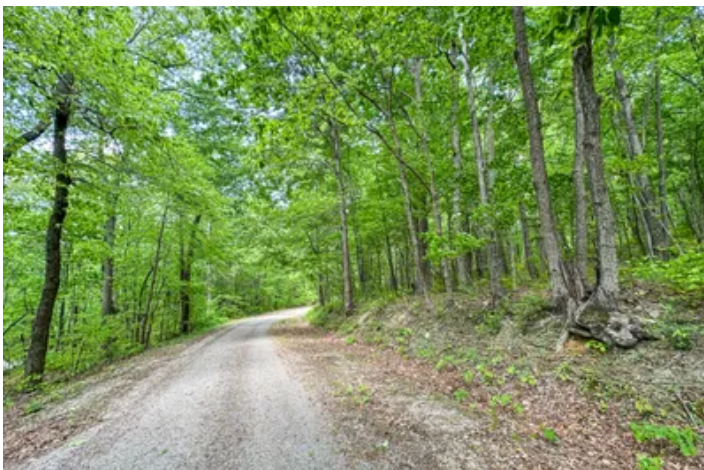


Ambers Drive Property
132 Ambers Drive
Jamestown, TN 38556

\$39,800
3± Acres
Fentress County



Ambers Drive Property
Jamestown, TN / Fentress County

SUMMARY

Address

132 Ambers Drive

City, State Zip

Jamestown, TN 38556

County

Fentress County

Type

Undeveloped Land, Recreational Land, Timberland, Lot, Business Opportunity

Latitude / Longitude

36.52597 / -85.00854

Acreage

3

Price

\$39,800

Property Website

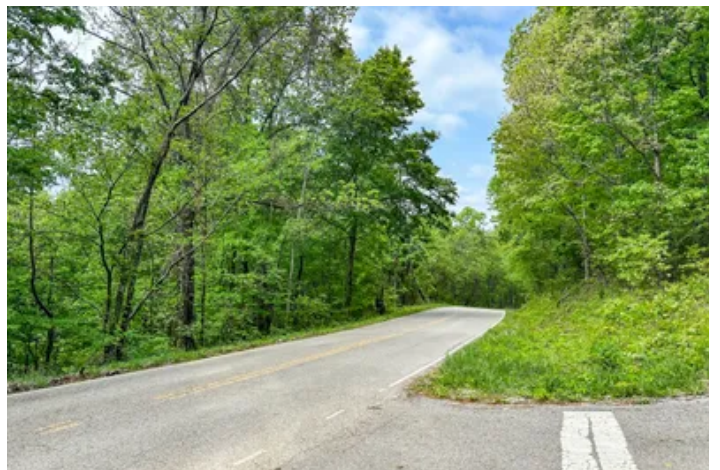
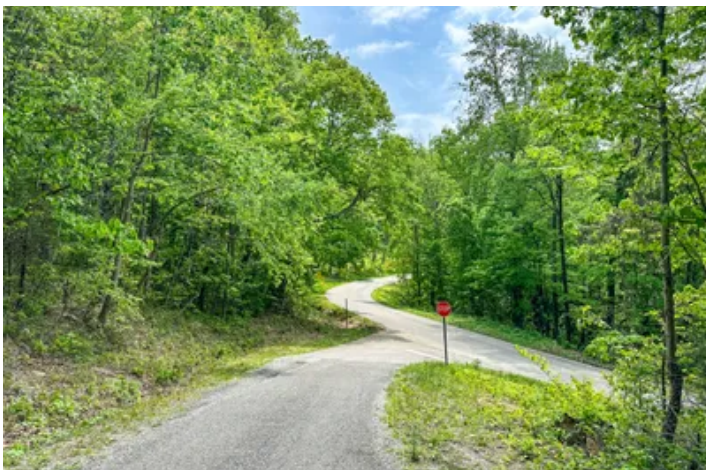
<https://arrowheadlandcompany.com/property/ambers-drive-property-fentress-tennessee/80777/>



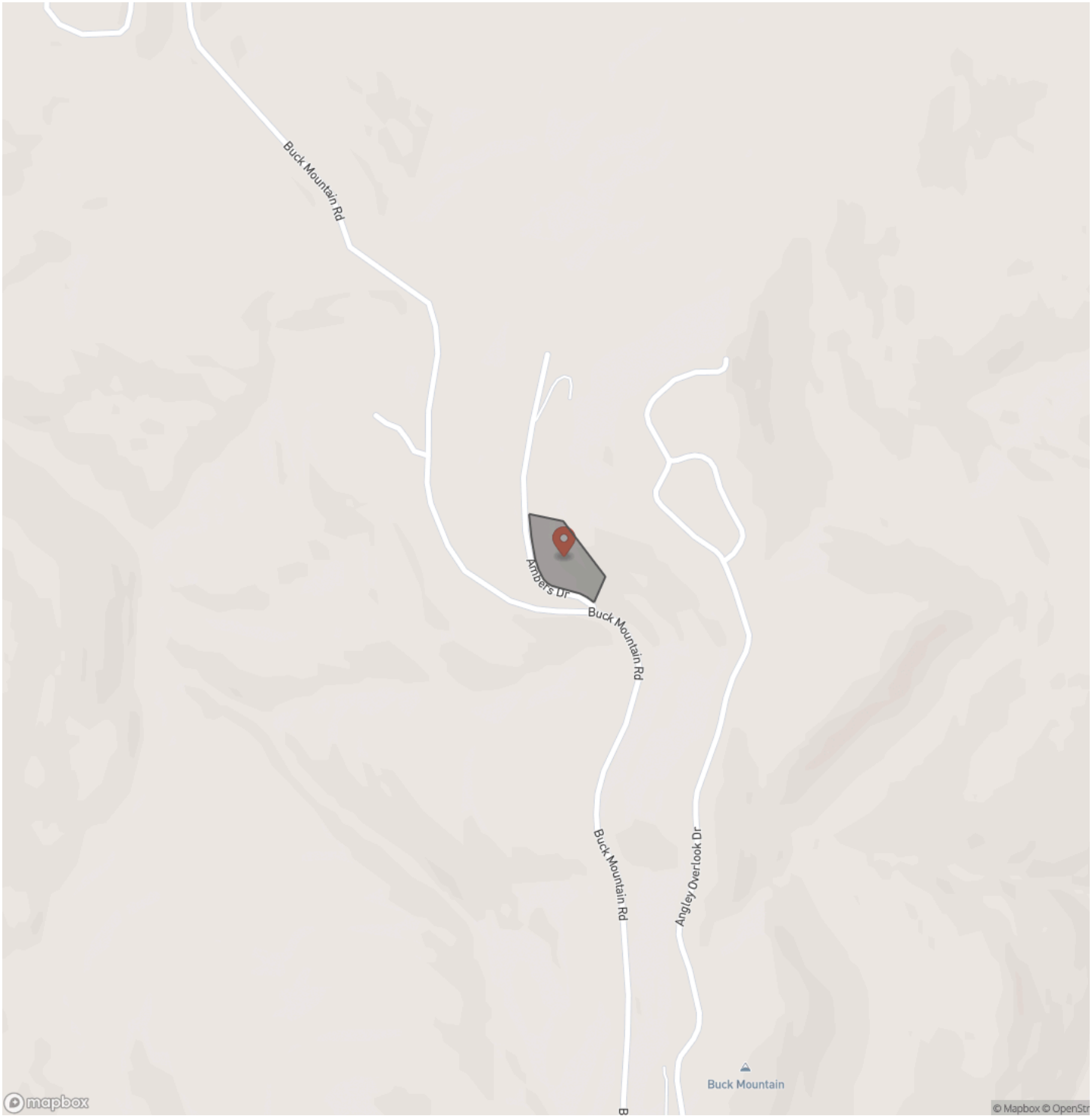
PROPERTY DESCRIPTION

Looking for a flat piece of land, while still getting to enjoy the mountain views and offerings of middle Tennessee? Look no further, this is the property for you! This property is located right off of 1-27 and is approximately 1 +/- hour away from Dale Hollow Lake where you can enjoy all water activities. In this rural community you will find local businesses, schools/colleges, and multiple community activity offerings. The property is located on well paved, easily accessible roads. When you arrive at the property, you will find level ground with loads of mature timber. Oaks, maples, and more fill this lot with their greenery offering shade and beauty to the lot. They also offer the opportunity for timbering, if interested. The lot itself is flat and offers multiple build site options, access points for a driveway, and road frontage availability. On the eastern side of this property you will notice a rock wall sitting on the boundary line. Not only does it add something special to the property, but it also creates its own boundary line. Wanting a larger lot? Neighboring this property is another +/- 4 acres listed on Angley Overlook, giving you even more opportunity for building, privacy, and investment. Utilities at the road, confirmed electric, water, and cable. Property has been approved for 3 bedroom septic and recent perc test on file. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brian Whitt ([423\) 494-7793](tel:4234947793) or Faith Whitt ([937\) 477-4716](tel:9374774716) .

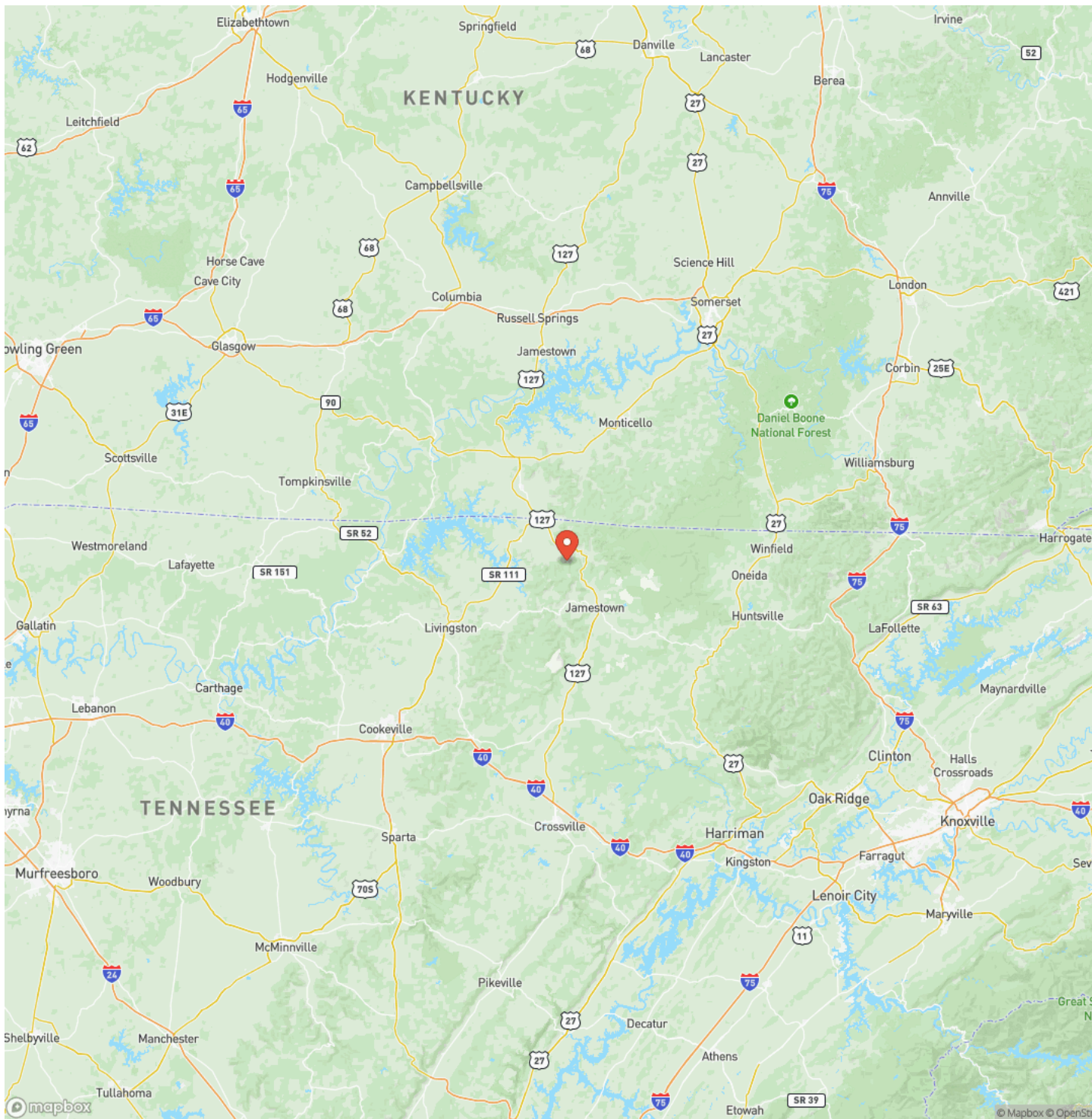
Ambers Drive Property
Jamestown, TN / Fentress County



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

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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
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Sapulpa, OK 74066
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