



17.49 Acres

\$1,850,000

Hawkins County, Tennessee

www.landresellers.com/properties/b7ed3f7050d



Property Details

Property Types: Land, Residential, Recreational
State: Tennessee
County: Hawkins County
City: Mooresburg
Zip: 37811
Price: \$1,850,000
Total Acreage: 17.49
Property ID: 611712

Property Address: 983 County Line Rd,
Mooresburg, TN, 37811
Dimensions: IRR
GPS: 36.31833, -83.2711
Roads: Public Paved
Water: Public
Sewer: Septic
Taxes: \$1,492
RV Policies: All Allowed

This Cherokee Lake property is a unique opportunity to acquire a sizable acreage tract that has potential for commercial development. The property comes with six campers, making it an ideal location for an RV park or campground. Additionally, the property features a well-maintained 3 bedroom, 2 bath house that can serve as a comfortable living space or an office for the new owner. Other amenities on the property include a barn, storage shed, metal outbuilding, and two ponds, with stunning views of the lakefront.

The campers are currently leased for \$450/month, with their own shared septic and water included in the rent. Electricity is metered separately. The house was recently renovated, receiving a new metal roof in 2021 and a fresh coat of stain in 2022. The attached barn/garage is approximately 1,300 sq ft with concrete floors, and there is a breezeway connecting it to the house. The property also boasts a 5-year-old C/H/A unit and a recently pumped septic system for the house.

This unrestricted lakefront property is a rare find, making it an excellent investment opportunity for personal use or income generation. Please note that the home is occupied, and a 24-hour notice is required for viewing, with no drive-bys allowed.

Seller Information



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REALTOR® in the Lakeway Area specializing in Lake Properties and Land. I currently own the SRS (Seller Representative Specialist), RSPS (Resort & Second Property Specialist), and GRI (Graduate of the REALTOR Institute) designations and have a certification in RENE (Real Estate Negotiation Expert).