



Waterfall & Year Round Creek

3 tracts comprising 70.48 ACRES

Cherokee Trail , Wartburg TN 37887

MLS: 1088207 PRICE:\$169,900.00

Subdivision: Obed Scenic Community **Lot Size:** 70.48 AC

OTHER FEATURES:

📌 Gated Subdivision

PROPERTY DESCRIPTION:

Unbelievable opportunity to own 70+ ACRES overlooking the Emory River. 3 tracts sold as 1. Largest tract has breathtaking waterfall courtesy of Bear Branch that runs thru 2 of 3 parcels. Picture rocking away on the front porch listening to the waterfall!!! No HOA fees for this gated community, just a few minutes outside downtown Wartburg. Has electric, water, fiber optic cable on Cherokee Tr. Obed Wild & Scenic rivers as well as the Catoosa WMA with its 82,000 acres of prime hunting & fishing nearby!!! Utilities may extend only to neighbor, buyer may have to extend to balance of acreage. Perc test already done! Great seasonal mtn & river views! Owner Financing avail w/ approved credit, \$40K down, call for details. Light restrictions, see attached. No mobile homes.

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