

# "0.26-ACRE LOT LOCATED IN CROSSVILLE, TENNESSEE"

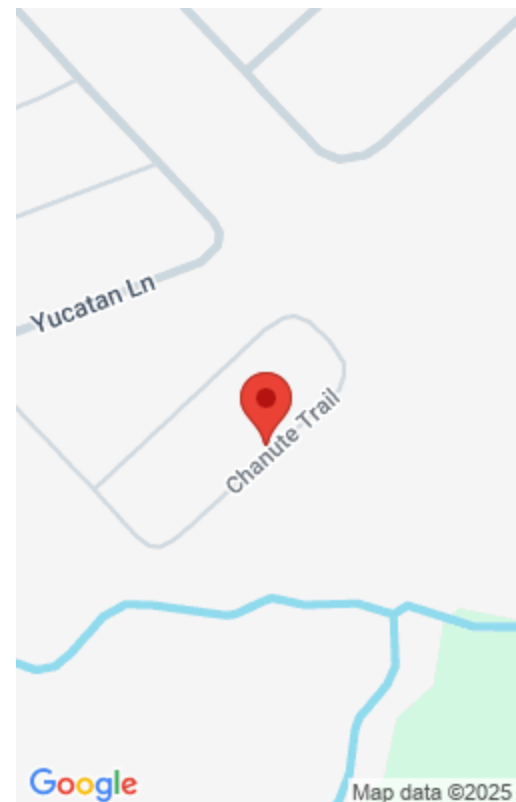
**\$7,500**

**161G D 00500 000 - 0.26 ACRES - 1161  
CHANUTE TRL, CROSSVILLE, TN 38572**

<https://gatewaylandinvestments.com>

- Tennessee
- Cash Discount Price
- Available

Explore the potential of this 0.26-acre lot in Cumberland County, Tennessee, nestled in the serene Lake Tansi area. Once you have a single-family home on your property, you can store your RV, boat, etc. Prefab or modular homes must adhere to ACC guidelines. However, please note that you are not allowed to store or put...



# Property Details

<b>Cash Price:</b> 7500	<b>Term Option 1:</b> \$200 down, \$200 for 44 months, for a total price of \$9,000
<b>Term Option 2:</b> \$250 down, \$250 for 33 months, for a total price of \$8,500	<b>Term Option 3:</b> \$350 down, \$350 for 22 months, for a total price of \$8,050
<b>Google Map Link:</b> <a href="#">Driving Directions</a>	<b>GPS Coordinates (center) at the road:</b> 35.8536, -85.0836
<b>Northwest Corner:</b> 35.8538, -85.0839	<b>Northeast Corner:</b> 35.854, -85.0837
<b>Southwest Corner:</b> 35.8535, -85.0837	<b>Southeast Corner:</b> 35.8537, -85.0834
<b>Legal Description:</b> Seminole Tansi Resort Pb 7 Pg 32 Lot 308 Dim 90 X 125	<b>Elevation:</b> 1880'
<b>Terrain:</b> Level	<b>Access:</b> Gravel Road
<b>Power:</b> Provided by Volunteer Energy Cooperative (931) 484-3527	<b>Water:</b> Provided by Water South Cumberland Utility District (931) 788-2612
<b>Sewer:</b> Aerobic Treatment Systems, Mound Systems, Drip Distribution Systems or Sand Filter Systems	<b>Zoning:</b> Vacant - Single Family Residential
<b>RV Living:</b> Not Allowed	<b>Mobile Home Living:</b> Not Allowed
<b>Manufactured Homes:</b> Allowed	<b>POA:</b> Lake Tansi
<b>POA Fees Per Year:</b> \$302.00	<b>Taxes Per Year:</b> \$11.00
<b>County Contact Information:</b> For more information, call Cumberland County Clerk at (931) 484-6442	<b>Conveyance:</b> Warranty Deed

# Basics

<b>Parcel ID:</b> 161g D 00500 000	<b>Size:</b> 0.26
<b>Approx Dimensions:</b> 90' x 125' x 90' x 125'	<b>County:</b> Cumberland
<b>State:</b> Tennessee	<b>Available:</b> Yes
<b>Category:</b> Cash Discount Price	<b>Type:</b> Tennessee
<b>Status:</b> Available	

