

ALL FIELDS DETAIL



MLS #	148365	Occupancy	Either
Status	Active	Mobile	No
Type	Residential Lot	Restrictive Covenants	Yes
Address	Lot 27 Samuel Wear Drive	County	Sevier
Address 2	Lot #27 Smoker Holler - 4 BR	Use	Single Family
	Septic Approval!		
City	Sevierville		
State	TN		
Zip	37862		
Area	Wears Valley		
Class	LOTS/LAND		
Asking Price	\$64,900		
Sale/Rent	For Sale		
IDX Include	Yes		

Virtual Tour

GENERAL

Agent	JAY FRADD	Listing Office 1	REALTY EXECUTIVES SMK MT - Main (865) 774-4307
Comm Type	Percentage of Sales Price	Buyer Agent Comm	0.0500
FAC Comm	0.0500	Sub Agent Comm	0.0000
Exclusive Rights Y/N	Yes	Exclusion Y/N	No
Bonus Y/N	No	Variable Rate Y/N	No
Owner Name	Fradd - O/A	Listing Date	2/17/2009
Number of Acres	0.85	Price Per Acre	76352.94
Subdivision/Complex Name	Smoker Holler	FT Road Frontage	369
Acres Wooded	0.6 appr	Acres Pasture	0.25 appr
Lot Front	369	Lot Left	124
Lot Back	282	W Deed Book	2822
Page	66	Map	134B
Group	D	Parcel	027.00
Lot/Block/Unit	27	District	06
Zoning Entity	Sevier County	Zoning	A-1
Grid #	6464	Grid Location	E
Associated Document Count	0	Update Date	2/17/2009
Status Date	2/17/2009	HotSheet Date	2/17/2009
Price Date	2/17/2009	Input Date	2/17/2009
Original Price	\$64,900		

FEATURES

ACCESS	MISCELLANEOUS	PROPOSED FINANCING	SHOWING INSTRUCTIONS
County Road	Cable TV	Cash	Call List Agent
State Highway	Survey on File	Conventional	Call List Office
LAND FEATURES	View	Exchange	Show Anytime
Gently Rolling	Broadband Internet Avail	SEPTIC APPROVED/PERMIT	Vacant
Level	POSSESSION	4+ Bed	See Addendum
Open	At Closing	SEWER	SUITABLE USE
Rolling		Needs Septic	Residential
Wooded		Septic Permit on File	WATER
			Needs Well

FINANCIAL

Annual Tax	211.75	Tax Year	2008
HOA/Month	0.00		

DIRECTIONS

From the Parkway In Pigeon Forge, Take Light #3 (Wears Valley Rd/Rt. 321) West toward Wears Valley approximately 11 miles to a left onto Thomas Headrick into the Smoker Holler Development. Take first left onto Samuel Wear Drive and the lot is the second on your left and continues well beyond the curve in the road. (See associated documents for property map)

REMARKS

Great building lot on the valley floor in scenic Wears Valley! This 0.85 acre lot features a gently rolling homesite already cleared - or you can build on an even more flat piece of the land with some tree removal. The lot features a 4 BEDROOM SEPTIC PRE-APPROVAL and a view of Little Round Top Mountain from the front of the lot. A good mix of trees, and extremely easy access from Wears Valley Road. Building plans are available per request. Not many four bedroom septic lots available with easy access in Wears Valley - especially at this price!!! Just minutes to the National Park via Lyon Springs Rd. to Metcalf Bottoms!

ADDENDUM

Please call owner/agent at (865) 809-8600 before showing.

ADDITIONAL PICTURES



DISCLAIMER

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