

88 Acres, 3400' frontage on the Clinch River

311 Ross Cemetery Rd, Rocky Top, TN 37769

Listing ID:	30719972
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Agricultural, Residential (Single Family)
Gross Land Area:	88.14 Acres
Sale Price:	\$3,000,000
Unit Price:	\$34,036 Per Acre
Sale Terms:	Cash to Seller



Overview/Comments

The Williams family has owned and farmed this property since 1949. Located in a bend of the best Trout river east of the Mississippi, with 2/3 mile of river frontage. Located just down from Peach Orchard TWRA River Access. TWRA regularly stocks Rainbow, Brown and Brook Trout and have been doing so for a long time. There are 14 miles of trophy river on the Clinch and this property is approximately midriver. Across the river is mostly steep ridge of hardwoods. Spectacular views and fishing. Great for a fisherman's retreat, rural development or a recreational development.

Existing 1,300sf +/- 3 bed, 2 bath cabin to remain, which Buyer could relocate anywhere on the property if desired. Farm equipment not included. Also excluded is the property north of Ross Cemetery Road, the cemetery and the property between the cemetery and the southern property line. Reference attached survey for description of 88.14 acres to be conveyed.

More Information Online

<https://www.kaarcie.com//listing/30719972>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	001030 10000
Possible Uses:	Agricultural, Residential (Single Family), Vacation/Resort
Sale Terms:	Cash to Seller

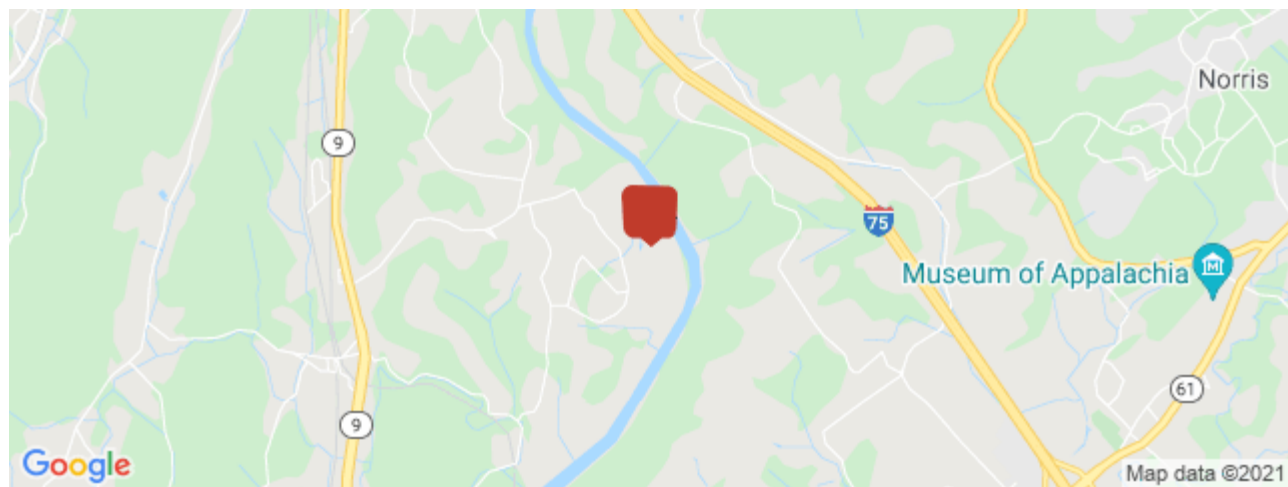
Area & Location

Largest Nearby Street: Ross Cemetery Road

Highway Access Access from I-75 on Rocky Top Norris Freeway Exit (#128) just 20 minutes north of Knoxville. Then head south on US-25, left on New Clear Branch Road and right on Ross Cemetery Road.

Location

Address:	311 Ross Cemetery Rd, Rocky Top, TN 37769
County:	Anderson
MSA:	Knoxville



Property Images



vlcsnap-2021-01-08-10h54m35s013



vlcsnap-2021-01-08-10h53m37s869



vlcsnap-2021-01-08-10h54m04s914



vlcsnap-2021-01-08-10h53m04s150



vlcsnap-2021-01-08-10h52m39s963



vlcsnap-2021-01-08-10h51m08s809

Property Contacts



Brandon Clark

Maddox Property Sales

865-805-5502 [M]

865-522-9910 [O]

bclark@maddoxcompany.com