

**161B E 01800 000 - 0.29 ACRES - 5 SENECA CIR,  
CROSSVILLE, TENNESSEE 38572**

<https://gatewaylandinvestments.com>

There is a reason Seneca Circle has a ring to it - this address in the Seminole Tansi section of Lake Tansi Resort carries the kind of quiet prestige that comes with being nestled in one of Cumberland County's most established and beautifully maintained resort communities. Lot 17 at 5 Seneca Circle offers 0.29 acres of perfectly level Tennessee land at 1,900 feet of elevation, and it is ready for the home you have been envisioning.

At 12,762 square feet with an inviting width that opens up to 152 feet along one boundary, this lot has the kind of proportions that give a future home real pre...

**\$13,500**

- Tennessee

- Available

- Cash Price

## Basics

**Parcel ID:** 161B E 01800 000

**Size:** 0.29 acres

**County:** Cumberland

**State:** Tennessee

**Status:** Available

## Property Details

**Cash Price:** \$13,500

**Owner Financing:** \$200 down, \$290 for 60 months, for a total price of \$17,400

**GPS:** 35.8602, -85.0839

**Legal:** Seminole Tansi Resort Pb 7 Pg 4 Lot 17 Dim 110x125 Irr

**Elevation:** 1900'

**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:** \$16.00

**Conveyance:** Warranty Deed

## GPS Coordinates

**Center:** 35.8602, -85.0839

**Northwest:** 35.8603, -85.0843

**Northeast:** 35.8606, -85.0839

**Southwest:** 35.8601, -85.0840

**Southeast:** 35.8603, -85.0838



## HOA / POA Information

**POA Name:** Lake Tansi POA

**Annual Fee:** \$302.00

**Phone:** (931) 788-6721

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