



ACTIVE · SET PRICE

## WR\_1132 Center South

± 97 Acres | Hamilton County | Tennessee | Near Sale Creek

*Sell Walden Ridge Tracts*

| PRICE            | PRICE / ACRE   | ACREAGE     |
|------------------|----------------|-------------|
| <b>\$603,500</b> | <b>\$6,222</b> | <b>± 97</b> |

### PROPERTY OVERVIEW

Private 97 acre tract located in northwest Hamilton County on Retro Hughes Road. Most of the acreage was forested with planted pine being the dominate forest cover. Some hardwoods are located along drainages and in small patches. The planted pine previously mentioned has recently been harvested which could make the land easily converted to farm use. Multiple homesites could be built along the west side with amazing views out of your back window! Deed restrictions include no commercial chicken houses and no Junk/Salvage yards.

### PROPERTY DETAILS

|                                                                                                                                                   |                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <b>TYPE</b><br>Timberland (Merchantable Pine Plantation) · Recreation (ATV-UTV) · Development (Home/Cabin site) · Agriculture / Farmland (Fields) | <b>ACCESS</b><br>Paved Road                           |
| <b>UTILITIES</b><br>Electric · Telephone · Public Water                                                                                           | <b>WATER FEATURES</b><br>Creeks / Streams             |
| <b>VIEWS</b><br>Timber · Mountains                                                                                                                | <b>COUNTY TAX PARCEL IDS</b><br>map 013 parcel 003.00 |

### DOCUMENTS INCLUDED

Aerial Photo · Topo/Contour Map

### LOCATION



Hamilton County, Tennessee



### Neil Owens

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 Principal Broker: Jake Almond (Tennessee)

SCAN TO VIEW



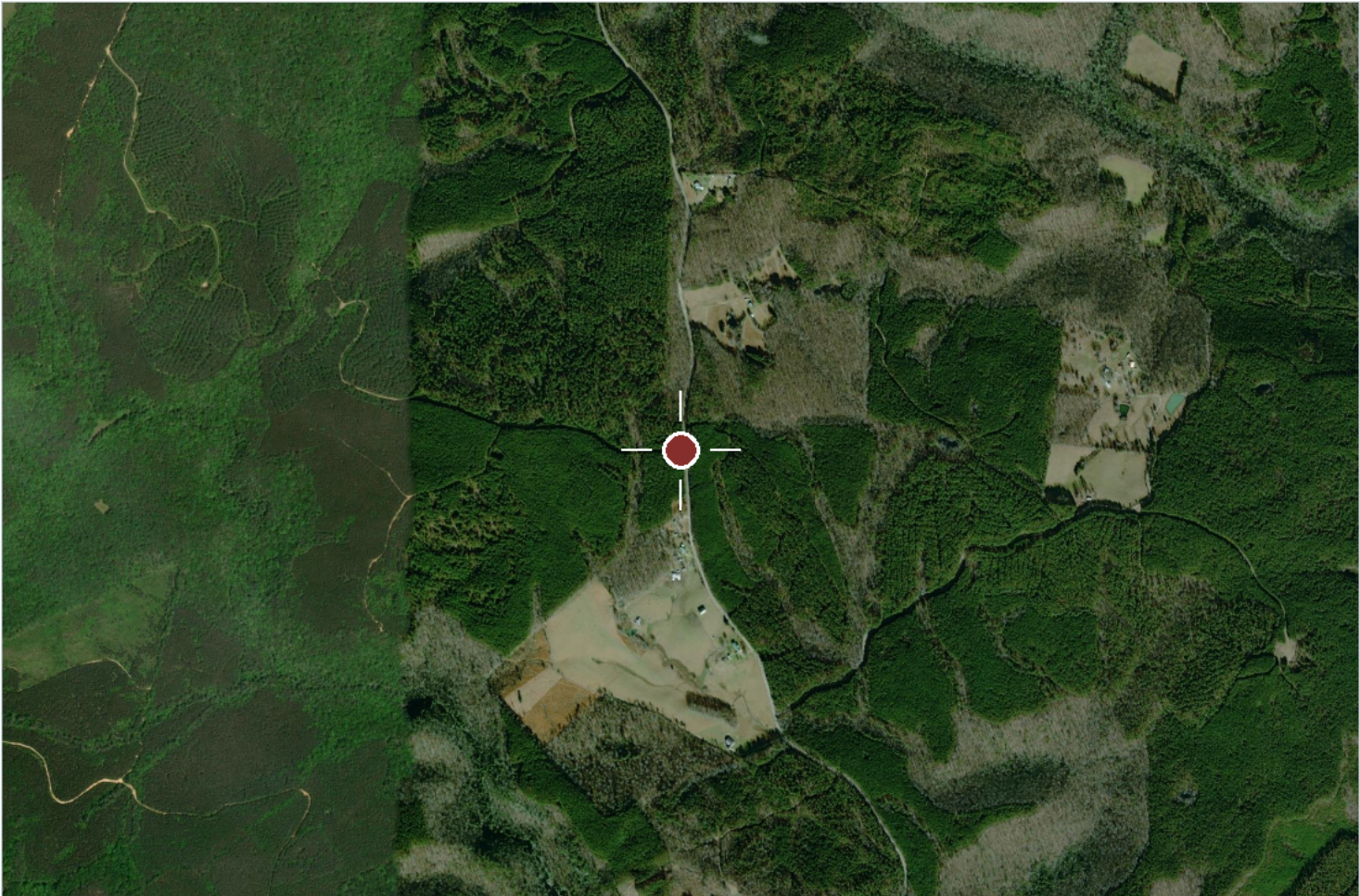
# Property Photos

WR\_1132 Center South · Hamilton County · Tennessee · Near Sale Creek

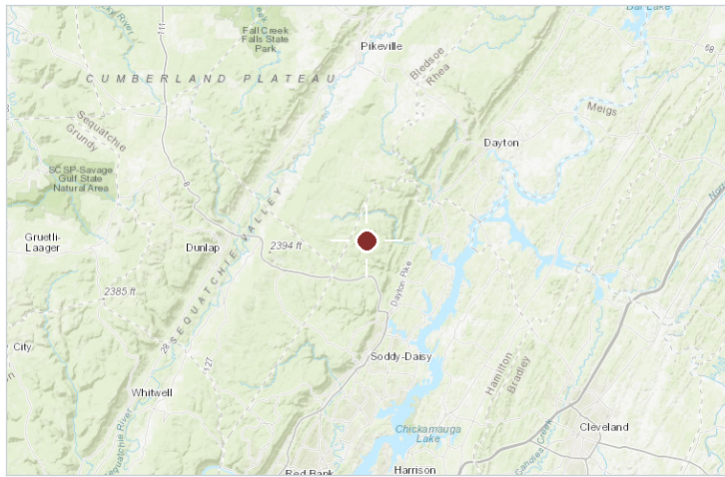


# Location & Access

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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  
Hamilton County, Tennessee

NEAREST CITY  
Sale Creek

APPROXIMATE CENTRE  
35.38636, -85.18095

COUNTY TAX PARCEL IDS  
map 013 parcel 003.00

