

**SOLD**



## Walden Ridge Timberland

3,343.71 +/- Acres | Morgan County, TN



### ADDRESS

0 Fire Tower Road  
Harriman, TN 37748

### LOCATION

### PROPERTY SUMMARY

Large East Tennessee acreage near Windrock Park, Frozen Head State Park, Catoosa Wildlife Management Area, and several other outdoor recreation attractions. Conveniently located just under 10 miles from I-40 and less than 50 miles from Downtown Knoxville. The property offers endless mountain views from the top of Walden Ridge with miles of OHV trails branching from a well maintained gravel road leading to the center of the property. A timber inventory conducted in 2017 shows an estimated 10.9 +/- million board feet of sawtimber and estimated 134,500 +/- tons of pulpwood and has been left to grow since the inventory. A great option for investors looking to generate annual passive income via timber sales, the forest carbon offset market, and recreational leases, or to create a private recreational retreat with a cabin. Active investors may want to exploit the property's development potential. Contact Matthew Carr for more information 855-384-LAND.

[nationalland.com/listing/walden-ridge-timberland-tract](https://nationalland.com/listing/walden-ridge-timberland-tract)



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