

**4.48± ACRES**  
**ROANE COUNTY, TN**  
**\$299,900**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (423) 568-8339 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE ROANE 4.48

## PROPERTY PROFILE

### LOCATION:

- Wood Duck Lane  
Loudon, TN 37771
- Roane County
- 2± Miles W of I-75
- 9± Miles NW of Loudon
- 38± Miles SW of Knoxville

### PROPERTY USE:

- Home Site

### PROPERTY INFORMATION:

- 4.48± Acres
- Boat Ramp in Neighborhood
- Affordable HOA

### TAX INFORMATION:

- 108d B 002.00

### COORDINATES:

- 35.765094, -84.448411



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**BRYSON DALTON**

LAND SPECIALIST

C: 423-413-6202

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[bryson@smalltownproperties.com](mailto:bryson@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE ROANE 4.48

ARE YOU HUNTING FOR A SPOT TO BUILD YOUR FOREVER HOME IN THE COUNTRY? The Roane 4.48 off Wood Duck Lane in Loudon, Tennessee, is in an ideal location and worth considering!

The 4.48± acre property, specifically meant for building a home, is only a short drive from Knoxville and roughly two miles west of I-75. Located near the famed Turkey Creek area and just down the street from the beautiful Watts Bar Lake, you can fish and boat even with limited time. The public boat ramp is less than two miles away, and a private ramp is within the neighborhood.

Call **Bryson Dalton** today to learn more  
and experience #TheSmallTownWay!



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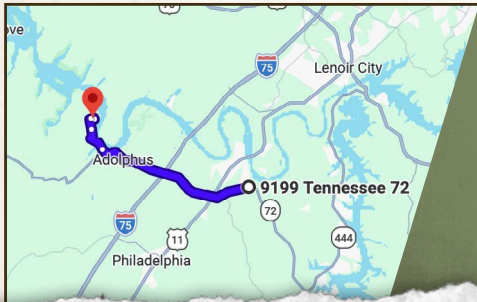
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4.48± ACRES

ROANE COUNTY, TENNESSEE



land id. LINK



Directions From Loudon, TN: Travel 7 miles west on Highway 72. Turn right on Marble Bluff Road and proceed 1.6 miles. Turn right on Blueberry Drive and then make an immediate right on Blackberry Falls Drive. Turn right on Lake Ridge Drive and another right on Wood Duck Lane. The road dead-ends into a turnaround and the property is on the back left corner.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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