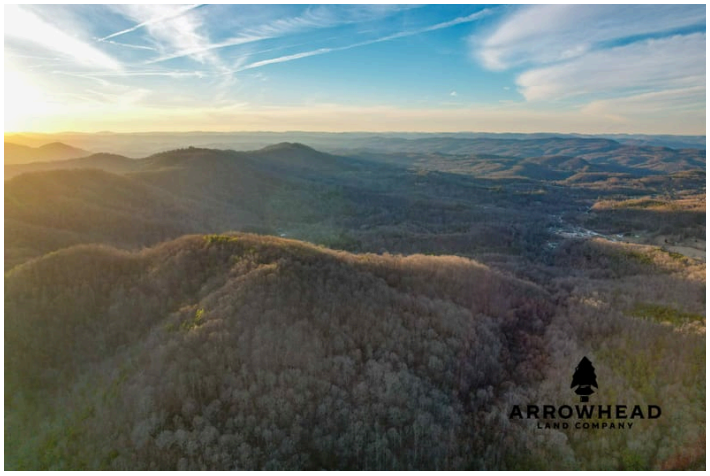
White Oak Mountain Recreational Property
0 Hwy 90
Duff, TN 37729

$5,400,000
1,364± Acres
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

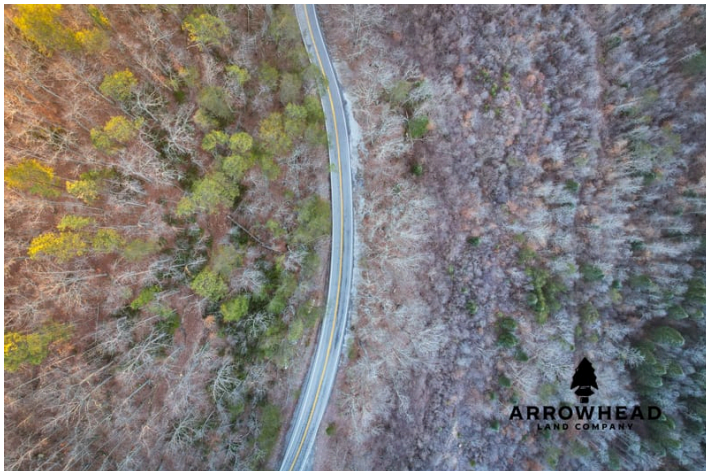
Latitude / Longitude
36.5356 / -84.0526

Acreage
1,364

Price
$5,400,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Introducing the White Oak Mountain Recreational Property, located within Campbell County, Tennessee. This property consists of approximately 1,700 +/- 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 or Vance Goad at (423) 539-2137.

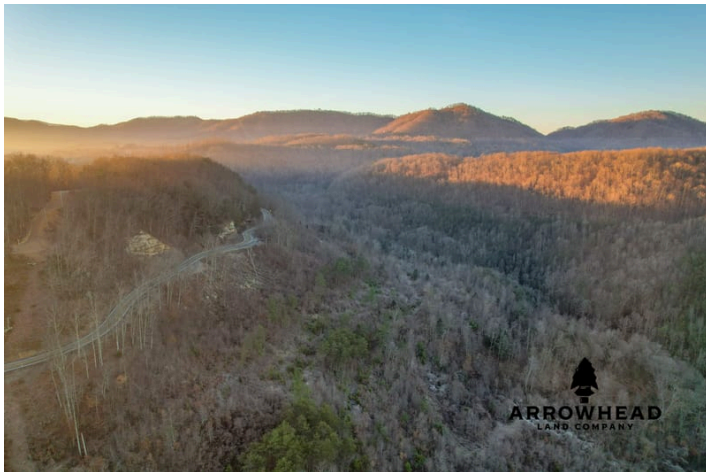
When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

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.


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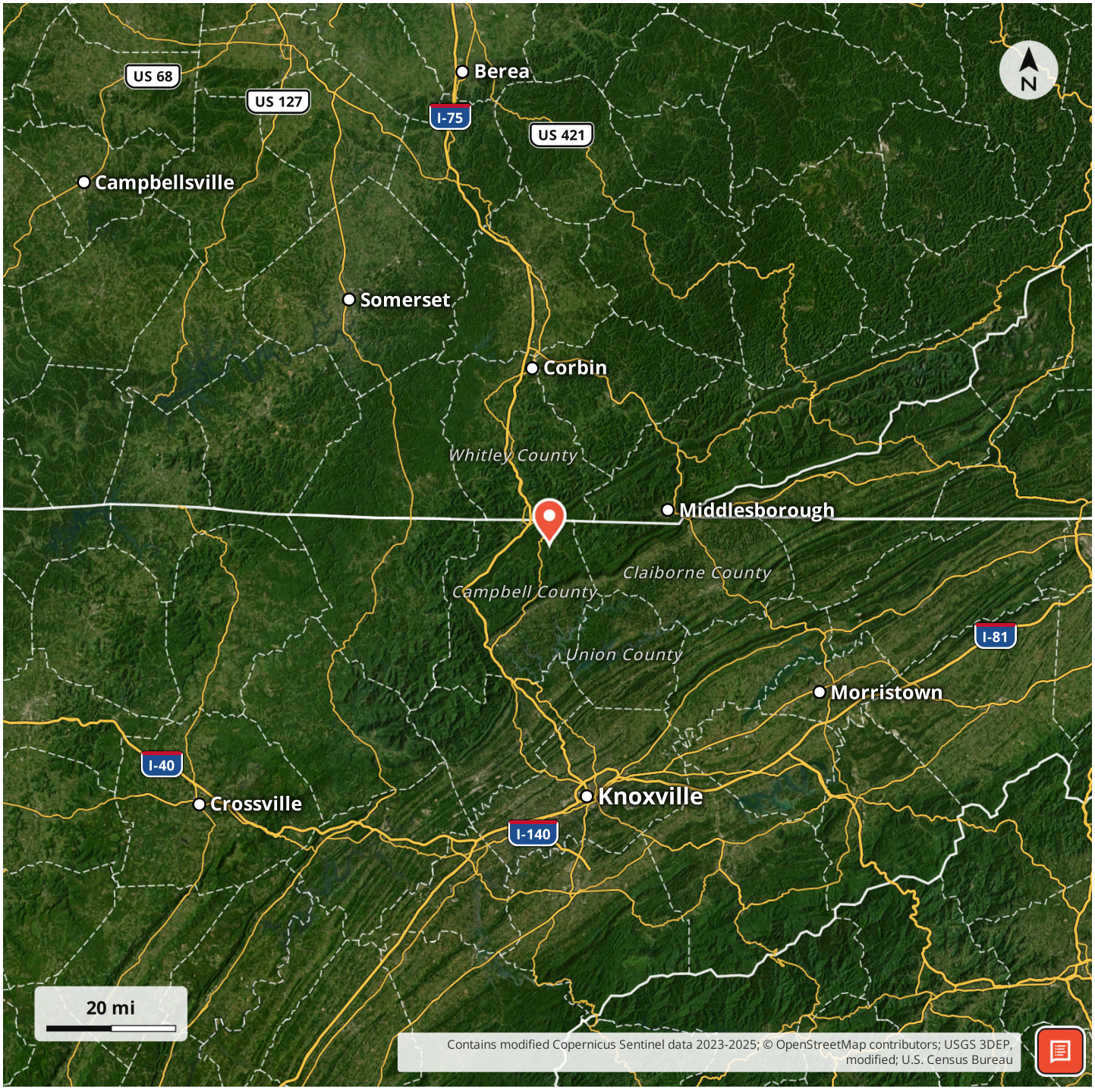

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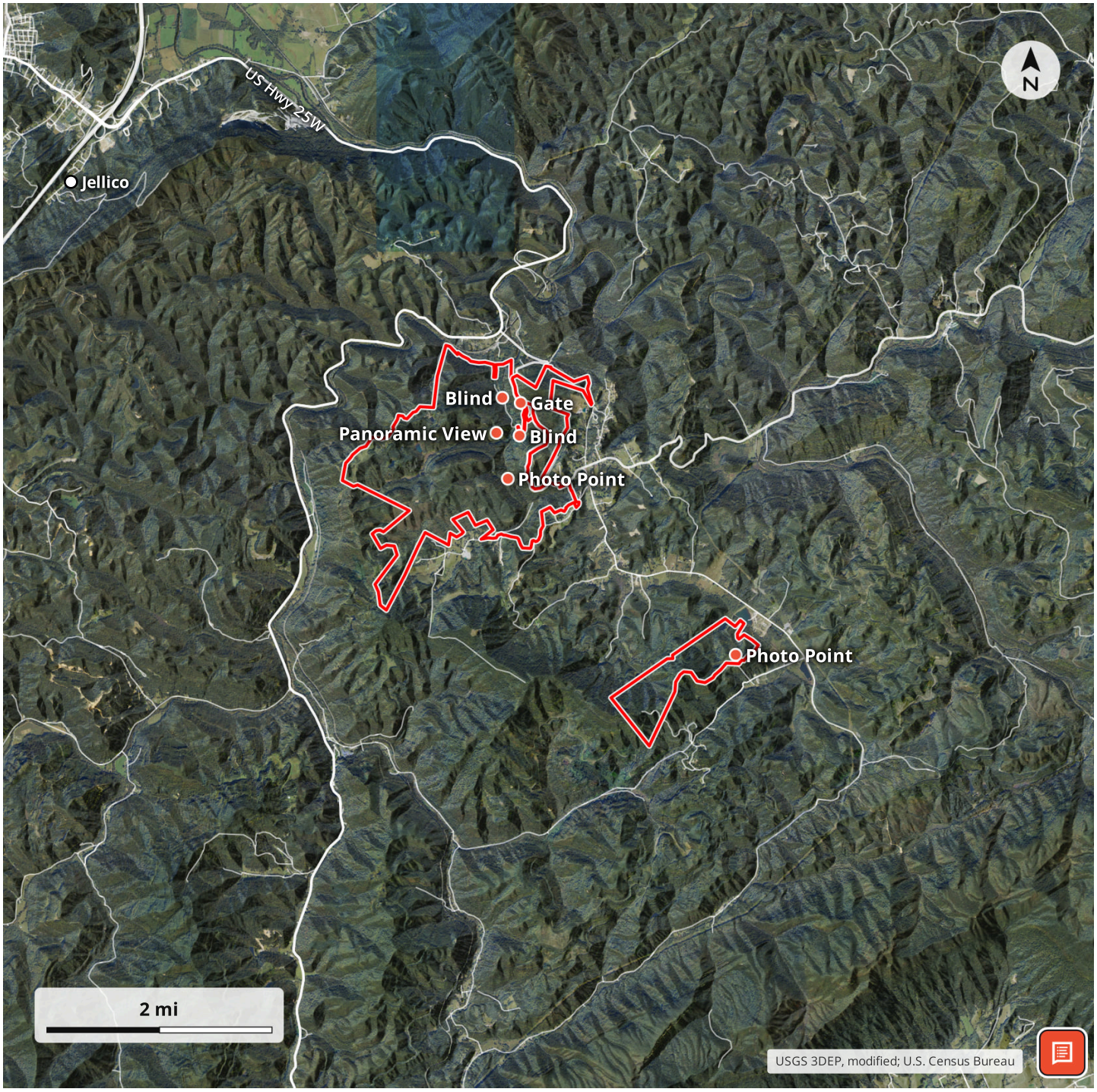

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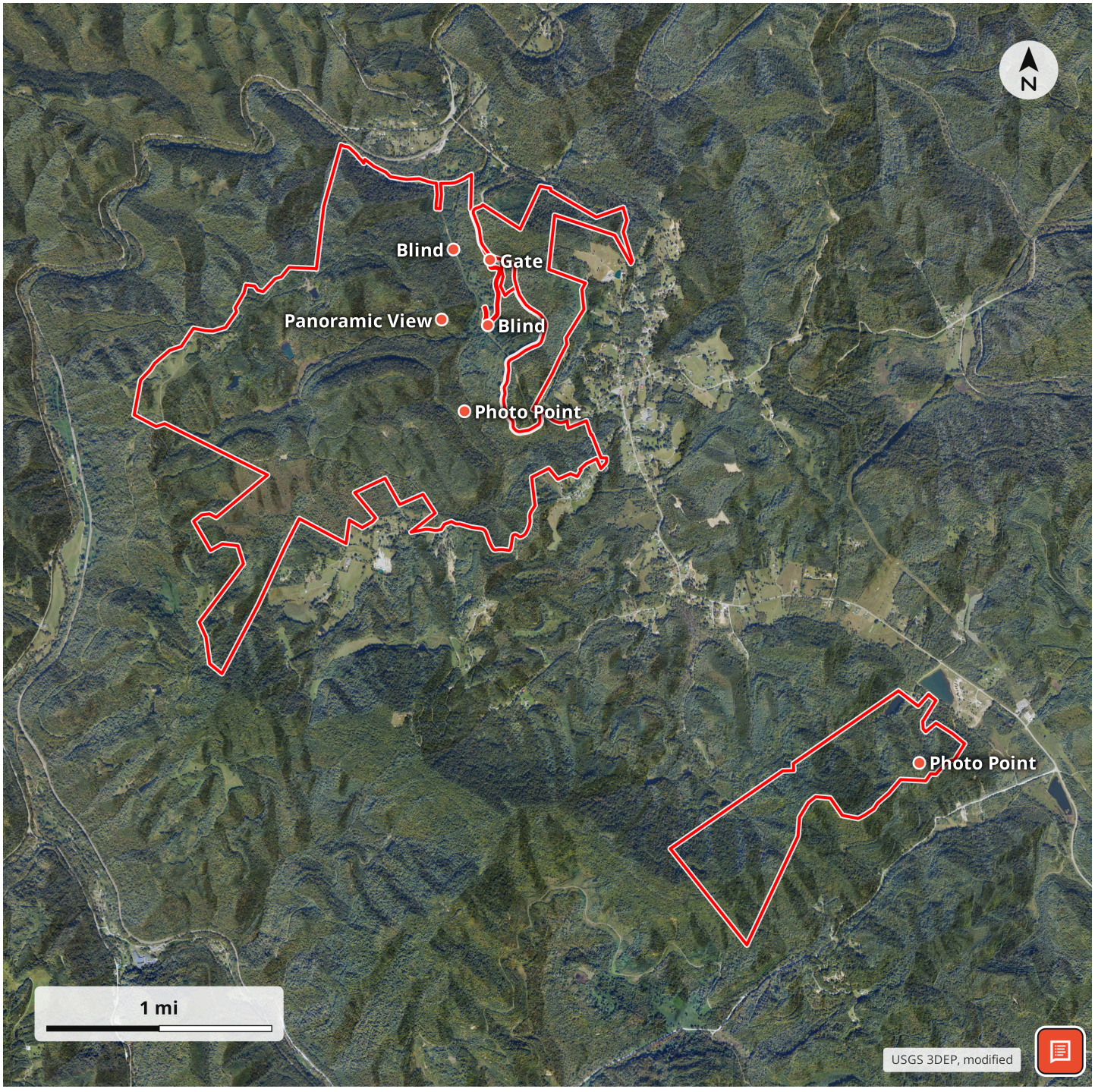
Regional Map



Locator Map


US Hwy 25W
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Blind
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2 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


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Gate
Panoramic View
Blind
Photo Point
Photo Point
1 mi
USGS 3DEP, modified

LISTING REPRESENTATIVE

For more information contact:



Representative
Brian Whitt

Mobile
(423) 494-7793

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City / State / Zip
Loudon, TN 37774

NOTES

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DISCLAIMERS

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