

**161B A 01000 000 - 0.26 ACRES - 1020 CHANUTE TRL,
CROSSVILLE, TENNESSEE 38572**

<https://gatewaylandinvestments.com>

At 1,900 feet of elevation, Lot 61 on Chanute Trail sits at the highest point of any Lake Tansi lot currently available through Gateway Land Investments. That distinction means something real - cooler summers, broader views of the Cumberland Plateau's rolling landscape, and the kind of crisp mountain atmosphere that makes Tennessee's plateau country one of the most sought-after lifestyle destinations in the entire Southeast. This 0.26-acre parcel in the Kiowa section of Lake Tansi Resort is one of the more characterful lots in the community, with an irregular shape that spans up to 192 feet...

\$6,697

- Tennessee
- Available
- Cash Price

Basics

Parcel ID: 161B A 01000 000

Size: 0.26 acres

County: Cumberland

State: Tennessee

Status: Available

Property Details

Cash Price: \$6,697

Owner Financing: \$200 down, \$200 for 42 months, for a total price of \$8,600

GPS: 35.8592, -85.0878

Legal: Kiowa Tansi Resort Pb 7 Pg 31 Lot 61 Dim 131.91 X 112.94 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: \$14.00

Conveyance: Warranty Deed

GPS Coordinates

Center: 35.8592, -85.0878

Northeast: 35.8595, -85.0878

Southwest: 35.8591, -85.0883

Southeast: 35.859, -85.0879



HOA / POA Information

POA Name: Lake Tansi POA

Annual Fee: \$302.00

Phone: (931) 788-6721

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