

**149K A 02600 000 - 0.29 ACRES - 311 YATASI LN,  
CROSSVILLE, TENNESSEE 38572**

<https://gatewaylandinvestments.com>

There is something genuinely special about a lot that combines paved road access, a natural irregular shape, resort amenities, and a price point that makes serious financial sense. Lot 295 at 311 Yatasi Lane in the Cherokee Tansi Resort Subdivision of Crossville, Tennessee delivers all of that in a single, well-positioned 0.29-acre package sitting at 1,880 feet of elevation on the Cumberland Plateau. The dimensions here tell an interesting story. Spanning up to 163 feet in length with a tapering width that shifts from 95 feet at one end to 82 feet at the other, this irregularly shaped lot c...

**\$33,500**

- Tennessee

- Available

- Cash Price

## Basics

**Parcel ID:** 149K A 02600 000

**Size:** 0.29 acres

**County:** Cumberland

**State:** Tennessee

**Status:** Available

## Property Details

**Cash Price:** \$33,500

**Owner Financing:** \$325 down, \$725 for 59 months, for a total price of \$42,775

**GPS:** 35.8664, -85.0754

**Legal:** Cherokee Tansi Resort Pb 6 Pg 22 Blk 2, Lot 295 Dim 30.02 X 165.22

**Elevation:** 1880'

**Terrain:** Level

**Access:** Paved 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:** 35.8664, -85.0754

**Northwest:** 35.8666, -85.0758

**Northeast:** 35.8668, -85.0757

**Southwest:** 35.8663, -85.0756

**Southeast:** 35.8665, -85.0753



## HOA / POA Information

**POA Name:** Lake Tansi POA

**Annual Fee:** \$302.00

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

**Website:** <http://LakeTansiPOA>