

# Partially Cleared Building Lot in Shiloh Springs



**0.63 Acres**

**\$34,500**

**Grainger County, Tennessee**

[www.landresellers.com/properties/0116d6f74eb](http://www.landresellers.com/properties/0116d6f74eb)



## Property Details

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

**State:** Tennessee

**County:** Grainger County

**City:** Rutledge

**Zip:** 37861

**Price:** \$34,500

**Total Acreage:** 0.63

**Property ID:** 702710

**Property Address:** Lot 136 Tumbleweed Trl,  
Rutledge, TN, 37861

**Dimensions:** IRR

**GPS:** 36.26505, -83.406906

**Subdivision:** Shiloh Springs

**Lot:** 136

**Association Fees:** 252/year

**Roads:** Private Paved

**Water:** Public

**Sewer:** Septic Needed

**Taxes:** \$278

Discover the perfect canvas for your dream home at Lot 136 Tumbleweed Trail, nestled in the serene Shiloh Springs subdivision. This 0.63-acre building lot offers a mostly level landscape, partially cleared and ready for construction, priced attractively at \$34,500.

Shiloh Springs isn't just a location; it's a lifestyle. This gated community on the shores of Cherokee Lake provides residents with an array of amenities including public water, underground utilities, and exclusive access to a private boat ramp. Imagine the ease of launching your boat on a sunny morning, just minutes from your doorstep.

Seasonal lake views from the lot add a picturesque backdrop for your future vacation home or forever residence. With restrictions in place to ensure quality and aesthetics, homes must be site-built with a minimum of 1500 sq ft, safeguarding your investment and the community's charm.

The HOA fees are a modest \$250/year, an investment in the tranquility and maintenance of this coveted community. Here, you're not just buying a lot; you're securing a slice of the lake lifestyle, with the added peace of mind that comes from a gated community.

This lot is an affordable gateway to lake access and the dream of building a custom home tailored to your desires. Whether you envision a cozy vacation retreat or a sprawling estate, Shiloh Springs offers the ideal foundation for your aspirations.

## 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).