



## 1.81 Acres

### \$50,000

#### Hawkins County, Tennessee

[www.landresellers.com/properties/a529f4325e5](http://www.landresellers.com/properties/a529f4325e5)



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** Tennessee

**County:** Hawkins County

**City:** Whitesburg

**Zip:** 37891

**Price:** \$50,000

**Total Acreage:** 1.81

**Property ID:** 702078

**Property Address:** Lot 30 Walnut Bend Dr,  
Whitesburg, TN, 37891

**Dimensions:** 197 x 289

**GPS:** 36.35612, -83.16594

**Subdivision:** Walnut Bend

**Lot:** 30

**Association Fees:** 550/year

**Roads:** Private Paved

**Water:** Well Needed

**Sewer:** Septic Needed

**Time Limit to Build:** 1 year from start of  
construction

**Taxes:** \$265

**RV Policies:** Not Allowed

Welcome to your future at Lot 30, Walnut Bend Drive, in the picturesque Whitesburg, TN. This 1.81-acre building lot, nestled in a prestigious gated community, offers more than just land; it's a gateway to your dream lifestyle.

Boasting a minimum build requirement of 1600 finished sq ft, this property is the perfect canvas for your custom-built home. Surrounded by lush woods and offering stunning mountain views, it provides a serene and private backdrop for your residence.

One of the most enticing features of this property is the designated boat slip in the subdivision dock, exclusively yours. This addition not only enhances your lifestyle but also adds significant value to your investment. Imagine having the freedom to explore Cherokee Lake anytime, a luxury that few can claim.

The lot is mostly level, making it an ideal site for construction and landscaping. High-speed internet availability ensures that you stay connected with the world, while relishing the tranquility of your private retreat.

With an annual HOA fee of just \$550, you'll enjoy the benefits of a well-maintained, exclusive community. Priced at \$50,000, this property is not just a piece of land but a ticket to a life filled with serene lake mornings, adventurous days on the water, and tranquil evenings under the stars.

## Seller Information



Amy Shrader, RE/MAX  
Real Estate Ten  
525 W Morris Blvd, Ste  
C Amy Shrader  
Morristown, TN 37813

423-581-8881  
[amy@easttnlakelife.com](mailto:amy@easttnlakelife.com)

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).