

## ALL FIELDS DETAIL



<b>MLS #</b>	139015	<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 27 SAMUEL WEAR DR	<b>County</b>	Sevier
<b>Address 2</b>	Lot #27 Smoker Holler	<b>Use</b>	Single Family
<b>City</b>	Sevierville		
<b>State</b>	TN		
<b>Zip</b>	37862		
<b>Area</b>	Wears Valley		
<b>Class</b>	LOTS/LAND		
<b>Asking Price</b>	\$79,900		
<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>	Dunright Builders, LLC/Fradd	<b>Listing Date</b>	3/5/2008
<b>Number of Acres</b>	0.85	<b>Price Per Acre</b>	94000.00
<b>Subdivision/Complex Name</b>	SMOKER HOLLER	<b>W Deed Book</b>	2882
<b>Page</b>	66	<b>Map</b>	134
<b>Group</b>	D	<b>Parcel</b>	027.00
<b>Lot/Block/Unit</b>	27	<b>District</b>	06
<b>Zoning Entity</b>	Sevier County	<b>Zoning</b>	Residential
<b>Grid #</b>	6464	<b>Grid Location</b>	E
<b>Latitude #</b>	35.703072089367	<b>Longitude</b>	-83.66748643722
<b>Associated Document Count</b>	4	<b>Update Date</b>	3/10/2008
<b>Status Date</b>	3/5/2008	<b>HotSheet Date</b>	3/5/2008
<b>Price Date</b>	3/5/2008	<b>Input Date</b>	3/5/2008
<b>Original Price</b>	\$79,900	<b>Days On Market</b>	15

## FEATURES

<b>ACCESS</b>	<b>MISCELLANEOUS</b>	<b>RENTAL</b>	<b>SUITABLE USE</b>
County Road	Broadband Internet Avail	Off Site	Residential
Paved Road	Survey on File	<b>SEPTIC APPROVED/PERMIT</b>	<b>WATER</b>
<b>LAND FEATURES</b>	View	4+ Bed	Needs Well
Gently Rolling	<b>POSSESSION</b>	<b>SEWER</b>	
Hilly	At Closing	Needs Septic	
Open	<b>PROPOSED FINANCING</b>	<b>SHOWING INSTRUCTIONS</b>	
Rolling	Cash	Call List Agent	
Sloping	Conventional	Show Anytime	
Wooded	Exchange		

## FINANCIAL

<b>Annual Tax</b>	211.75	<b>Tax Year</b>	2007
<b>HOA/Month</b>	0.00		

## DIRECTIONS

From Pigeon Forge, take light #3 Wears Valley Road into Wears Valley. Continue in Wears Valley to a left into Smoker Holler Subdivision at Thomas Headrick Dr. (at Smoker Holler Campground). Once in development, take a left onto Samuel Wear Dr. and the lot is on the left. There is no sign yet, there will be soon.

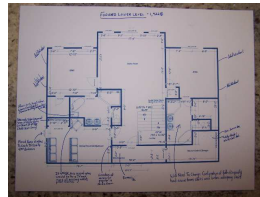
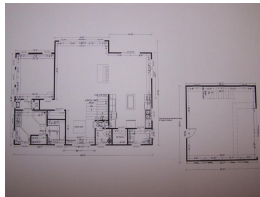
## REMARKS

Easy access off the Valley floor on this gently sloping lot with 4 Bedroom Septic Approval. Lot lays very well for a walkout basement. Building site is already clear with trees on the back of the lot and the Eastern side. Views of Little Roundtop Mountain. Mixed use in this development of rental cabins and permanent resident/vacation homes. A good value in Wears Valley for a 4 bedroom septic lot & easy build site.

**ADDENDUM**

Owner/Agent. \$1,000 bonus to selling agent/broker. See associated documents for septic permit issued from Sevier County Health Dept., restrictions, and other related documents. Have building floorplans for house specifically designed to maximize Lot #27's view, road frontage, and lay of the land. Will provide if interested.

**ADDITIONAL PICTURES**



**DISCLAIMER**

All information contained herein deemed reliable but not guaranteed. Buyers should personally verify all information. All content Copyright 1998-2008 Great Smoky Mountains Association of Realtors. All rights reserved.