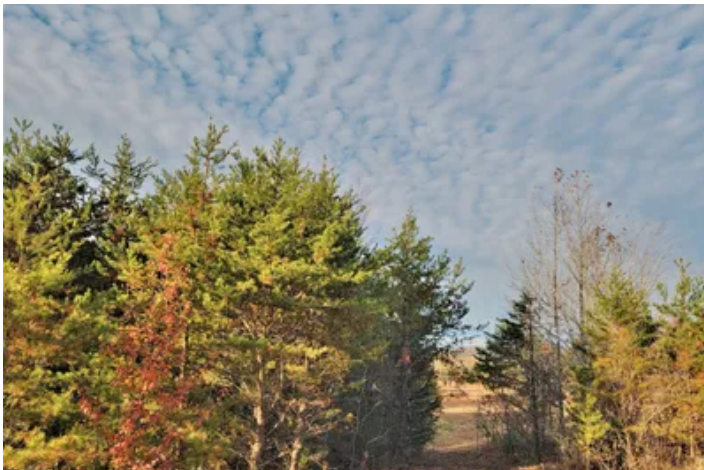


MOUNTAIN RIDGE LOTS 2 3 4 & 5
Country Road 748
Tellico Plains, TN 37385

\$145,048
22± Acres
Monroe County



MOUNTAIN RIDGE LOTS 2 3 4 & 5
Tellico Plains, TN / Monroe County

SUMMARY

Address

Country Road 748

City, State Zip

Tellico Plains, TN 37385

County

Monroe County

Type

Undeveloped Land, Timberland, Lot

Latitude / Longitude

35.373074 / -84.35042

Acreage

22

Price

\$145,048

Property Website

<https://compasslandpartners.com/property/mountain-ridge-lots-2-3-4-5-monroe-tennessee/90976/>



MOUNTAIN RIDGE LOTS 2 3 4 & 5

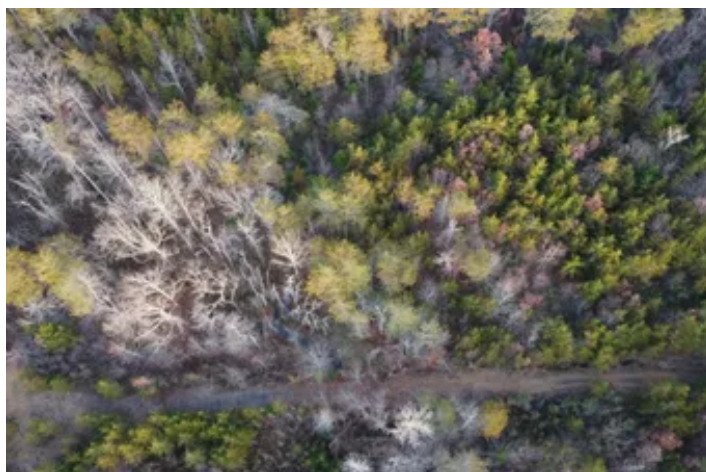
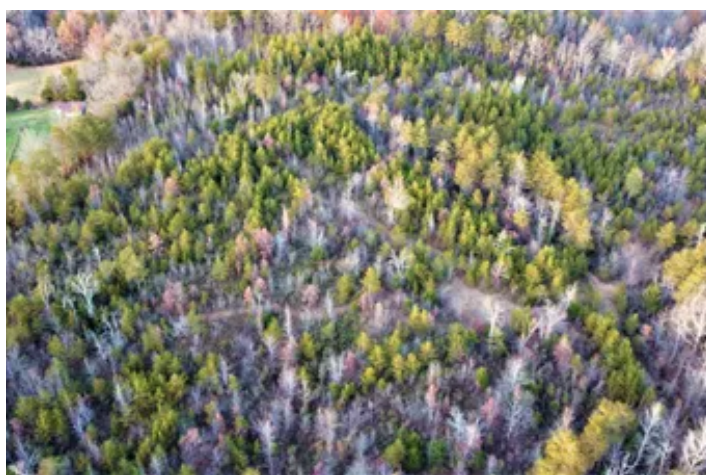
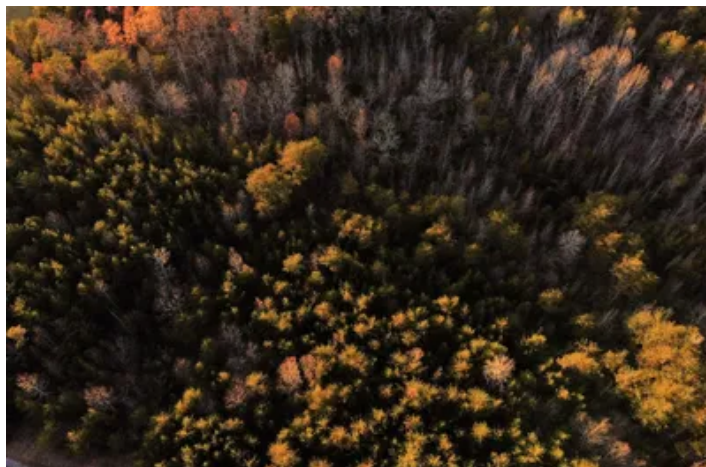
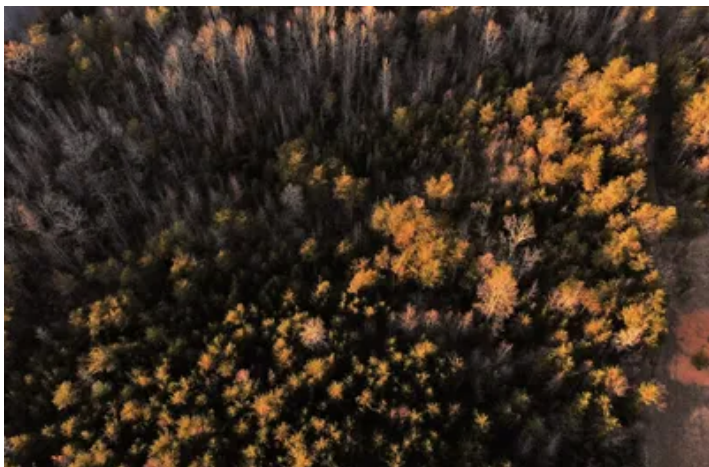
Tellico Plains, TN / Monroe County

PROPERTY DESCRIPTION

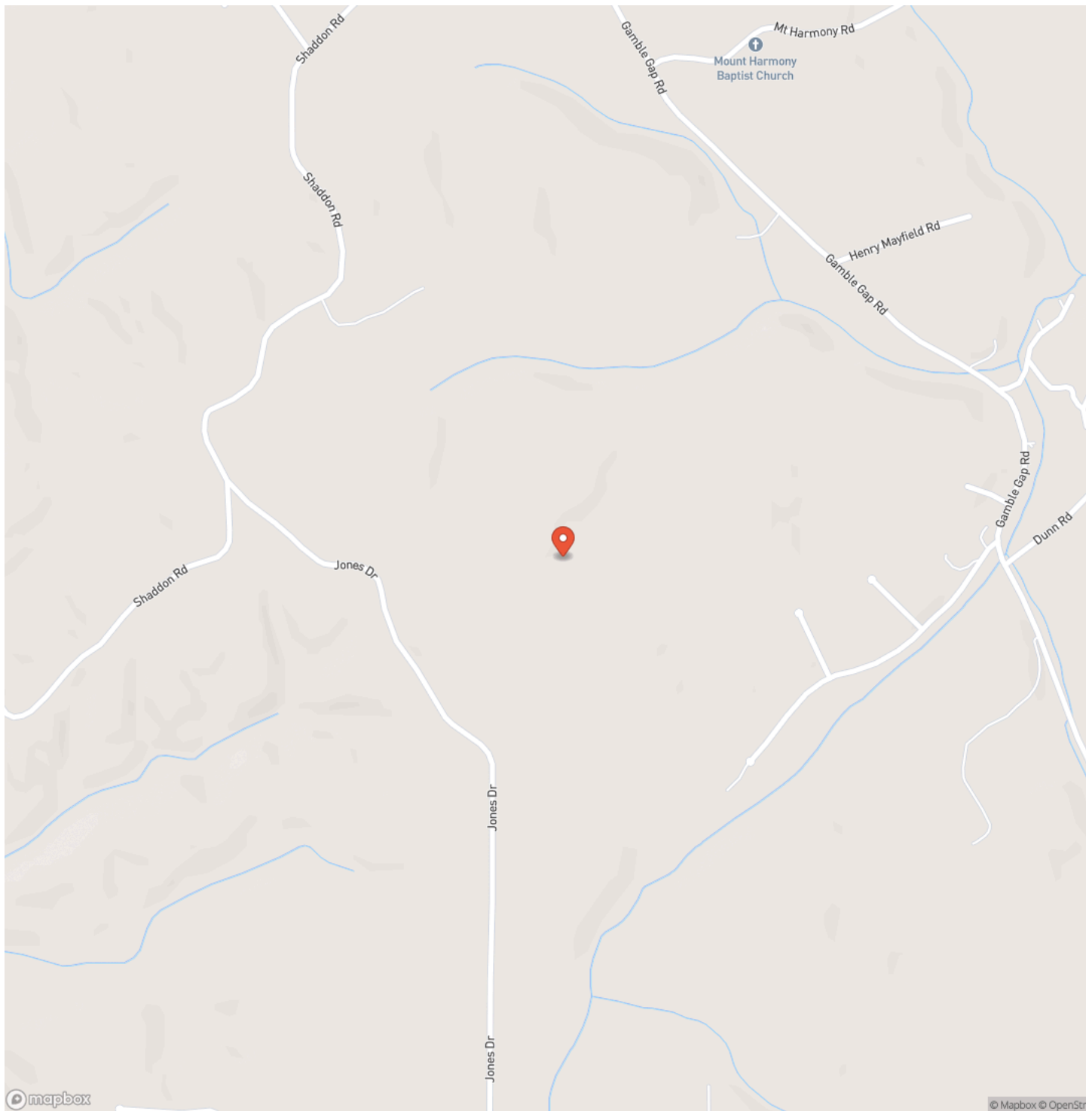
Nestled just 3 miles west of the Cherohala Skyway gateway in Tellico Plains lie the Mountain Ridge Lots 2, 3, 4 & 5. The location provides convenient access to Knoxville and Chattanooga, each within 90 minutes' drive, and Athens and Madisonville are just a stone's throw away at approximately 30 minutes' drive. Dwelling construction, including modular built homes, of not less than 1,200 square feet, is permitted under the existing covenants. What's more, the lots offer a rare opportunity of 4 contiguous properties, comprising over +/- 20 acres. Contact us today to schedule a showing!



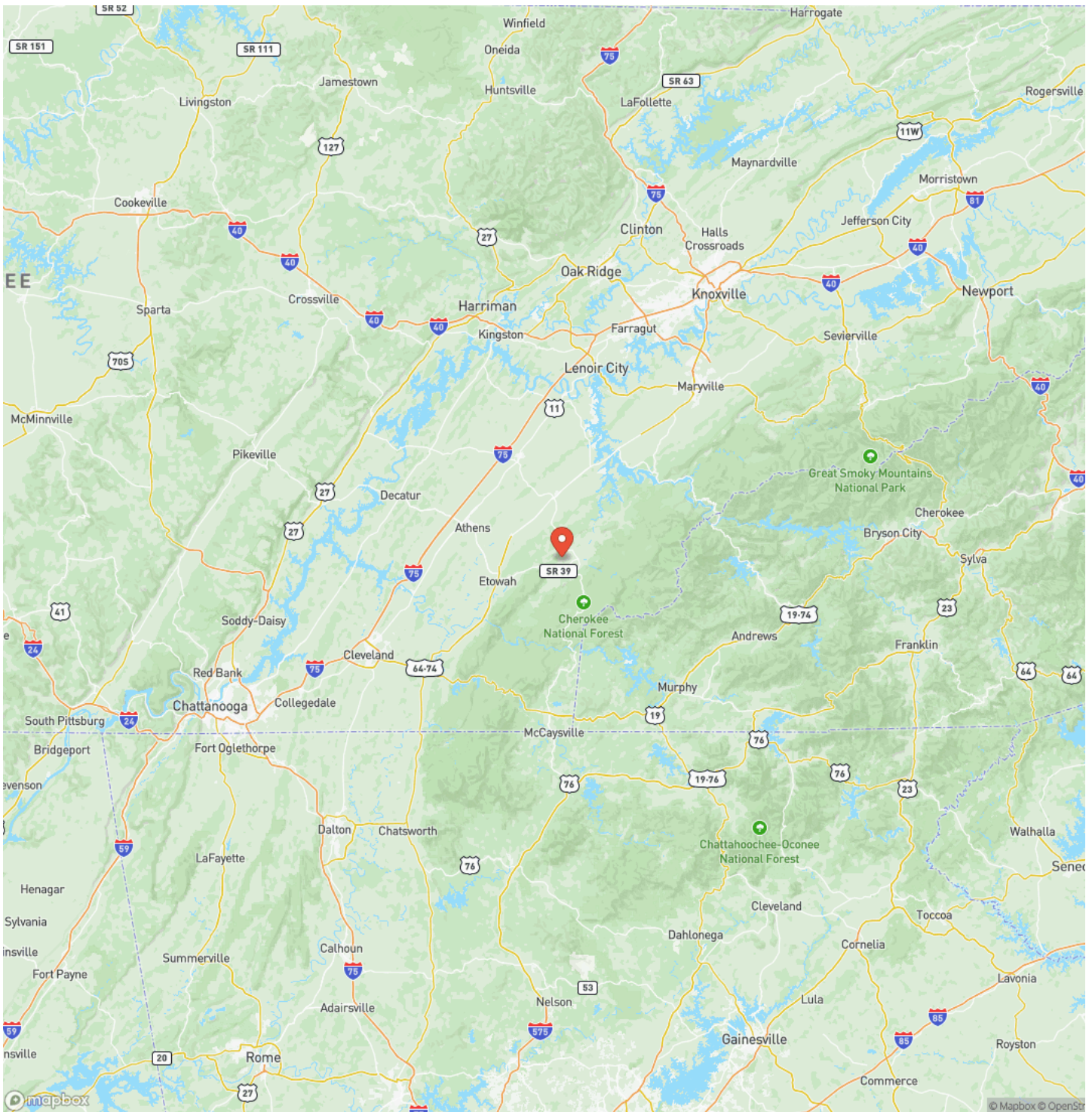
MOUNTAIN RIDGE LOTS 2 3 4 & 5
Tellico Plains, TN / Monroe County



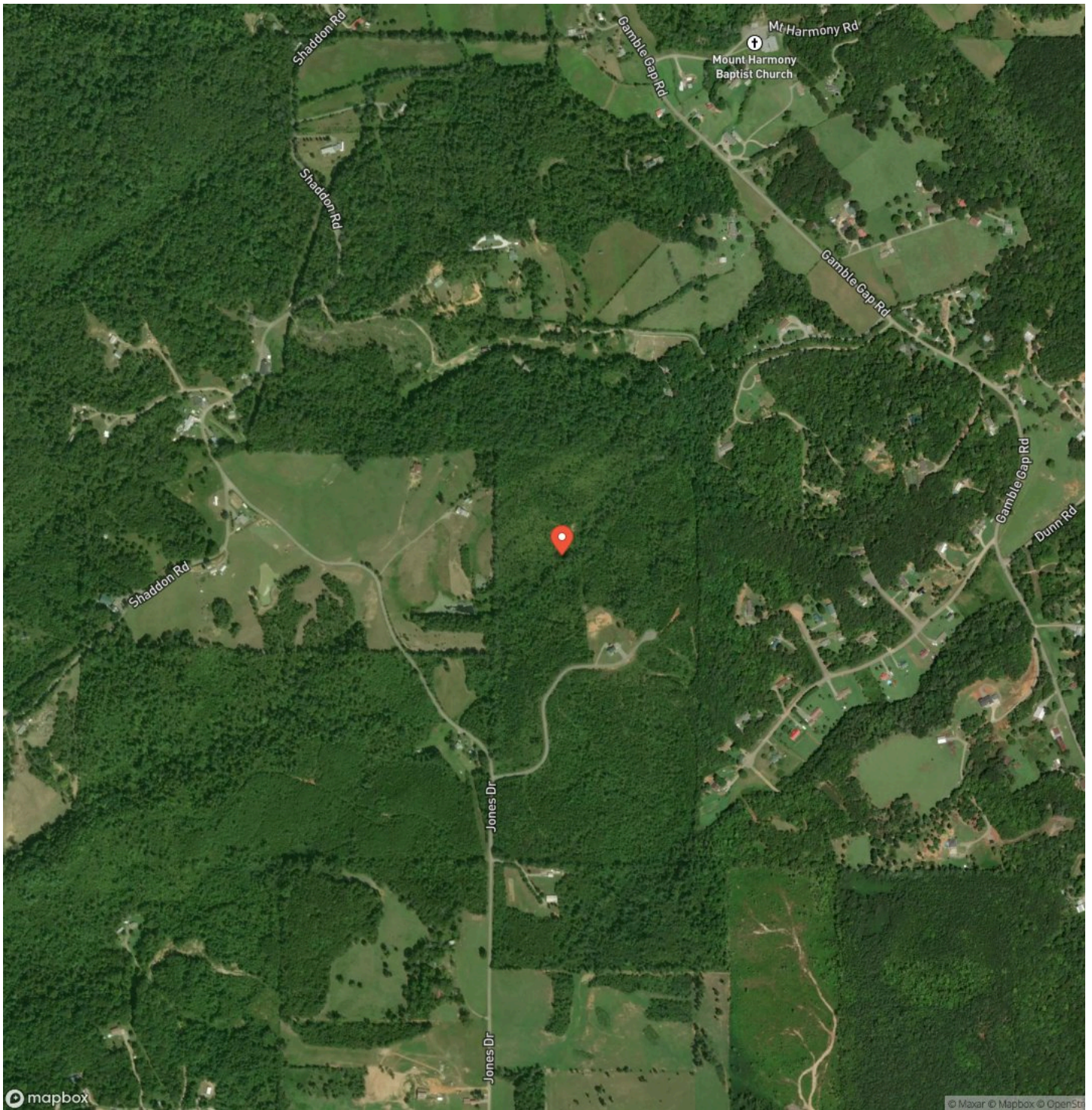
Locator Map



Locator Map



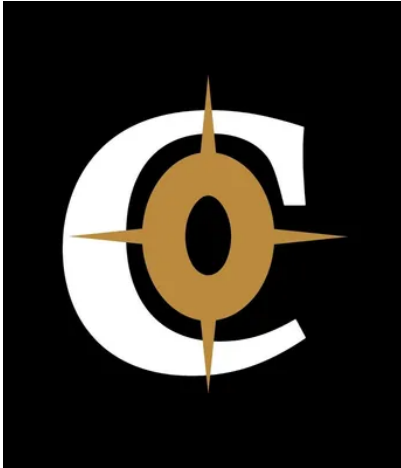
Satellite Map



MOUNTAIN RIDGE LOTS 2 3 4 & 5
Tellico Plains, TN / Monroe County

LISTING REPRESENTATIVE

For more information contact:



Representative

Compass South Land Sales

Mobile

(800) 731-2278

Office

(843) 538-6814

Email

landsales@compasssouth.com

Address

452 Upchurch Ln

City / State / Zip

NOTES



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



<https://compasslandpartners.com/>

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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