

PROPERTY FOR SALE

3.31 Acres • Boat Storage Units • Shop • RV Hookups

7035 Cuba Landing Road, Waverly, TN 37185

- Conveniently Located 1 Mile off I-40 Exit 137 & 1 Mile from Cuba Landing Marina -

3.31 Acres (includes 3 adjoining lots) – Room for expansion!

Property runs to the Creek (Jack Branch) – Quiet, peaceful country setting

Security Lights (MLEC)

Circular drive throughout property for ease of access

New frost free yard hydrants

Adjoins TN National Wildlife Refuge

Parcel 29.00 :

Currently vacant – Existing driveway entry

This area is ideal for expanding the Rental sites.

Well #1 (needs repair)

Septic System connection

Parcel 26.00 :

BRAND NEW 40 x 20 x 14 Covered RV Site with thick concrete pad {Rental Site for Income}

Serviced by Well #2 & Septic Hookup

This site has its own Meter.

This area is also ideal for expanding Rental sites.

Parcel 18.00 :

10 Units • 12x30 • 7' doors

10 Units • 12x30 • 8'6" doors

5 Units • 12x35 • 9'6" doors

Shop • 35'x36' • Electric & Water • (3 original storage units made into Shop)

ALL Units have Electricity.

Existing RV Site by the Creek {Rental Site for Income}

Serviced by Well #2 & Septic Hookup

*****Campers on site DO NOT convey*****