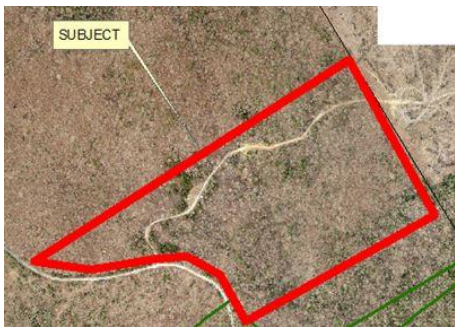


LAND FOR SALE-NEAR CATOOSA WILDLIFE MANAGEMENT AREA

Muddy Branch Tract 45 - 50 Acres



General Information

Acreeage: 50.40 **Map:** 023 **Parcel:**
001.01 **Price:** \$132,000 **Taxes:** \$268

Restrictions: None **Area:** Cumberland
County

Features

Type: Residential, Recreational, Hunting, Rural
TOP: Level, Rolling, Wooded, Creek, Pond
RDF: Paved with lots of road frontage
ZNG: None
IMP: Driveway
UTLS: None, city water is not available
in the area, electricity is in close proximity

COMMENTS: Privacy. Water. Close to 80,000
acre Catoosa Wildlife Management Area and
Obed Wild and Scenic River National Park.
Plateau hardwood and some pine. Good place
for a home site, barn, mini farm, hunting lodge.
Unrestricted.

Mortgage/Terms Information

Terms: Owner financing available with only 2%
or \$2,642 down and \$1050.92/month. Interest
rate is 5.4% and is adjusted each 2 years to 15
year mortgage rate plus 2% thereafter. No
closing costs, no credit check and no early
payoff penalty.

Directions

From Crossville take Genesis Road (HWY 298)
18 miles, turn left onto Muddy Branch Road, go
about a 1/3 of a mile and property is on the
right. Look for Tract #45 sign located in center
of road frontage

Instructions:

Property lines are marked with bright orange
paint and stakes at corners so feel free to go
walk the property at your convenience. Survey
map is available at Plateau Properties.

Contact Information:

Owner: Plateau Properties at 118 N Main St,
Crossville, TN 38555 **Phone:** 931-484-5535
Website: plateauproperties.com
Email: ppitcard@gmail.com