



# SOLD

\$ 6,500.00

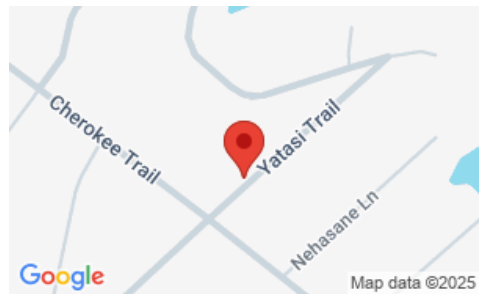
## **149K A 029 00 - 0.26 ACRES - 305 YATASI TRAIL, CROSSVILLE, TN 38572**

<https://gatewaylandinvestments.com>

Imagine the stunning lakeside view from this 0.26-acre property in peaceful Lake Tansi, Cumberland County, Tennessee. Located minutes away from golf, entertainment, and beautiful lakes, this lot is ready for your dream home in a quiet neighborhood. Once you've built a single-family home, you can conveniently store your RV or...

305 Yatasi Trail, Crossville, TN  
38572

- Tennessee
- Cash Discount Price



### **CALL US NOW**

Phone: 813-733-5476

Email: [sales@gatewaylandinvestments.com](mailto:sales@gatewaylandinvestments.com)

Address: 2653 Bruce B. Downs, #108-94 Wesley Chapel, FL 33544



## BASIC FACTS

**Property ID:** 21847

**Size:** 0.26

**County:** Cumberland

**Parcel ID:** 149K A 029 00

**Approx Dimensions:** 80' x 140' x 80' x 140'

**State:** Tennessee

## PROPERTY DETAILS

**Cash Price:** \$ 6,500.00

**Term Option 2:** \$250 down, \$250 for 28 months, for a total price of \$7,250

**Google Map Link:** [Driving Directions](#)

**Northwest Corner:** 35.8661, -85.0765

**Southwest Corner:** 35.8659, -85.0762

**Legal Description:** Cherokee Tansi Resort  
Pb 6 Pg 22 Blk 2 Lot 298 Dim 80 X 140

**Terrain:** Level

**Power:** Provided by Volunteer Energy  
Cooperative (931) 484-3527

**Sewer:** Aerobic Treatment Systems, Mound  
Systems, Drip Distribution Systems or Sand  
Filter Systems

**RV Living:** Not Allowed

**Manufactured Homes:** Allowed

**POA Fees Per Year:** \$294.00

**Term Option 1:** \$200 down, \$200 for 37 months, for a total price of \$7,600

**Term Option 3:** \$300 down, \$300 for 23 months, for a total price of \$7,200

**GPS Coordinates (center) at the road:**  
35.8659, -85.0761

**Northeast Corner:** 35.8663, -85.0763

**Southeast Corner:** 35.866, -85.0760

**Elevation:** 1900'

**Access:** Paved Road

**Water:** Provided by Water South Cumberland  
Utility District (931) 788-2612

**Zoning:** Vacant - Single Family Residential

**Mobile Home Living:** Allowed

**POA:** Lake Tansi

**Taxes Per Year:** \$38.00

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**County Contact Information:** For more information, call Cumberland County Clerk at (931) 484-6442

**Conveyance:** Warranty Deed

**Type:** Tennessee

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