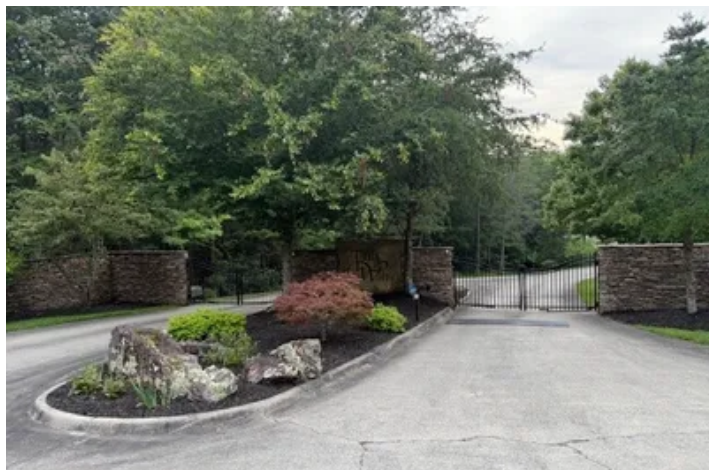


6.78+/-acres located in Monteagle TN  
Lot 123 Timberwood Trace  
Monteagle, TN 37356

**\$55,000**  
6.780± Acres  
Marion County





**6.78+/-acres located in Monteagle TN**  
**Monteagle, TN / Marion County**

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**SUMMARY**

**Address**

Lot 123 Timberwood Trace

**City, State Zip**

Monteagle, TN 37356

**County**

Marion County

**Type**

Undeveloped Land

**Latitude / Longitude**

35.276728 / -85.797635

**Dwelling Square Feet**

0

**Acreage**

6.780

**Price**

\$55,000

**Property Website**

<https://www.mossyoakproperties.com/property/6-78-acres-located-in-monteagle-tn-marion-tennessee/86754/>



**6.78+/-acres located in Monteagle TN**  
**Monteagle, TN / Marion County**

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**PROPERTY DESCRIPTION**

Nestled in the desirable Timber wood Trace Subdivision this 6.78+/-acres property offers the perfect blend of privacy, natural beauty, and convenience. Tucked away in the scenic mountain town of Monteagle, this wooded lot features mature hardwood, gentle topography, and multiple potential building sites, ideal for your dream home, weekend retreat, or investment property. Minutes from 1-24, downtown Monteagle, Sewanee: The University of the South, and hiking trails in South Cumberland State Park. \*\*\*\*Buyer is responsible to do their due diligence to verify that all information is correct.



6.78+/- acres located in Monteagle TN  
Monteagle, TN / Marion County

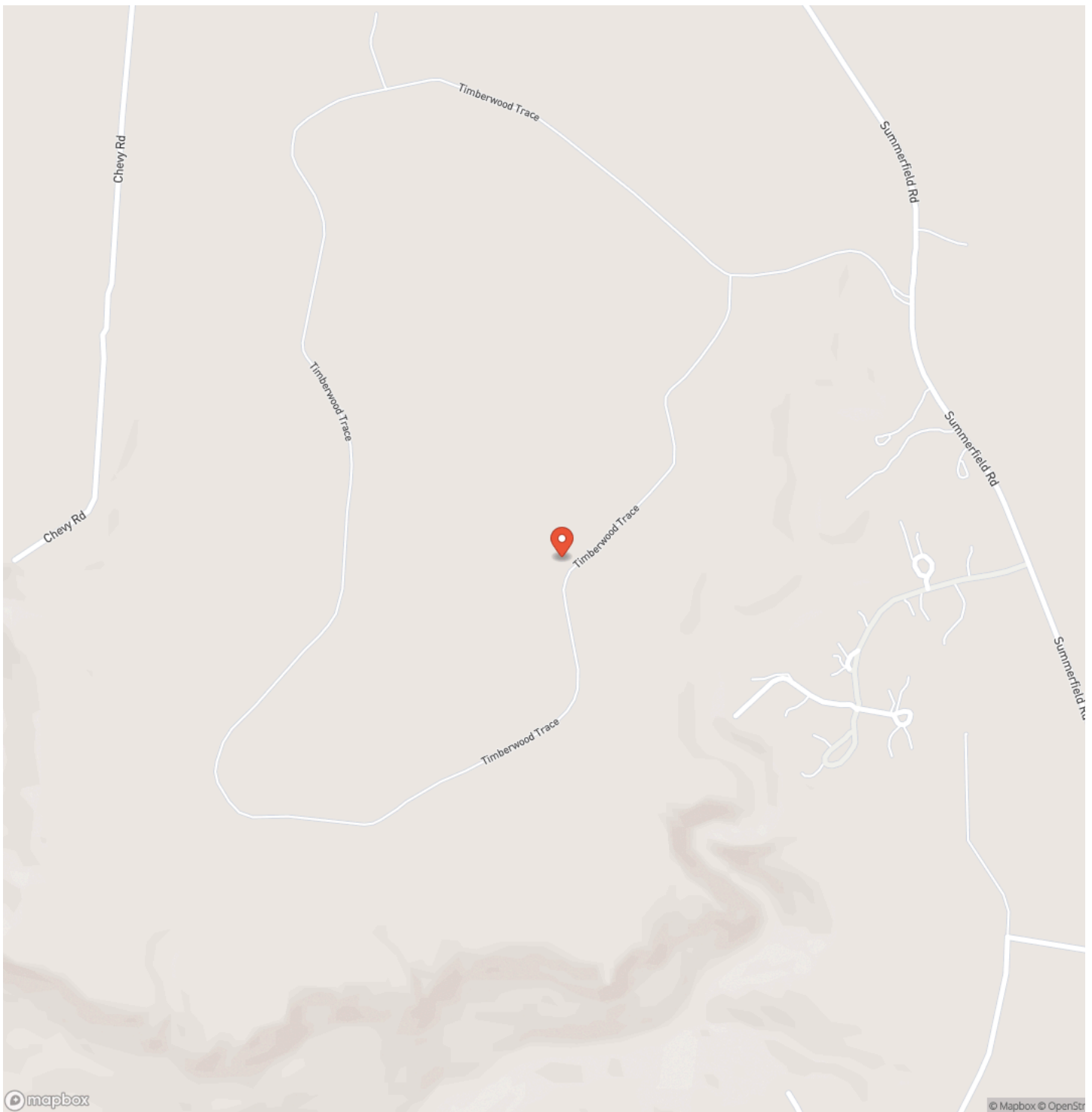
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6.78+/- acres located in Monteagle TN  
Monteagle, TN / Marion County

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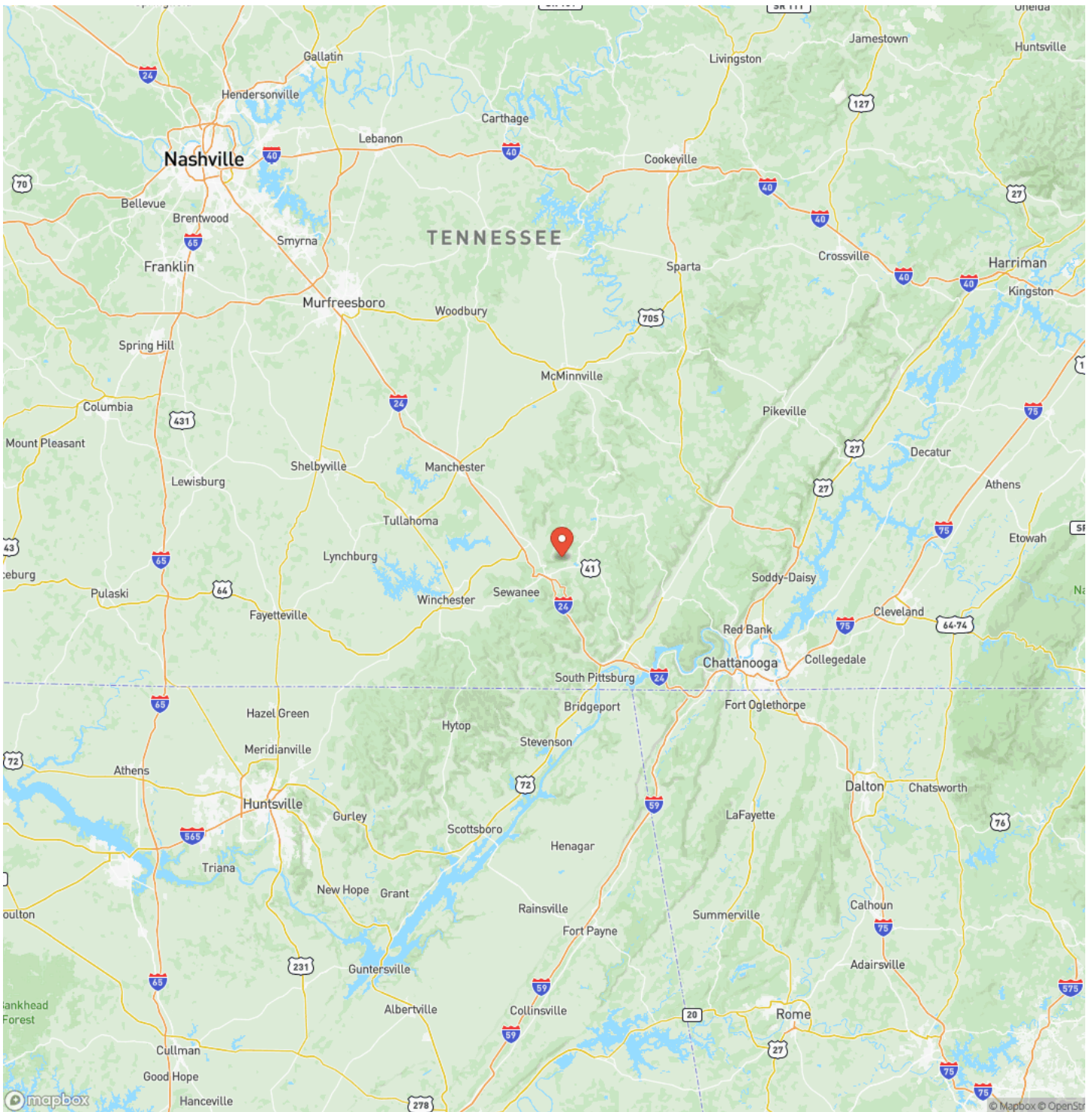
## Locator Map





6.78+/- acres located in Monteagle TN  
Monteagle, TN / Marion County

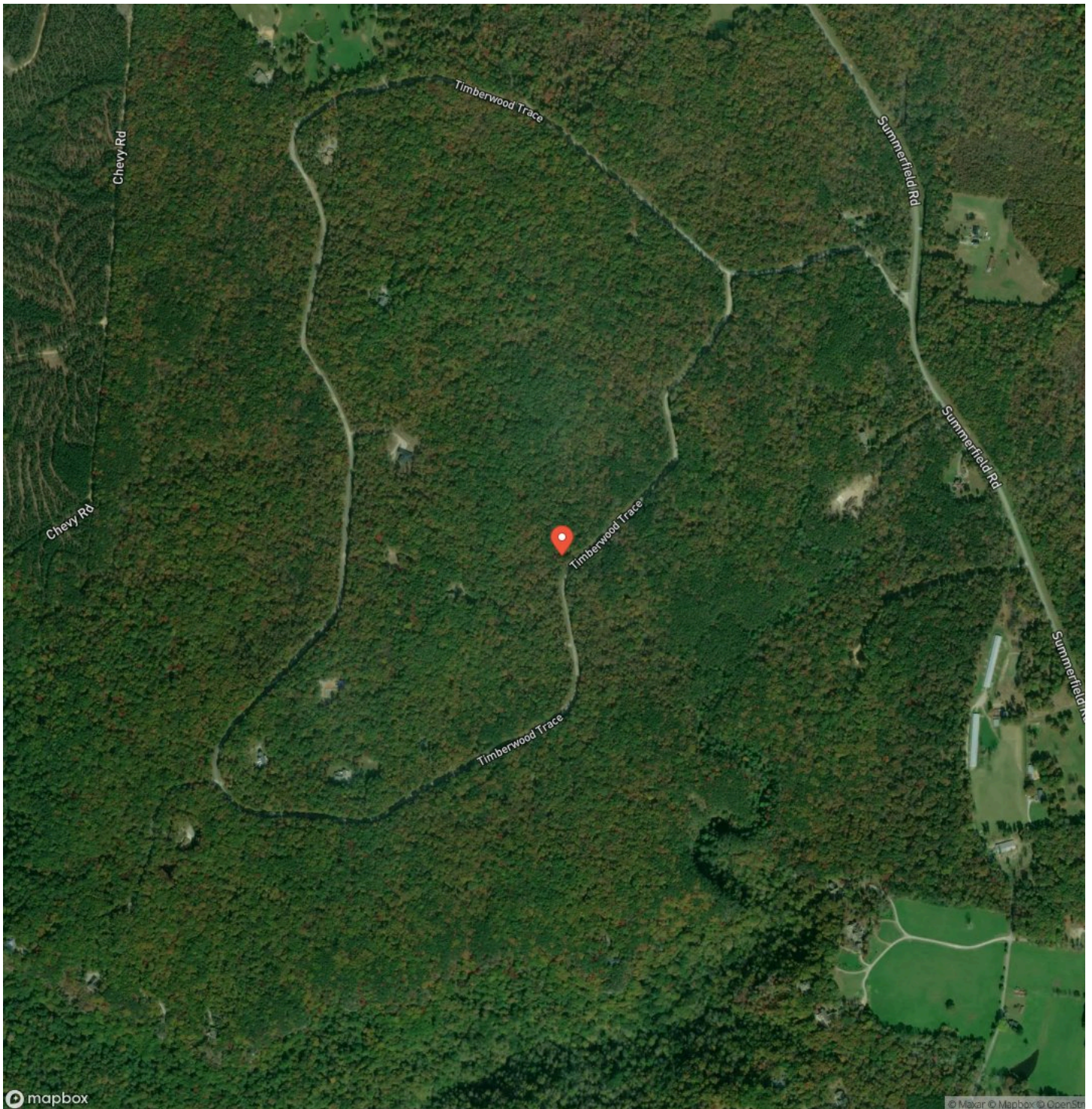
## Locator Map





6.78+/- acres located in Monteagle TN  
Monteagle, TN / Marion County

## Satellite Map



**6.78+/-acres located in Monteagle TN  
Monteagle, TN / Marion County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Clint Carroll

## Mobile

(423) 648-1008

## Email

ccarroll@mossyoakproperties.com

### Address

793 Main Street

## City / State / Zip

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**



## This image shows a single 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.



**MORE INFO ONLINE:**  
**MossyOakProperties.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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**Mossy Oak Properties Land Sales, LLC**  
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Kimball, TN 37347  
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