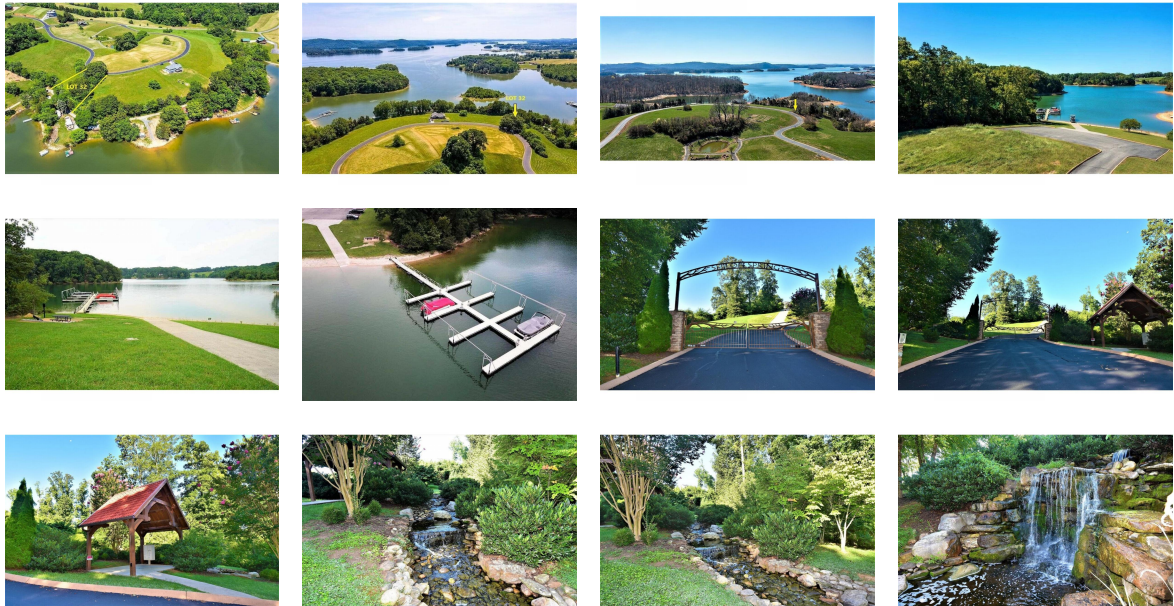


**RESIDENTIAL LAND FOR SALE**



**Lot 32 Shiloh Springs**  
**Rutledge, Tennessee**  
**United States**

Parcel Size **1 Acres**      Date Listed      **06/25/2024**  
 Listing ID      **GL-1737971715**

**Asking Price**  
**\$49,900**

Listed by: **Homes & Land Magazine**  
 For more information, visit:  
<https://www.globallistings.com/11139914>

**Overview**

SELLER HAS INSTRUCTED US TO REDUCE THE PRICE ON THIS CHEROKEE LAKE VIEW LOT \$10,000 AND IS OFFERING OWNER FINANCING! NO CREDIT CHECK. INSTANT APPROVAL. LOW CLOSING COSTS. Land with Cherokee Lake views like this will typically be prized much, much higher. The seller has agreed to list it at this price to allow the new owner to clear a handful of trees that stand where the ideal spot for building a home would give you the finest views of the lake and mountains. Take a look at the photos. You can view Cherokee Lake from the right side of where the home would be built. From the left side. From the rear. A wraparound deck would be wonderful. The land has a gentle slope ideal for a walk out basement style home. Or build yourself a one level home with a nice crawlspace. Your choice. The front of the home will line up nicely with the road, granting you easy access to your garage. No need for a long expensive driveway here, saving you on building costs. The Shiloh Springs community provides access to the use of a boat dock and boat slips. Jump in your golf cart, or simply stroll, to the residents-only boat dock and a private concrete launching ramp. No need to go through the expense of building or maintaining one. No need to be constantly letting the dock out or bringing it in as the waters ebb and flow in these TVA lakes. No need to stain, paint, or replace warped deck boards. Shiloh Springs does all this for you. Have access to a dock, without the work of maintaining one. This is truly maintenance-free Lake Living! And if you don't wish to tie up your garage with your boat, trailer, and/or jet skis, Shiloh Springs also offers residents a storage area for parking.

Located in Grainger County, with its scenic farmland but close to everything. If you are relocating from another state, this area is within an 8-hour drive of 20 of the 50 states, allowing you to remain close to family members. Conveniently located to the cities of Morristown and Jefferson City. Walmart in Jefferson City is 18 miles away. Walmart in Morristown is 16 miles. Hospitals? Both Morristown-Hamblen and Jefferson Memorial are also 16 miles away. Schools, shopping and dining are all close by. And, if you work in Knoxville, you can be at the I-40 397 exit ramp in 36 miles. Tennessee, a state that offers the advantage of NO State Income Tax and some of the lowest property tax rates in the nation. You can have all this and access to Cherokee Lake, with its world-renowned fishing, boating, and recreation! Live the Cherokee Lake Life!

**Contact**

**Email**

**Phone**

**[felix@cherokeelakerealty.com](mailto:felix@cherokeelakerealty.com)**

**(865) 471-8222**