

**SOLD**



## Buildable Acreage with a Stunning View

36.09 +/- Acres | Roane County, TN



### ADDRESS

311 Tate Coley Road  
Lenoir City, TN 37771

### LOCATION

From exit 360 Buttermilk Road drive for .9 miles on Buttermilk Road West to Eblen Cave Road. Turn left onto Eblen Cave Road and continue for .7 miles. Turn left onto Tate Coley road and continue for one mile. The driveway will be on the left. 35.86333, -84.36976

### PROPERTY SUMMARY

This 36-acre property boasts breathtaking views of the Cumberland Mountains and Melton Hill Lake. Ideally situated just 2.5 miles from Interstate 40, it offers convenient access—only 20 minutes to Lenoir City and 35 minutes to downtown Knoxville. Approximately one acre at the top of the property has been recently cleared, creating an ideal homesite with ample space for additional development. The land includes 6 to 7 acres of relatively flat terrain suitable for building. Timber was recently harvested, and the property currently holds Greenbelt status. Buyers should be aware that rollback taxes may apply if the Greenbelt designation is not maintained. The property supports a healthy wildlife population, making it ideal for those seeking a private and nature-rich setting. While the property is being sold as a whole, a previous survey divided it into three potential parcels:

- Tract 1: 12.79 acres, Tract 2: 11.50 acres, Tract 3: 11.80 acres

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