Map







## **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.

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<https://arrowheadlandcompany.com/>

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