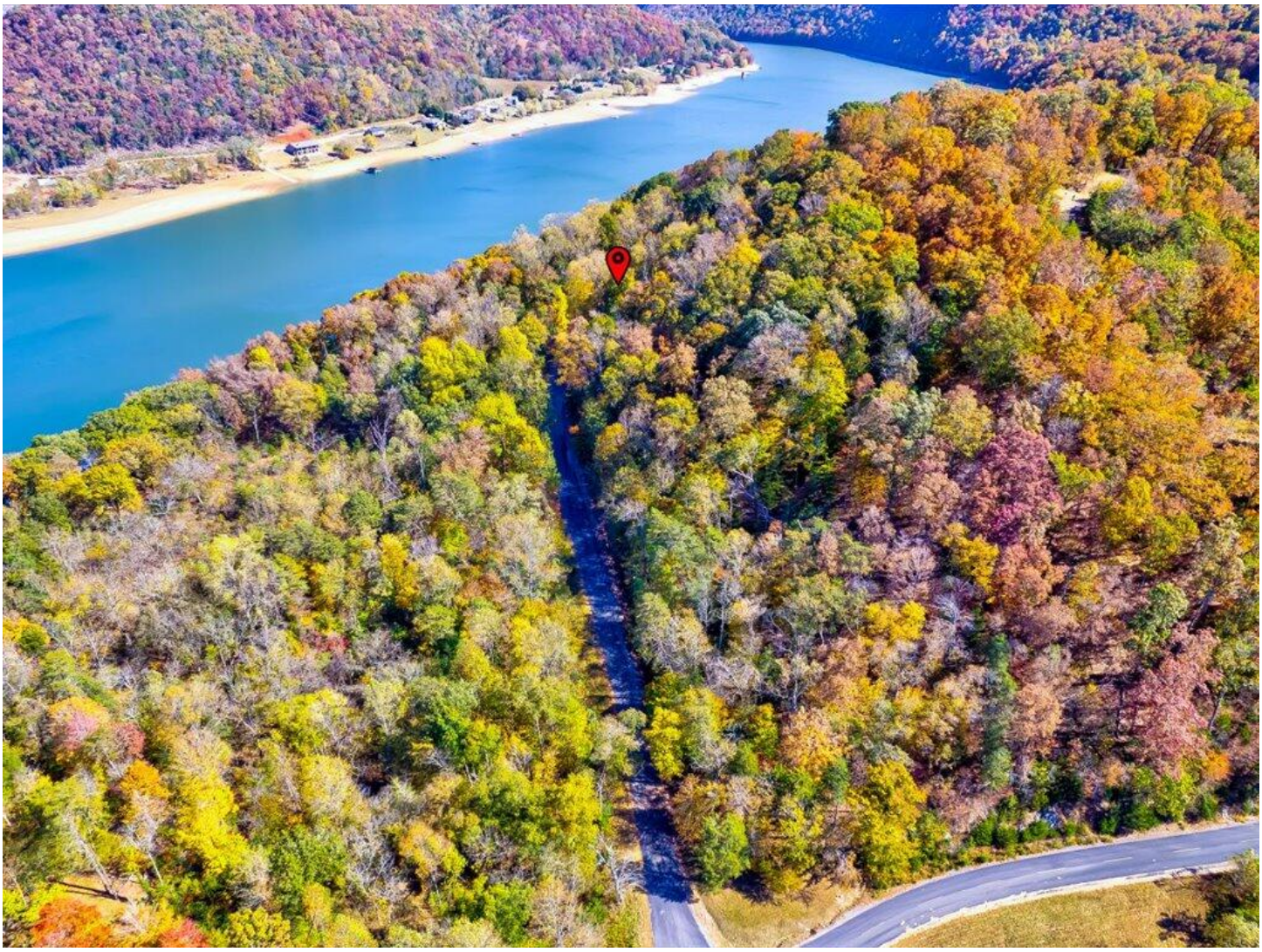
Lot 37 Five Oaks Circle, Whitesburg, TN 37891

$24,900 · MLS #9998007 · www.brphomes.com/mls/9998007



1.08
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 1.08
Association Fee Frequency: Annually
HOA Fee: $550

City Taxes: $0
County Taxes: $212.67
Elementary School: Out Of Area
Middle School: Out Of Area
High School: Out Of Area

Description

Picture the end of a quiet cul-de-sac on Five Oaks Circle, deep in the trees of Walnut Bend, a gated community on Cherokee Lake in Hawkins County. This wooded 1.08-acre lot is where mornings mean coffee on a porch you haven't

built yet, watching deer move through the hardwoods, and evenings mean loading up the boat at the neighborhood's shared ramp and dock for a sunset run on Cherokee Lake. Through the trees, the lot offers seasonal glimpses of the lake and surrounding mountains, opening up even more once the leaves come down each fall and winter. Access to the water comes through Walnut Bend's boat ramp and dock, so you skip the cost and upkeep of your own dock structure. This is a build-your-own retreat, and the groundwork is already in place to make that easier. The lot was perked for a 2-bedroom septic system at the time of the subdivision's development, and fiber internet and underground electric are already run to the road, so your build can move forward without chasing down utilities first. Walnut Bend keeps things site-built only with a 1,400 square foot minimum, so you're investing in a neighborhood of real homes, and the gated entrance and $550 annual HOA keep the roads and common areas cared for year-round.

Whether you're planning weekend getaways or a full-time move to Cherokee Lake, Lot 37 offers wooded privacy and lake-area living at a price that leaves room in the budget for the build itself. Want more room to spread out? The seller is also offering the two neighboring lots, 38 and 39, so you can combine for 2.42 total acres if one lot isn't enough. Located minutes from Whitesburg and a short drive to Rogersville and Morristown, this is Cherokee Lake living without the six-figure land price. Priced at $24,900.

Features & Amenities

EXTERIOR

Lake Access • Lot/Tract • Paved • Private Maintained Road • Private Road • Residential • Rolling Slope • Wooded

OTHER

Aerial • Building Restrictions • Cable Available • Electricity Available • Fiber Available • Plat • Site Built Permitted • Topo Map • Utility Easement

Listing courtesy of REMAX Real Estate Ten of Morristown

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9998007