

White Oak Mountain Recreational Property
0 Hwy 90
Duff, TN 37729

\$5,400,000
1,800± Acres
Campbell County



White Oak Mountain Recreational Property

Duff, TN / Campbell County

SUMMARY

Address

0 Hwy 90

City, State Zip

Duff, TN 37729

County

Campbell County

Type

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

Latitude / Longitude

36.5356 / -84.0526

Acreage

1,800

Price

\$5,400,000

Property Website

<https://arrowheadlandcompany.com/property/white-oak-mountain-recreational-property/campbell/tennessee/50769/>

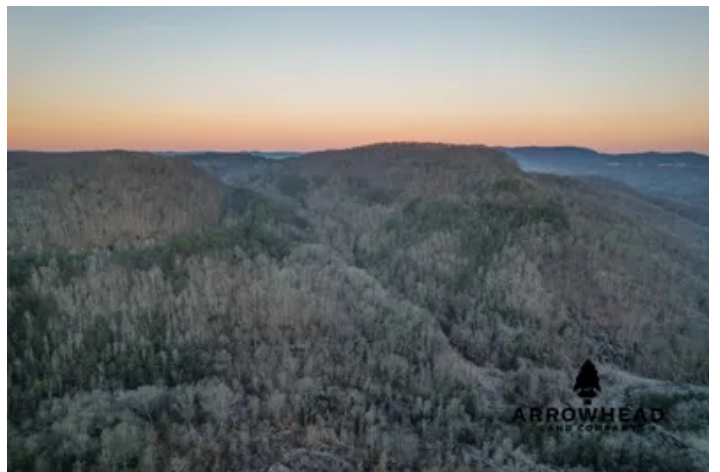
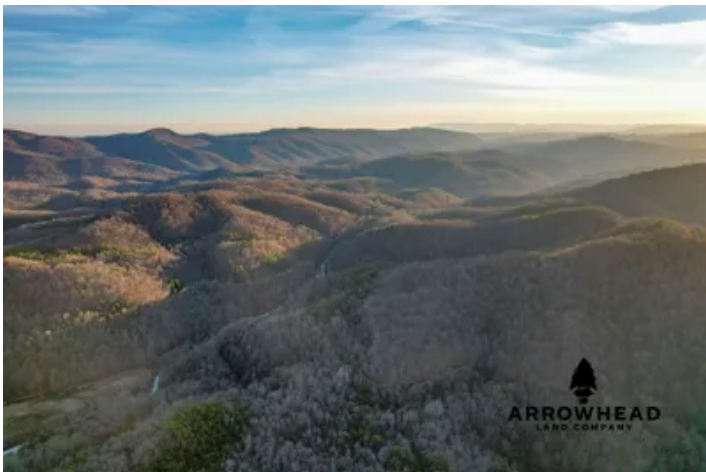


White Oak Mountain Recreational Property Duff, TN / Campbell County

PROPERTY DESCRIPTION

Introducing the White Oak Mountain Recreational Property, located within Campbell County, Tennessee. This property consists of approximately 1,800 +/- acres that holds the ultimate recreational experience! A hunter's dream, this land presents an abundance of game including whitetail deer, turkey, elk, bear, and predators. There is an exceptional amount of deer trails and rubs. Within the timber, there is no doubt this property is covered in turkeys, given all of the signs. Along some of the trails, there are also signs of elk! There are several custom food plots that give you the chance at harvesting a big Tennessee whitetail in close range. Beyond its hunting potential, the property offers an abundance of recreational opportunities, ranging from trail riding on side by sides, hiking, and camping up in the mountains under the Tennessee stars! With its rich history of coal mining and timber production, the investment potential here is vast! Covered by diverse timber stands, ranging from towering pines to sturdy oaks and large poplar trees, all situated throughout the elevation changes. Given all the high potential this property holds for these recreational activities, as well as coal production, this property offers you the ultimate investment. In return, allowing others to experience this tremendous property. In addition to the diversity, there are multiple bedding areas with amazing thermal covers during the winter months. The beautiful Hickory Creek flows right through the property, renowned for its excellent trout fishing potential. A network of tributary creeks and ponds further enhance the property's appeal proving even more chances of experiencing some unreal fishing. With established trails, remnants of an old railroad spur, and rock formations that are a must see, this property is nothing short of being one of a kind! There is access from both state routes 25 and 90. With it being such a massive property and well known, it has been closely monitored by a local game warden assuring it's safely well-kept. There is electricity on the property. All mineral rights transfer which include; gas, oil, timber, rock, coal, and other subsurface rights known to the seller. The White Oak Mountain Recreational property is located minutes from LaFollette, TN, and just an hour's drive from Knoxville. Take advantage of this opportunity to own the ultimate recreational property in the well known White Oak Mountains of Eastern Tennessee. 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 Vance Goad at [\(423\) 539-2137](tel:(423)539-2137).

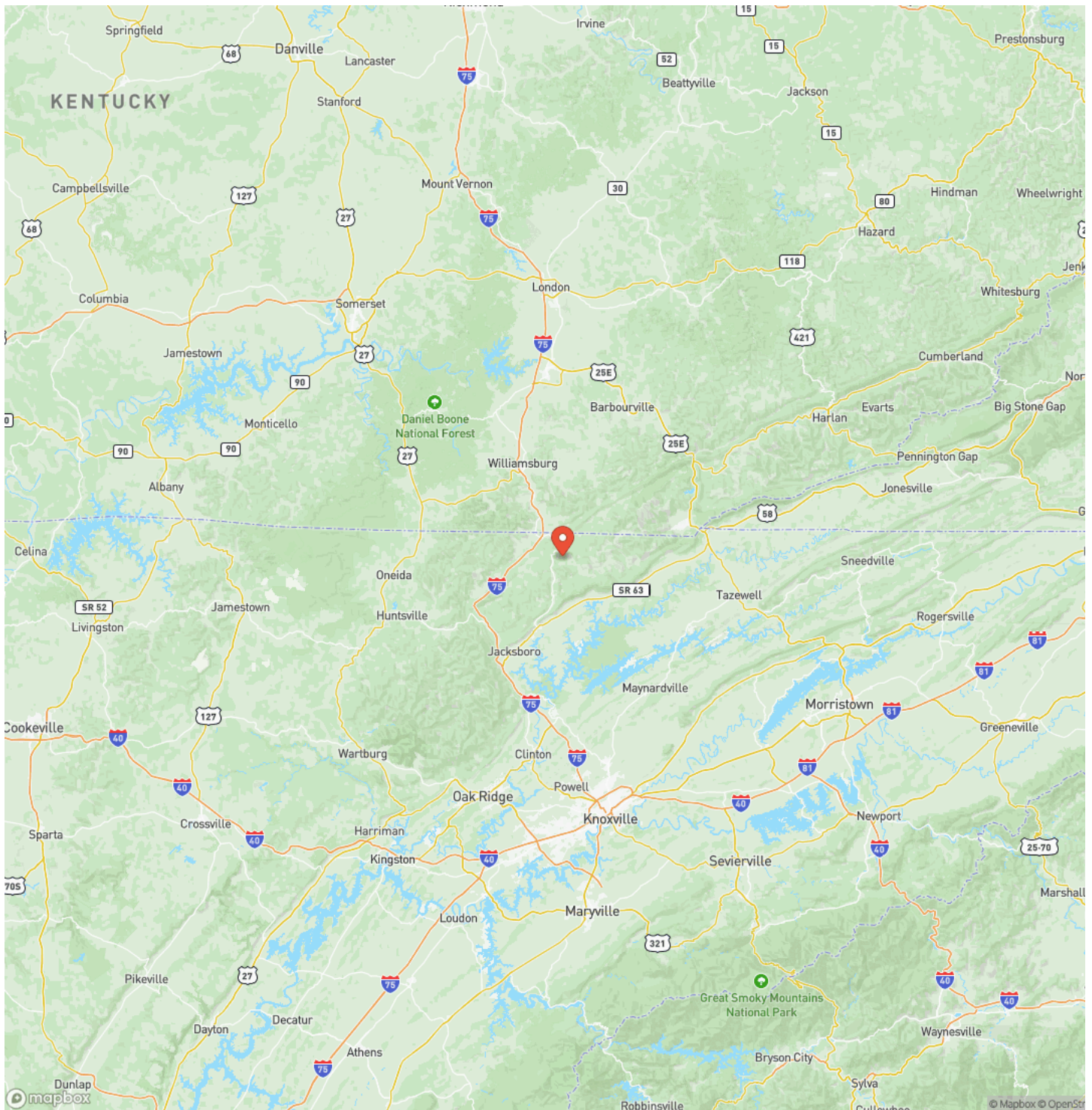
White Oak Mountain Recreational Property
Duff, TN / Campbell County



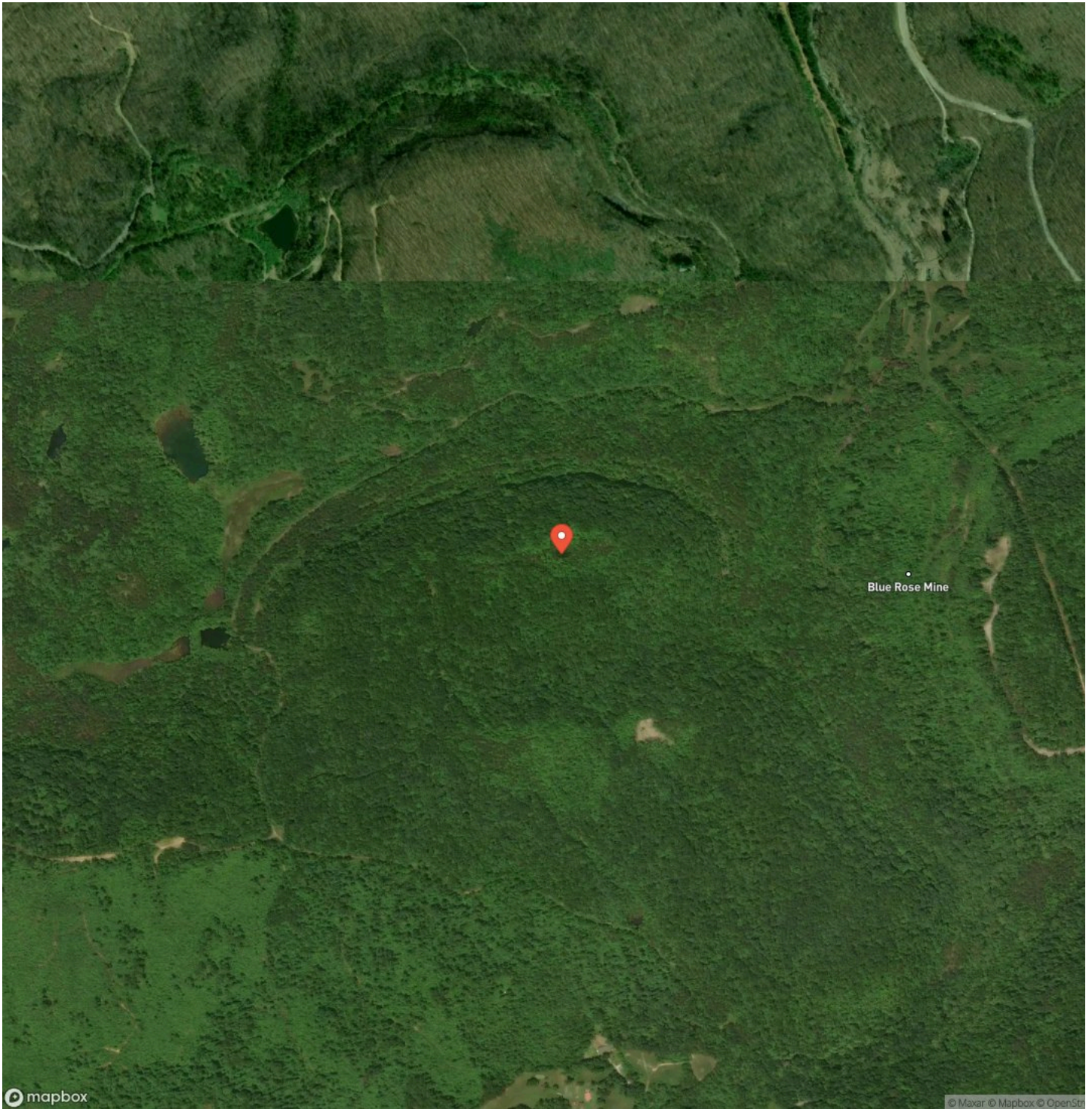
Locator Map



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

