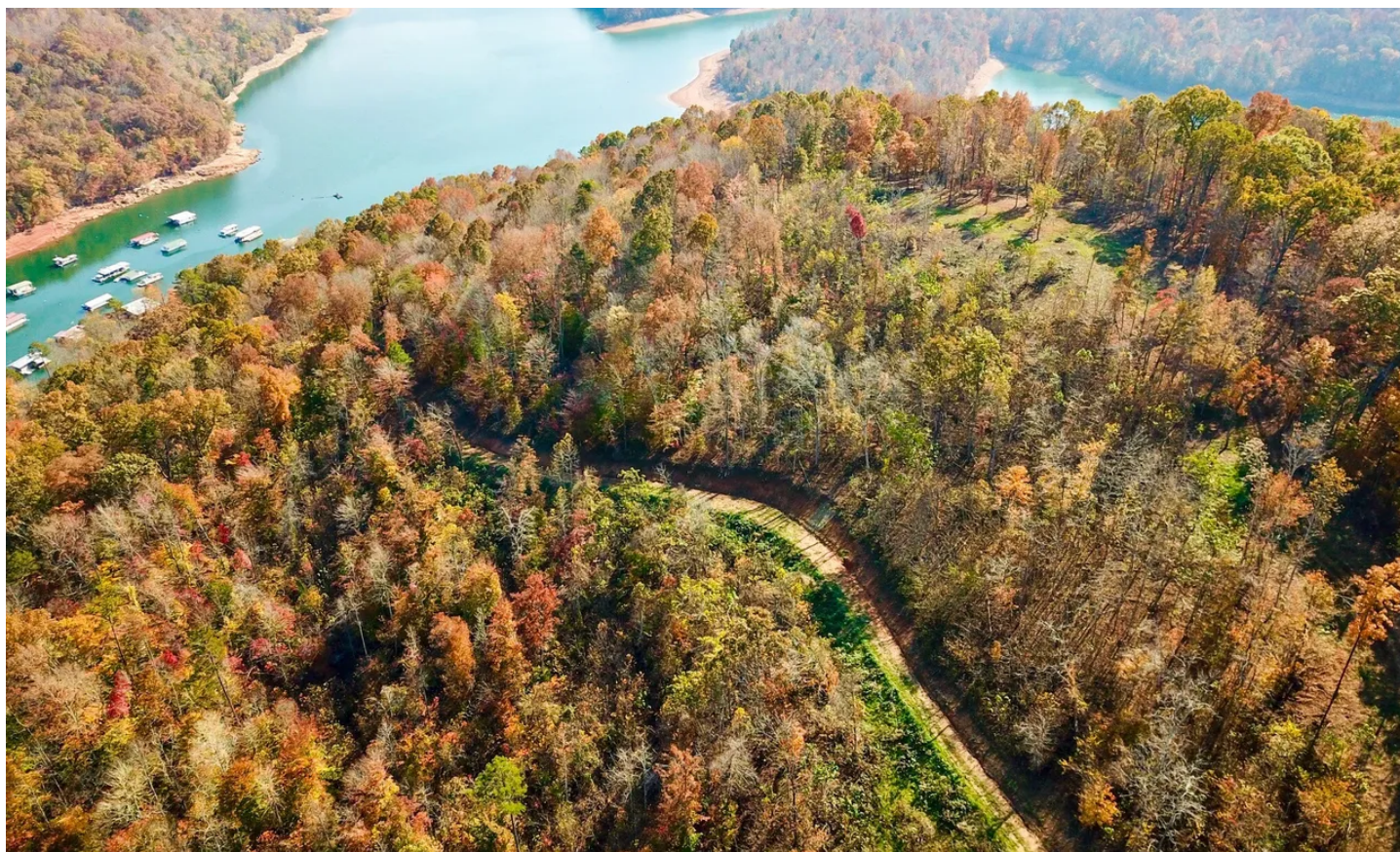


Norris Lake Investment Property
0 Braden Rd. and 190 Robert Short Ln.
Speedwell, TN 37714

\$1,950,000
121± Acres
Union County



Norris Lake Investment Property Speedwell, TN / Union County

SUMMARY

Address

0 Braden Rd. and 190 Robert Short Ln.

City, State Zip

Speedwell, TN 37714

County

Union County

Type

Undeveloped Land, Hunting Land, Recreational Land, Lakefront, Riverfront, Timberland, Commercial, Horse Property, Lot, Business Opportunity

Latitude / Longitude

36.4043 / -83.8828

Acreage

121

Price

\$1,950,000

Property Website

<https://arrowheadlandcompany.com/property/norris-lake-investment-property-union-tennessee/91574/>



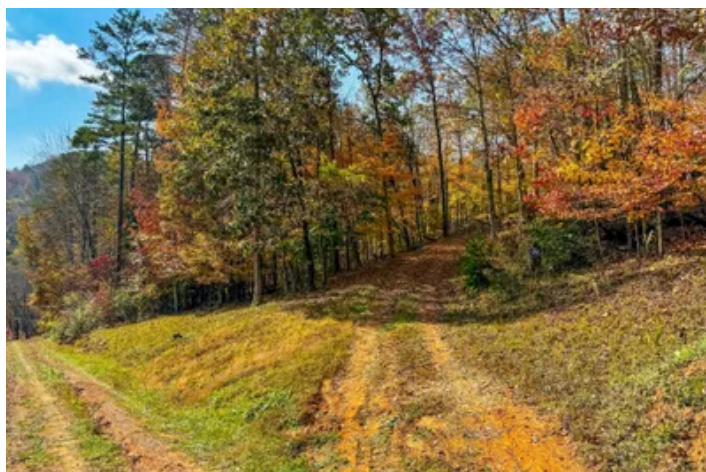
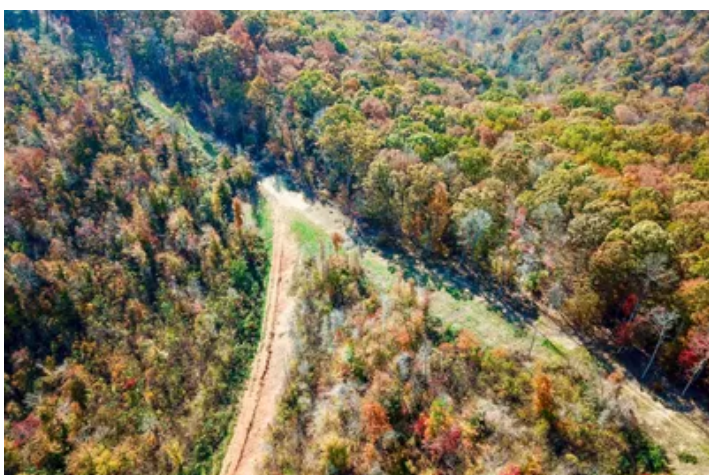
Norris Lake Investment Property Speedwell, TN / Union County

PROPERTY DESCRIPTION

This East Tennessee property is located minutes from LaFollette and sits in between Blue Dock Marina and a few thousand acres of land owned by TVA (Tennessee Valley Authority). It sits on Norris Lake and has about 800 feet of permitted shore line. Access to the shore line is easily done as the grade is minimal and the habitat can be easily removed. Getting into the property is very easy as it touches multiple rural roads, allowing for more than one entrance. The owner has meticulously put in drain tile, erosion control, water breaks and has created a trail system that can easily be navigated by truck. The owner, a very well known surveyor has also systematically drawn up a preliminary development survey that shows the investment potential of this awesome 121 +/- acres. If you have any questions in regards to the preliminary development survey, please contact the listing agent. Through several conversations, including other brokers to the area about this property, believe this place could be one of the best investment properties on the lake currently today, as access to the property is easily done via the newly paved and widened state route 63. This state route runs East and West and connects Kentucky to all of Eastern Tennessee. This tract of land is a must for anyone wanting to put in a golf course, community development on the lake, a marina or just keep it to yourself and build a dream investment home for the future. Come and see for yourself the potential of living or investing in East Tennessee. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(423\) 494-7793](tel:4234947793).

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.

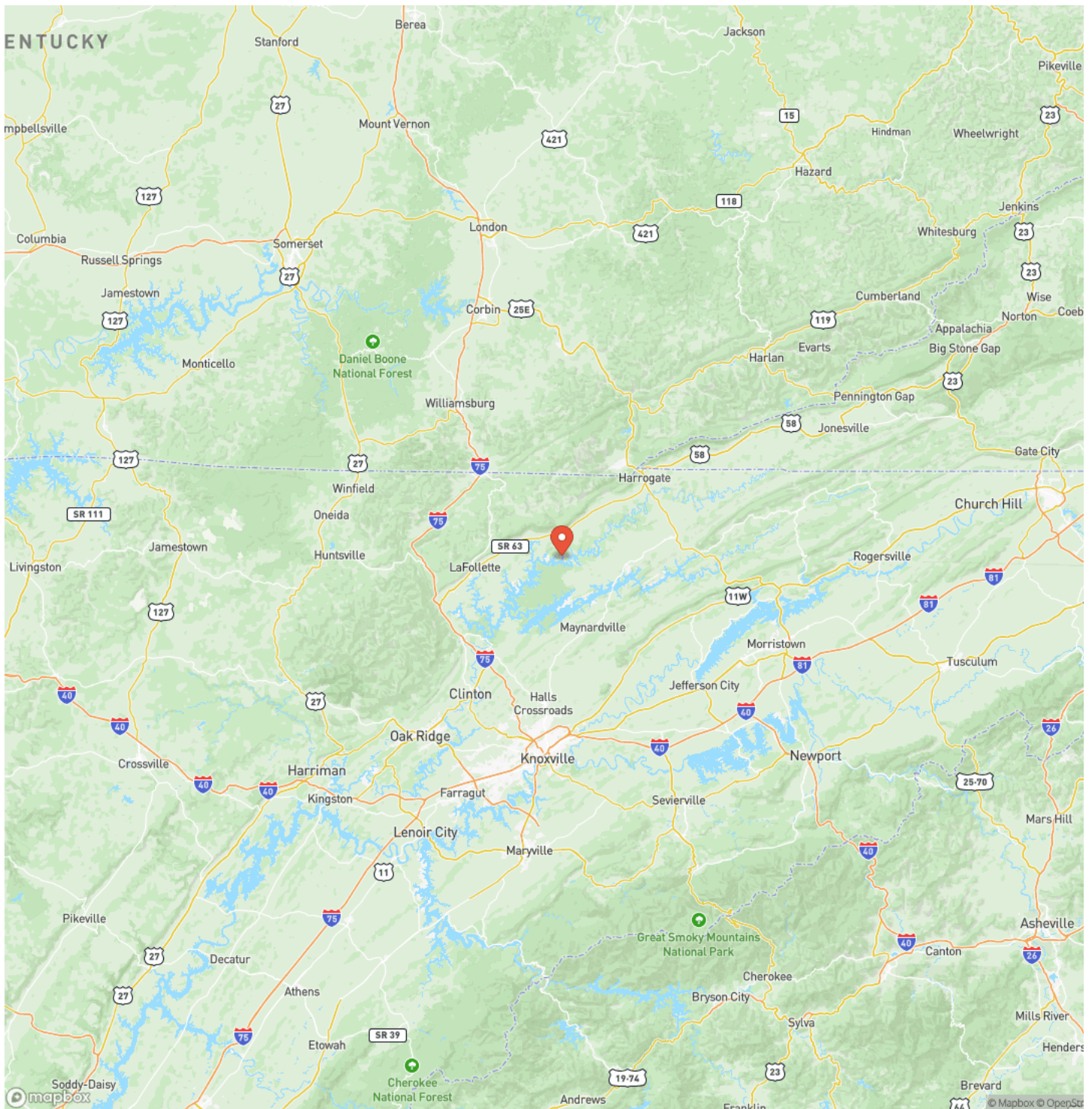
Norris Lake Investment Property
Speedwell, TN / Union County



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]

[illegible]

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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