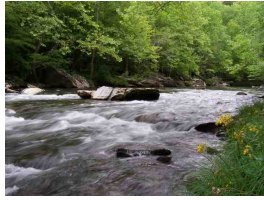


## ALL FIELDS DETAIL



<b>MLS #</b>	138965	<b>Occupancy</b>	Either
<b>Status</b>	Active	<b>Mobile</b>	No
<b>Type</b>	Residential Lot	<b>Restrictive Covenants</b>	Yes
<b>Address</b>	Lot 16 RIVERSONG WAY	<b>County</b>	Sevier
<b>Address 2</b>	Lot 16 Riversong Estates - Riverfront Lot	<b>Use</b>	Single Family
<b>City</b>	Sevierville		
<b>State</b>	TN		
<b>Zip</b>	37876		
<b>Area</b>	Pitman Center		
<b>Class</b>	LOTS/LAND		
<b>Asking Price</b>	\$299,900		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

## GENERAL

<b>Agent</b>	JAY FRADD - (865) 809-8600	<b>Listing Office 1</b>	C21 COVE MOUNTAIN REALTY - Main (865) 429-5577
<b>Comm Type</b>	Percentage of Sales Price	<b>Buyer Agent Comm</b>	0.0500
<b>FAC Comm</b>	0.0500	<b>Sub Agent Comm</b>	0.0000
<b>Exclusive Rights Y/N</b>	Yes	<b>Exclusion Y/N</b>	No
<b>Bonus Y/N</b>	Yes	<b>Variable Rate Y/N</b>	No
<b>Owner Name</b>	FRADD JIM L	<b>Listing Date</b>	3/4/2008
<b>Number of Acres</b>	2.39	<b>Price Per Acre</b>	125481.17
<b>Subdivision/Complex Name</b>	RIVERSONG	<b>W Deed Book</b>	1856
<b>Page</b>	579	<b>Map</b>	92
<b>Group</b>	A	<b>Parcel</b>	109H A 016
<b>Lot/Block/Unit</b>	16	<b>District</b>	17th
<b>Zoning Entity</b>	Sevier County	<b>Zoning</b>	Residential
<b>Grid #</b>	6366	<b>Grid Location</b>	U
<b>Latitude #</b>	35.763966406221	<b>Longitude</b>	-83.40143258752
<b>Associated Document Count</b>	3	<b>Update Date</b>	3/10/2008
<b>Status Date</b>	3/4/2008	<b>HotSheet Date</b>	3/4/2008
<b>Price Date</b>	3/4/2008	<b>Input Date</b>	3/4/2008
<b>Original Price</b>	\$299,900	<b>Days On Market</b>	16

## FEATURES

<b>ACCESS</b>	<b>LAND FEATURES</b>	<b>POSSESSION</b>	<b>SEWER</b>
Paved Road	Mountainous	At Closing	Needs Septic
Private Drive	River Front	<b>PROPOSED FINANCING</b>	<b>SHOWING INSTRUCTIONS</b>
<b>HOA INCLUDES</b>	Sloping	Cash	Call List Agent
Roads	Steep	Conventional	Show Anytime
Other	Stream/Creek	Exchange	See Addendum
	Wooded	<b>RENTAL</b>	<b>SUITABLE USE</b>
	<b>MISCELLANEOUS</b>	Off Site	Residential
	View	<b>SEPTIC APPROVED/PERMIT</b>	<b>WATER</b>
		3 Bed	Needs Well

## FINANCIAL

<b>Annual Tax</b>	635.25	<b>Tax Year</b>	2007
<b>HOA/Month</b>	27.08	<b>Financing Remarks</b>	HOA \$325/yr. in 2007

## DIRECTIONS

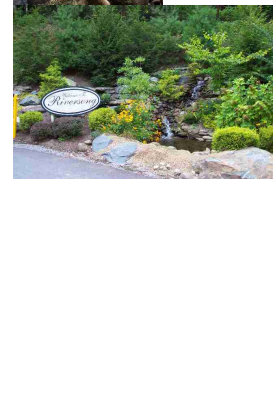
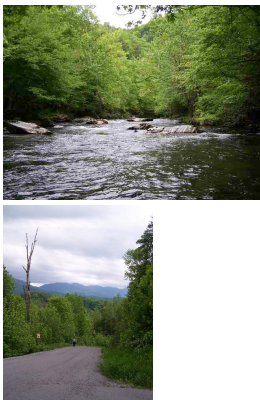
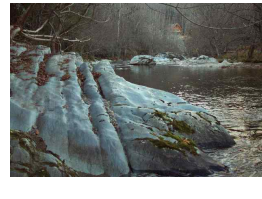
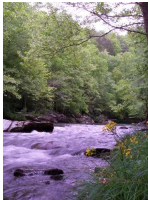
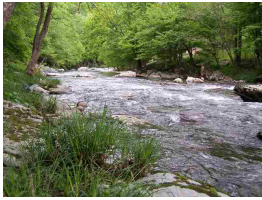
From Gatlinburg, take light #3 to 321 East travel East to Pittman Center. Take a left onto Rt. 416 (Pittman Center Rd) just past the Greenbriar Entrance to the National Park. Continue North on 416 past Webb Creek Road on your right. Riversong Estates is the next road on the left. Turn left into development. Head through the switchback curve and up the hill take your first right (Riversong Way) back toward the river. Lot #16 is on both sides of the road with the majority of it being on your right toward the river. No sign yet, there will be soon

**REMARKS**

Absolutely stunning riverfront lot on the Middle Prong of the Little Pigeon River. Approximately 2.39 acres with 275' of river frontage on excellent trout fishing waters. Riversong and its pristine waters are the home to some million dollar cabins in this beautiful mountain development. Two of the homes on the same road as this lot have sold for over \$997,000 (one of the two selling for \$1,000,000 in 2008). Across the river from lot 16 is a large new home belonging to UT's head football coach. Convenient to Gatlinburg and Pigeon Forge, but a secluded feeling with massive trees. The portion of the river frontage includes some large boulders with tumbling water as well as a little trout run and pool. Located about 5 minutes from the Greenbriar Entrance of the Smoky Mountain National Park. All pictures are of the ACTUAL lot and river frontage except pictures #13-15 which show the entrance of Riversong and the roads within the community.

**ADDENDUM**

Agent would prefer to walk the land with you to assist in identifying boundaries as well as access to the river. Owner is related to agent. \$1,000 bonus to selling agent/broker. Not many opportunities come across for Little Pigeon River frontage in a well established development. This portion of the river feels like you are in the National Park. Additional documents available in Associated Docs. Acreage taken from tax records. All information provided by listing agent /broker is deemed reliable but is not guaranteed and should be independently verified.

**ADDITIONAL PICTURES****DISCLAIMER**

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