

Newport Hillside Lot  
0 Emerald Springs Way  
Newport, TN 37821

**\$60,000**  
5± Acres  
Cocke County





**Newport Hillside Lot**  
**Newport, TN / Cocke County**

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**SUMMARY**

**Address**

0 Emerald Springs Way

**City, State Zip**

Newport, TN 37821

**County**

Cocke County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Lot

**Latitude / Longitude**

36.0441 / -83.2488

**Acreage**

5

**Price**

\$60,000

**Property Website**

<https://arrowheadlandcompany.com/property/newport-hillside-lot-cocke-tennessee/67214/>



## Newport Hillside Lot Newport, TN / Cocke County

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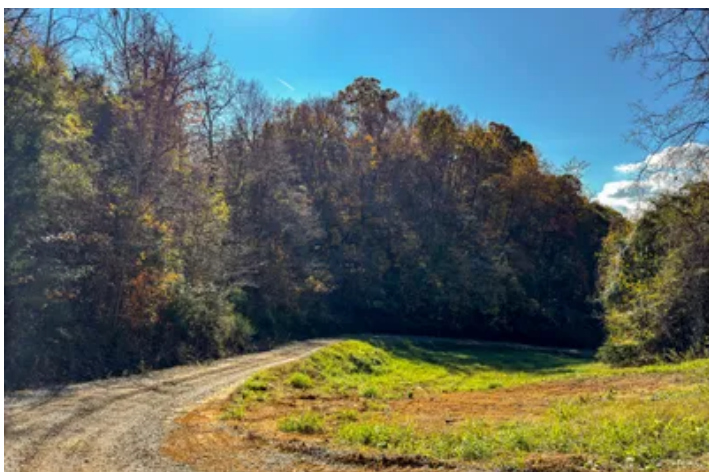
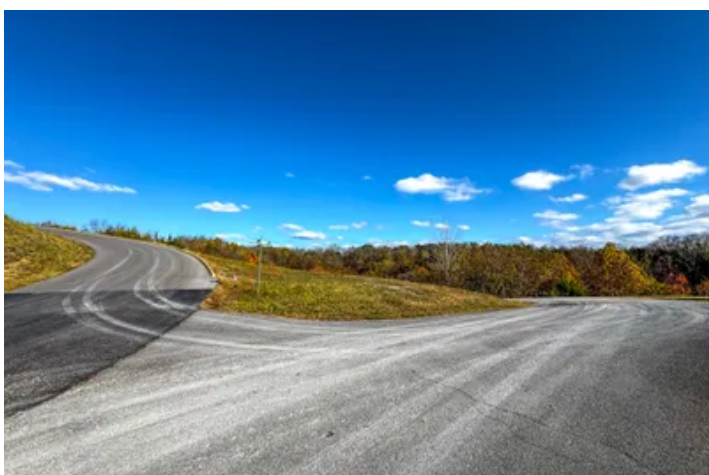
### **PROPERTY DESCRIPTION**

This lot is the perfect combination of peace and quiet within a fresh and opportunity filled community! Located just 10 +/- minutes off the highway and only an hour +/- away from Knoxville, this hillside property is in a newly developed community sitting minutes away from Douglas Lake and right next to the French Broad River. Take a drive through the fresh, modern houses and onto the hard packed road leading to this hidden gem. You'll immediately find plentiful foliage, lots of open space, and an overwhelming sense of quiet. Looking to build? This lot allows for endless creativity. With plenty of access points allowing for a driveway, you can imagine your new home sitting on high elevation with views of water and beautiful greenery surrounding. Lots of new builds are occurring in this community due to its high demand and easy access to lake and town activities. And if building isn't what you're looking for, this property remains a great investment piece. An abundance of timber remains on this acreage allowing for further opportunity. Potential lives within this site and is looking for the perfect fit to unlock it! The seller is motivated. Boundary lines are approximate. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(423\) 494-7793](tel:(423)494-7793) or Faith Whitt at [\(937\) 477-4716](tel:(937)477-4716).



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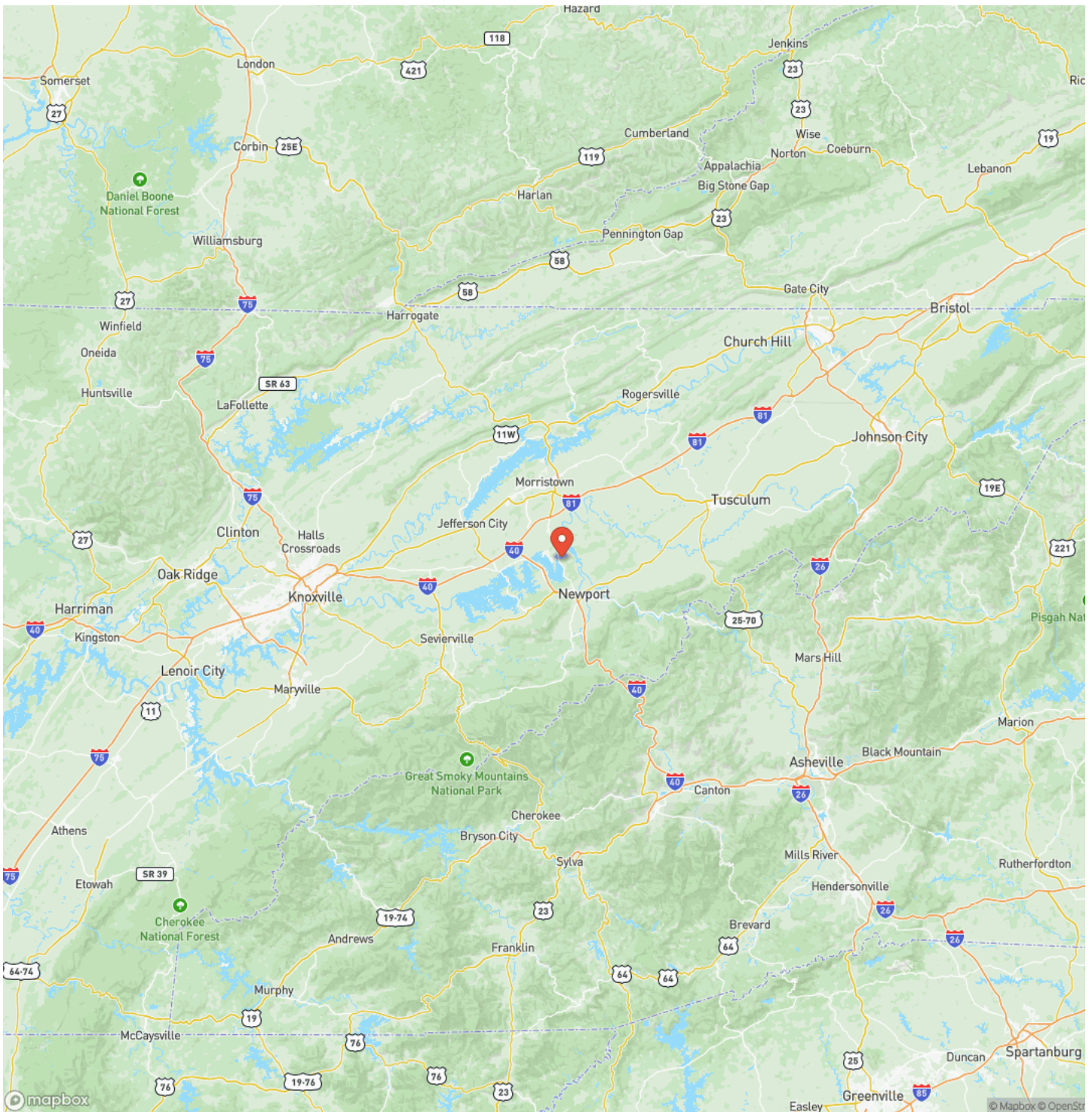


## Locator Map





## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Whitt

## Mobile

(423) 494-7793

## Email

brian.whitt@arrowheadlandcompany.com

**Address**

## City / State / Zip

Caryville, TN 42349

## NOTES

[illegible]



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**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**

## **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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