

ACTIVE · SET PRICE

1009 Waldensia Split #3

± 109 Acres | Cumberland County | Tennessee | Near Harriman

1009 Waldensia #3 - PRICES REDUCED!

PRICE	PRICE / ACRE	ACREAGE
\$436,000	\$4,000	± 109

PROPERTY OVERVIEW

This listing is a parcel totaling ±360 acres split into 5 parcels ranging from ±55 to ±90 acres in size. The splits are located on Millstone Mountain Road in east Cumberland County. The attached map shows the proposed splits and the access road that all five splits will share a 50-foot easement for ingress and utilities. The seller has not installed electric utilities along the road and all buyers will be required to share the expense for installation. Tracts 1 and 5 have road frontage and will not necessarily have to share in the installation costs. Tracts 2, 3, and 4 will definitely need to have electricity along the access road. We have checked with Rockwood Electric and found the estimated total cost to be \$42,000.00 to a point at the end of the easement. Further electric will be at e...

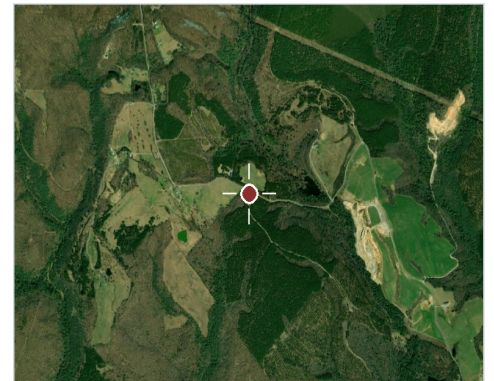
PROPERTY DETAILS

TYPE Development (Home/Cabin site) · Recreation (ATV-UTV) · Timberland (Merchantable Pine Plantation)	ACCESS Dirt Road · Legal Access · Paved Road
UTILITIES Electric · Telephone · Public Water	VIEWS Timber
IMPROVEMENTS Roads · Gate	COUNTY TAX PARCEL IDS map 119 parcel 001.00

DOCUMENTS INCLUDED

Waldensia Split map. · Sample Easement

LOCATION



Cumberland County, Tennessee



Neil Owens

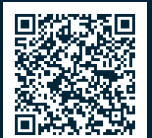
Broker In Charge, TN

O: 865.567.4583

neil.owens@afmforest.com

Principal Broker: Jake Almond (Tennessee)

SCAN TO VIEW



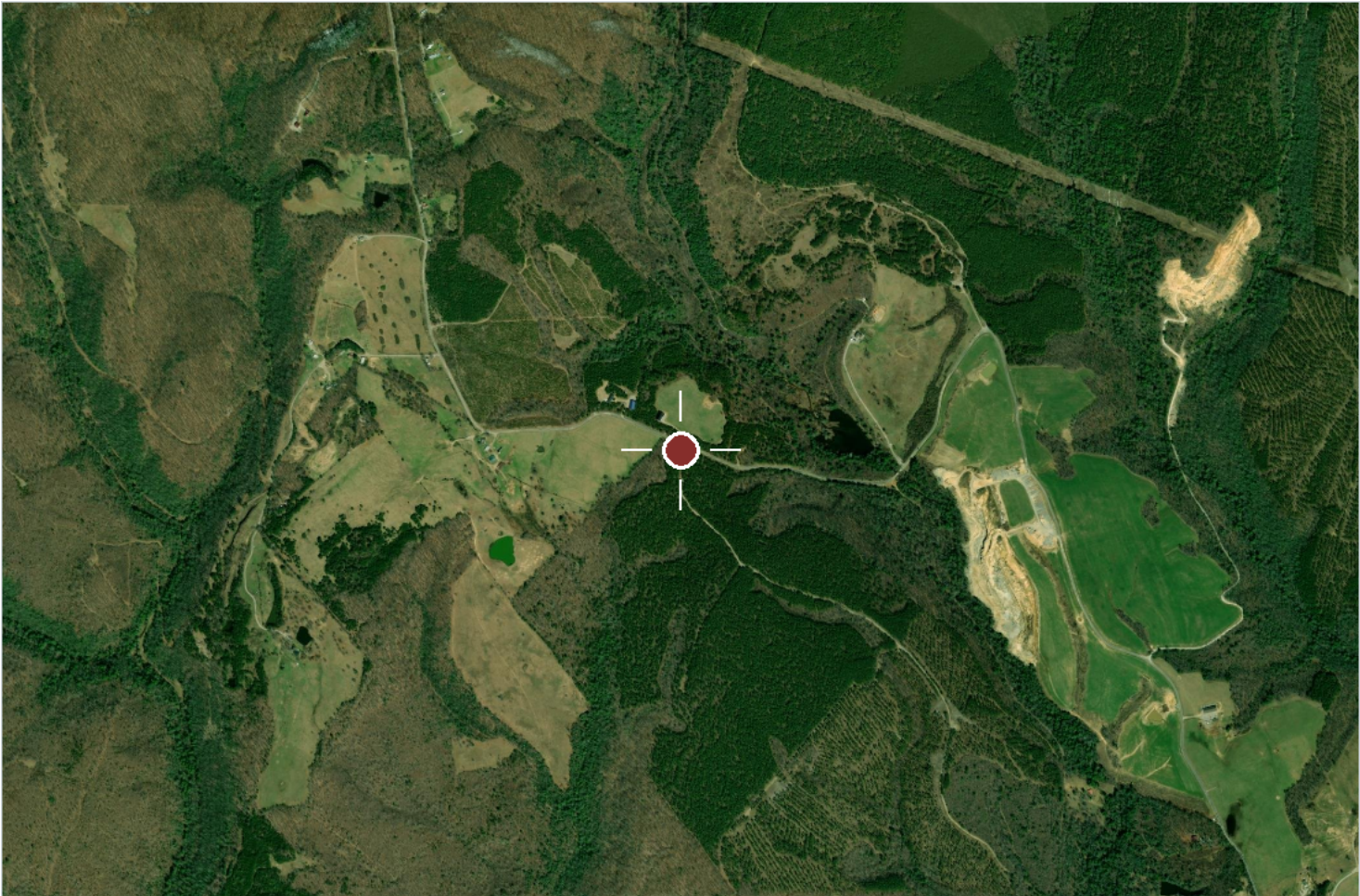
Property Photos

1009 Waldensia Split #3 · Cumberland County · Tennessee · Near Harriman

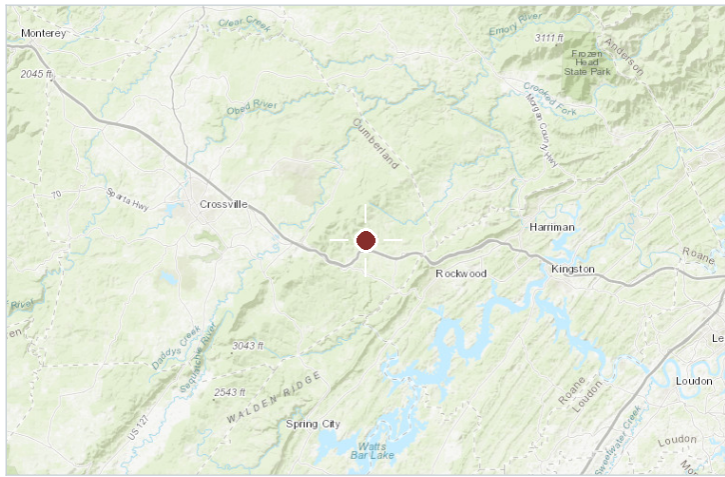


Location & Access

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Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Cumberland County, Tennessee

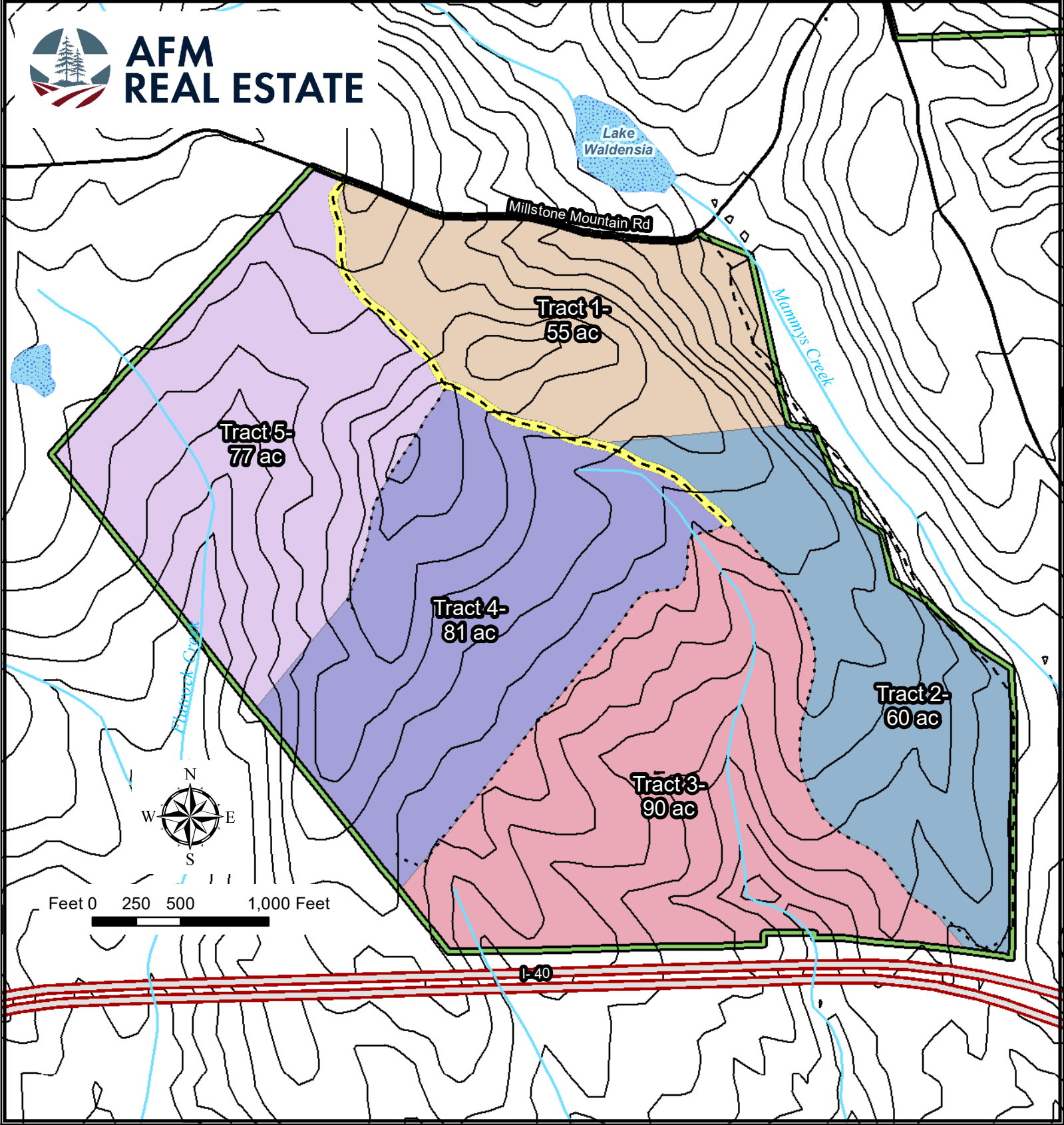
NEAREST CITY
Harriman

APPROXIMATE CENTRE
35.91294, -84.78556

COUNTY TAX PARCEL IDS
map 119 parcel 001.00



**AFM
REAL ESTATE**



Tract Map

Owner:	Sequatchie LLC
County:	Cumberland
State:	Tennessee
Map:	Waldensia Splits

	TIR_Boundaries		Tract 4
	Tract 1		Tract 5
	Tract 2		Easement
	Tract 3		Improved Gravel
			Trail