

"0.26-ACRE LOT LOCATED IN CROSSVILLE, TENNESSEE"



**161g D 00500 000 - 0.26 ACRES - 1161 CHANUTE TRL,
CROSSVILLE, TENNESSEE 38572**

<https://gatewaylandinvestments.com>

Some lots are simply built for great homes, and this one announces it right away. Lot 308 at 1161 Chanute Trail in the Seminole Tansi section of Lake Tansi Resort offers a clean, perfectly square 90 by 125 foot footprint - one of the most builder-friendly configurations available in the entire community. When a lot is this well-proportioned, designing a home that sits comfortably on it with room to breathe on all four sides becomes a genuinely enjoyable process rather than a puzzle. At 11,250 square feet of perfectly level land sitting at 1,880 feet of elevation on the Cumberland Plateau, t...

\$7,000

- Tennessee
- Available
- Cash Price

Basics

Parcel ID: 161g D 00500 000

Size: 0.26 acres

County: Cumberland

State: Tennessee

Status: Available

Property Details

Cash Price: \$7,000

Owner Financing: \$150 down, \$150 for 60 months, for a total price of \$9,150

GPS: 35.8536, -85.0836

Legal: Seminole Tansi Resort Pb 7 Pg 32 Lot 308 Dim 90 X 125

Elevation: 1880'

Terrain: Level

Access: Gravel Road

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

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

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

Zoning: Vacant - Single Family Residential

RV Living: Not Allowed

Mobile Homes: Not Allowed

Manufactured: Not Allowed

Taxes/Year: \$11.00

Conveyance: Warranty Deed

GPS Coordinates

Center: 35.8536, -85.0836

Northwest: 35.8538, -85.0839

Northeast: 35.854, -85.0837

Southwest: 35.8535, -85.0837

Southeast: 35.8537, -85.0834



HOA / POA Information

POA Name: Lake Tansi POA

Annual Fee: \$302.00

Phone: (931) 788-6721

Website: <https://laketansi-poa.com/>