

**Tract 5 Westbourne Acres**  
01 White Oak Rd.  
Duff, TN 37729

**\$310,000**  
152± Acres  
Campbell County



**Tract 5 Westbourne Acres  
Duff, TN / Campbell County**

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**SUMMARY**

**Address**

01 White Oak Rd.

**City, State Zip**

Duff, TN 37729

**County**

Campbell County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

36.49982 / -83.99621

**Acreage**

152

**Price**

\$310,000

**Property Website**

<https://arrowheadlandcompany.com/property/tract-5-westbourne-acres/campbell/tennessee/93407/>



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### **PROPERTY DESCRIPTION**

This +/- 152 acre property offers a unique opportunity to own mountain property just off the beaten path. Located in the Duff, Tennessee, community, it is just east of I-75 and +/- 20 minutes north of LaFollette. It has convenient access to the Tackett Creek off-road riding area and is ideal for a getaway whether you prefer camping, hunting, or building a cozy cabin. This property provides easy access to the trails. Electricity is located at the road and it has potential for a private septic system and private water. The nearby town of LaFollette and communities surrounding Norris Lake provide all the necessary amenities. Now is the perfect time to secure a tract of mountain property as the motivated sellers are offering affordable pricing. This +/- 152 acre tract is one of five tracts available for sale within a +/- 364 acre property. All showings are by appointment only. For more information or to schedule a private viewing, please contact Brian Whitt at [\(423\) 545-7764](tel:(423)545-7764) or Vance Goad at [\(423\) 539-2137](tel:(423)539-2137).

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.

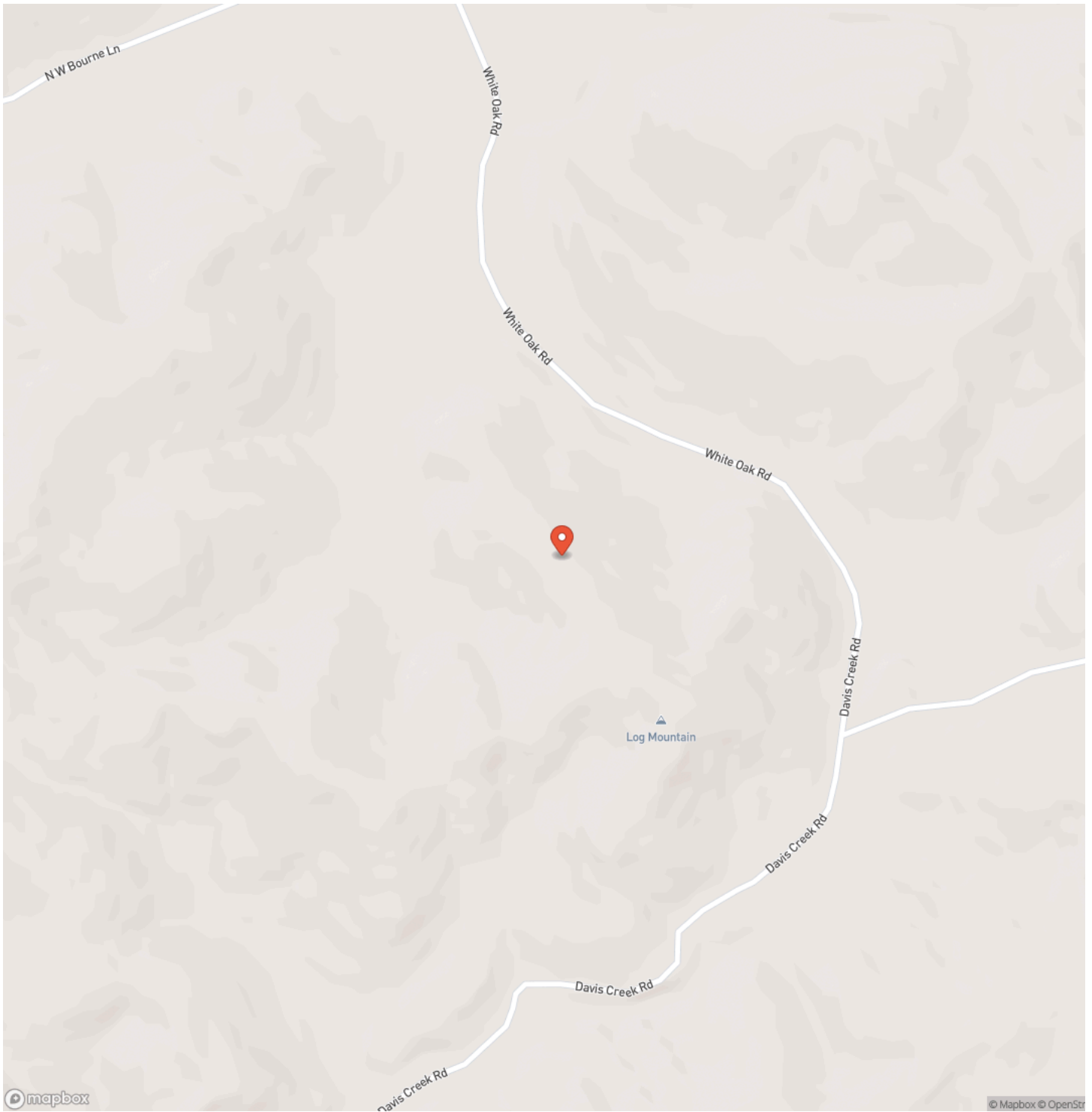


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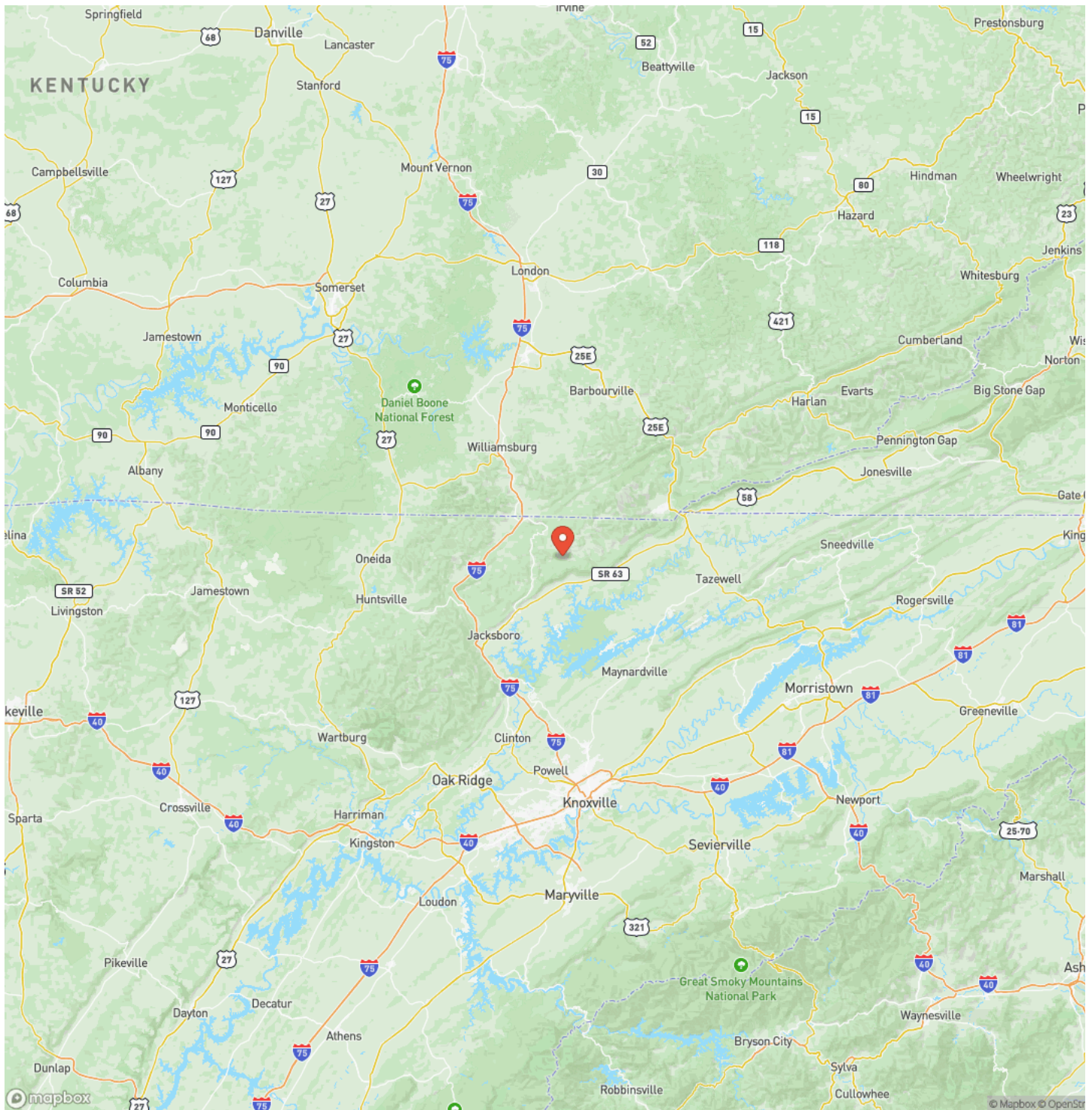
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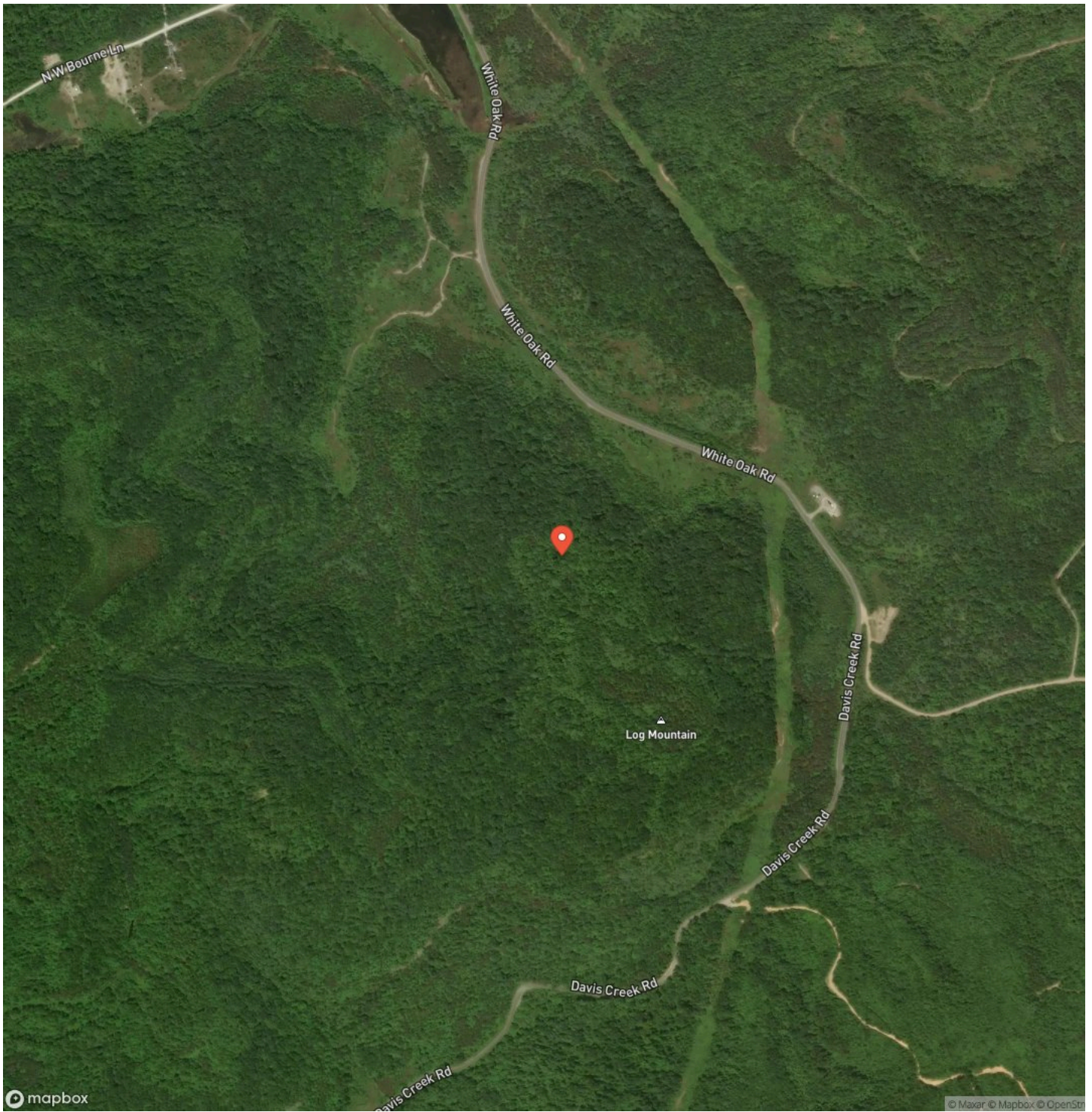
## Locator Map



# 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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