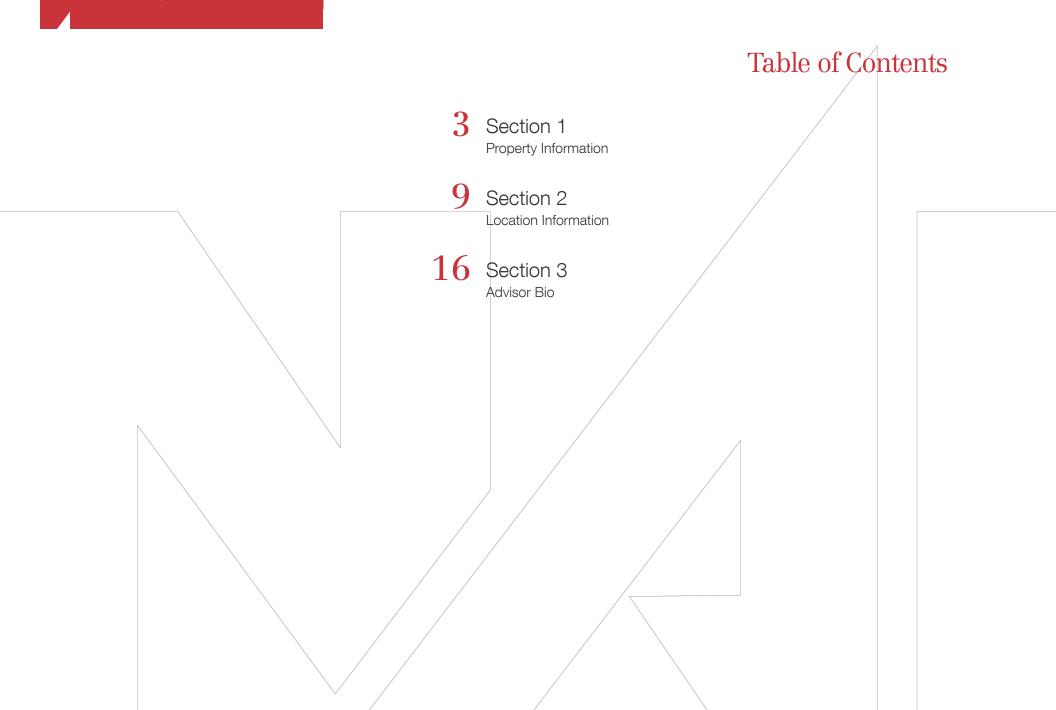
For Sale Land 3.67 Acres | \$13,624 / AC





### Land

3.67 Acres | \$13,624 / AC









SALE PRICE:	\$50,000
LOT SIZE:	3.67 Acres
APN #:	Map 048N, Group A, Parcel 004.00
ZONING:	N/A
MARKET:	Dekalb County
CROSS STREETS:	Puckett Point Road & Lake Road

### **Property Overview**

This mountainous heavily wooded tract consists of 13 lots that are merged into one parcel. The parcel adjoins U.S. Army Corps of Engineers land on Center Hill Lake. Utility water and electricity are available nearby and the lot has grandfathered provisions for septic approval.

Hurricane Bridge Recreation Area and Hurricane Marina are about 7.3 miles away, about a 15 minute drive depending upon traffic. Puckett's Point residents have easy lake access via a neighborhood boat ramp. I-40 and downtown Smithville are within a convenient driving distance.

### **Property Highlights**

- Sloping to Steep Topography
- Heavily Wooded
- Possible multiple building sites



## Property Details

PROPERTY NAME:	Residential Tract - Center Hill Lake
PROPERTY ADDRESS:	Lake Road Smithville, TN 37166
APN:	Map 048N, Group A, Parcel 004.00
LOT SIZE:	3.67 Acres
ZONING:	N/A
CROSS STREETS:	Puckett Point Road & Lake Road









dgothard@koellamoore.com

963 Dolly Parton Parkway, Sevierville, TN 37862

**David Gothard** 

P: 8654538111

The information contained herein was obtained from sources deemed to be reliable.

MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.











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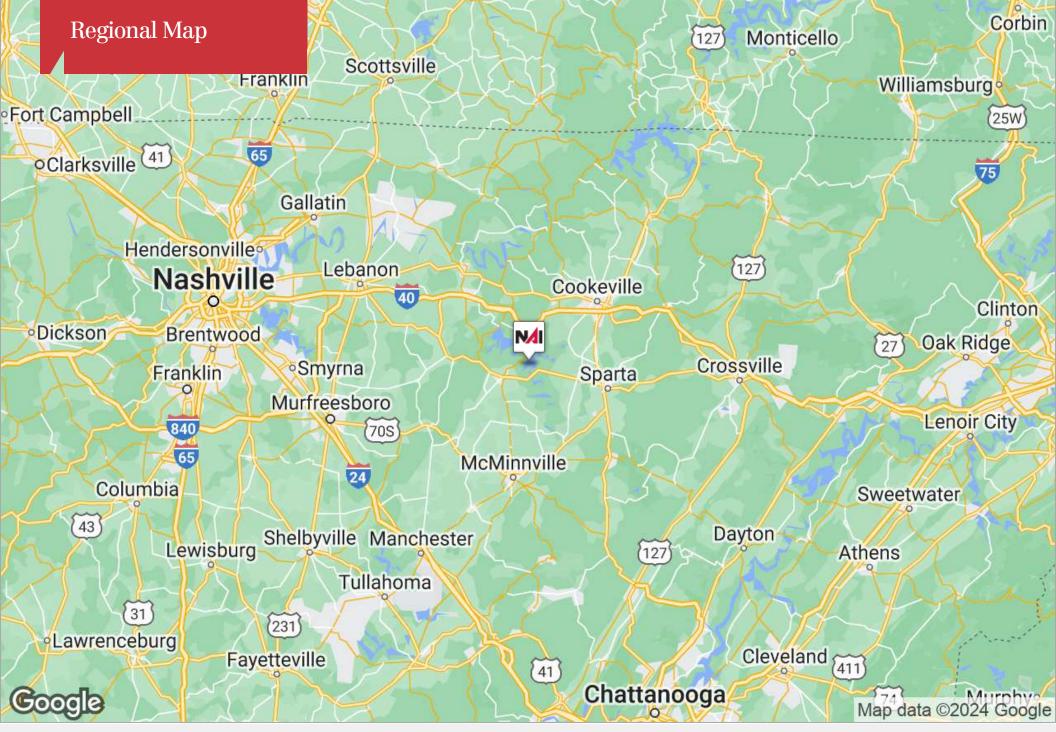






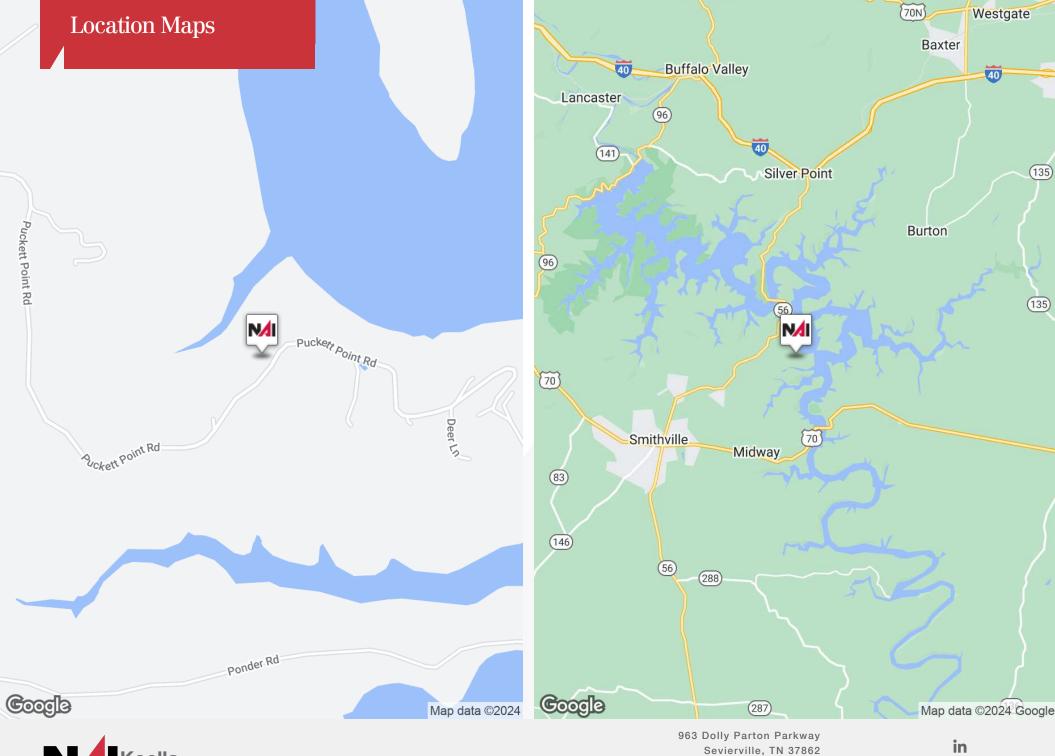
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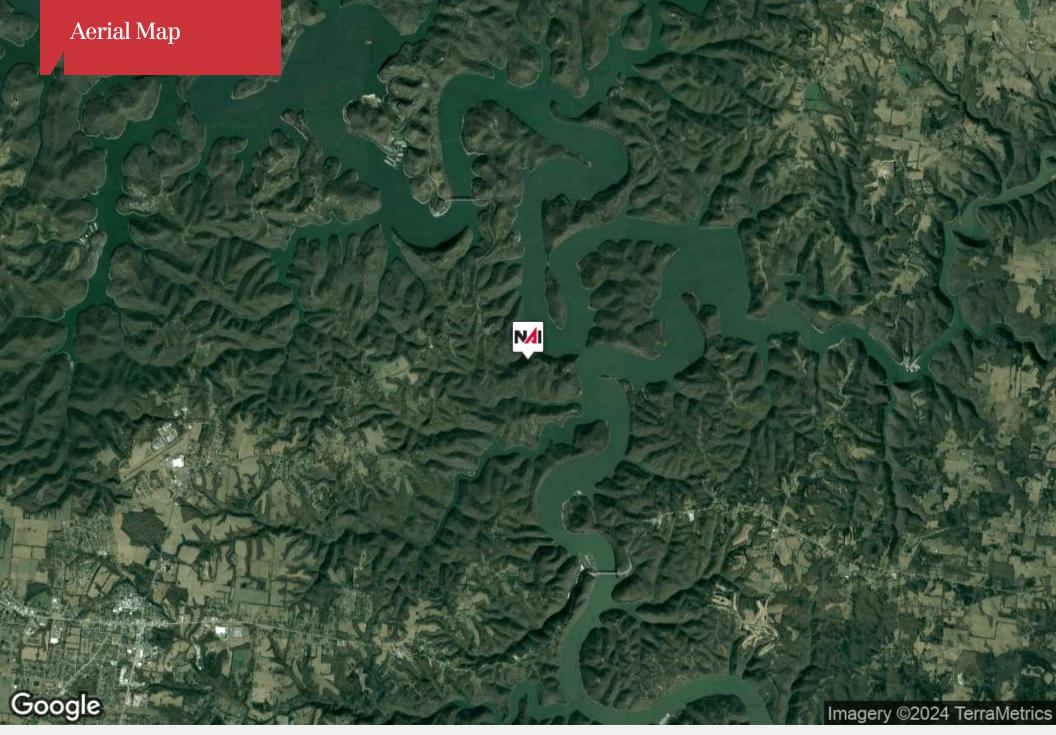


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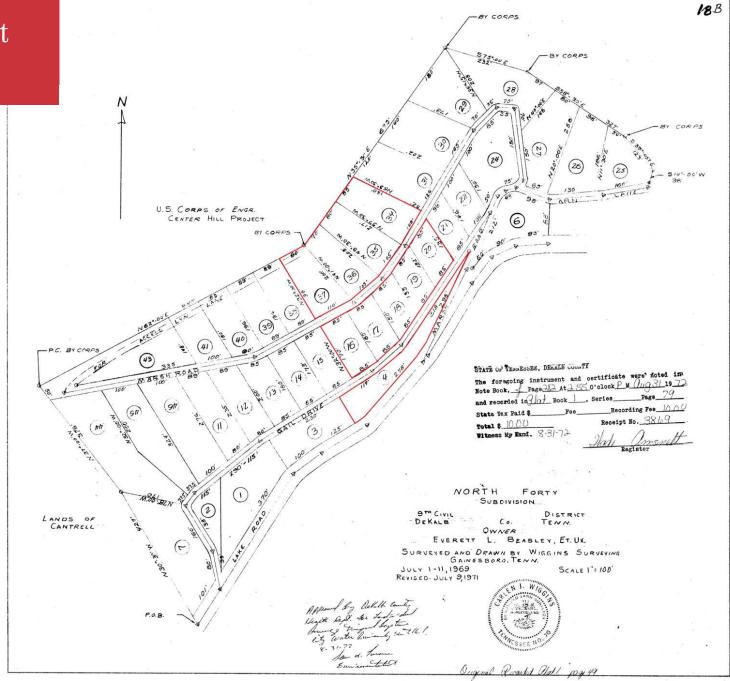
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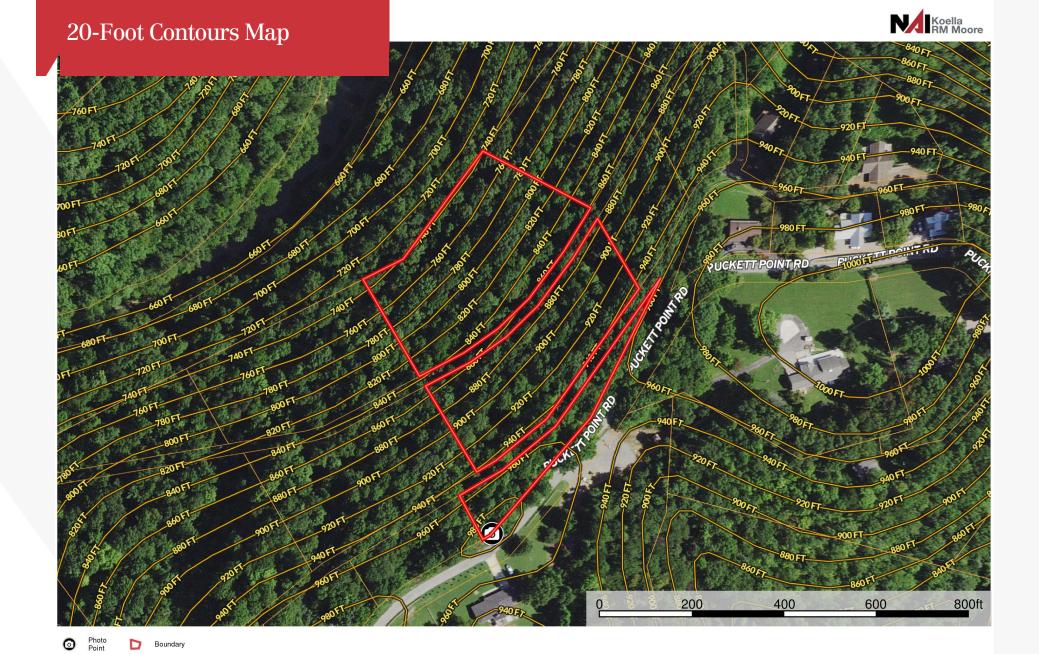


### Subdivision Plat

Property Outlined in Red









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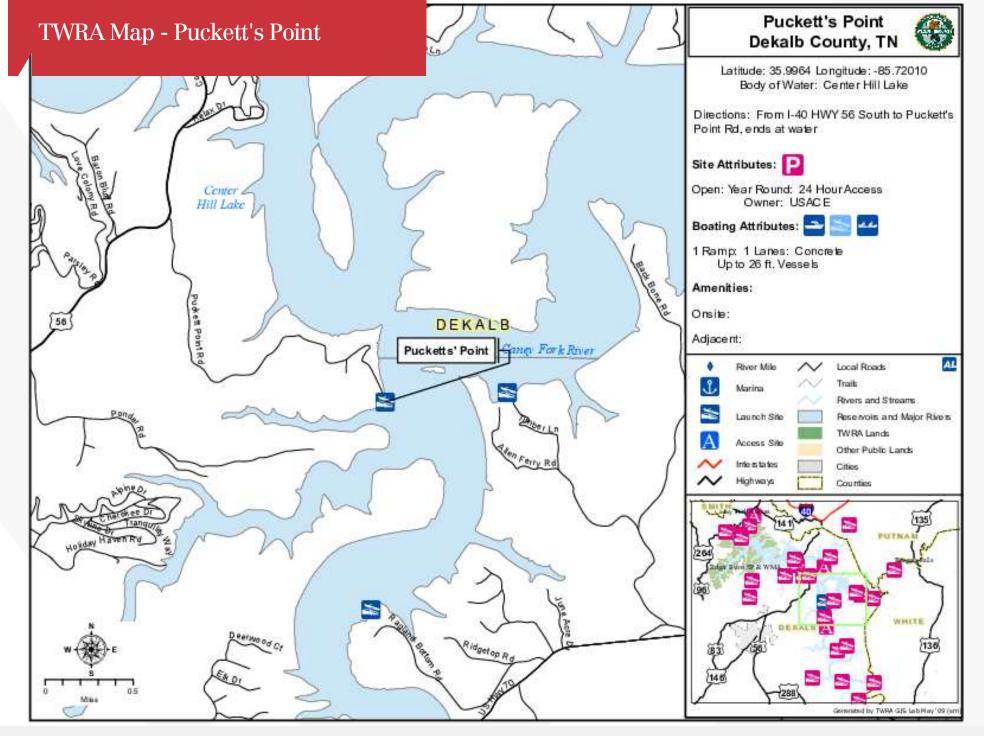


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# David Gothard, CCIM

Principal Broker (Sevierville Office), Senior Advisor

TN License #00262082 865.453.8111 tel 865.429.3333 fax dgothard@koellamoore.com

### **Memberships & Affiliations**

Certified Commercial Investment Member (CCIM) National Association of Realtors (NAR) Tennessee Association of Realtors (TAR)

#### Education

United States Naval Academy, Annapolis, Maryland, 1975 (B.S., International Security Affairs)

### Professional Background

David L. Gothard, CCIM, serves as a Senior Advisor and is the Principal Broker for NAI Koella | RM Moore's Sevierville, Tennessee office. He is a market area specialist, and has gained broad transaction experience in the sale and leasing of commercial and investment properties in Tennessee's Smoky Mountains region, primarily in Sevierville, Pigeon Forge, Gatlinburg and Sevier County. The county's economic base of tourism and its millions of visitors afford him wonderful opportunities, particularly in the hospitality, retail and commercial land sectors.

David served as a naval officer and retired from active duty at the rank of Commander in 1995. He and his wife Kathy reside in Sevierville. They are active members of Sevierville First United Methodist Church.

