

833 DUCK CREEK RD

ADDITIONAL EXPANDED DESCRIPTION

PDF ATTACHMENT #1:

**THE LAND:** The property is inviting for farming, cattle and horses, really anything you desire. There are 153.9 acres by survey. It is impressive. You'll enter conveniently on very good roads to your private driveway and your own, beautiful, concrete bridge over a very full and vigorous creek that runs the full width of the property. Barely rolling, almost level, and very beautiful pasture lands lay along the way between you and the creek to the right as you are driving in. Impressive, grassy hills rise up to your left. The land is expansive. Large wooded sections, about 70% of the property, cover the back sides of the hills where there is an abundance of trails. The rest is in the pastures, the home site, and the river front. There is a pond along the east boundary. Every boundary is covered for privacy by full lines of trees.

**THE RIVER:** The property owns all the way down to the river where there is a strip of land to be enjoyed (approximately a 3300'L x 53'-26'W with some variance). It ends about 65ft back from the public boat launch.

**THE CABIN SETTING:** The home suddenly appears at the end of its very private  $\frac{3}{4}$  milelong driveway. It sits high on the mountain above Clinch River. Most definitely, it is an exciting property. The mountain views through the home's great windows, decks and porches, north and south, are truly fabulous. Photos cannot convey their majesty. They are straight away in your sight, and right there with you. You will find yourself completely encompassed in the mountains, enjoying the beauty of nature, hearing the birds, and near to the clouds.

**THE TOWER:** The owners built a free-standing, 3-story "Tower", adds 935 Sq.Ft +/- unfinished, interior living space in addition to the cabin. It is set off a short distance to the side. This building was intended to serve as a guest house or for use as an office. The Tower is plumbed in for a kitchen area, and a bathroom, and it is also pre-wired for electricity. A proposal is on file for a complete HVAC system. The interior remains for a buyer to finish in accordance with their intended use.

**GARAGE:** A 3-car garage on concrete slab sits at the end of the driveway. It also has electric car hook-up.

**THE LOCATION:** You'll be comfortably 1  $\frac{1}{2}$  hours from Knoxville with everything you might want in the realm of big city entertainment & benefits, and it's not so far from Nashville either. If you're fortunate enough to fly in and out in your own private chopper, maybe from a work place, then you might greatly enjoy creating a landing for it on the top of this mountain! This property is not so much about our sweet, little sleepy town of Sneedville, though all the necessities are there and it is sweet! Nice new stores and businesses starting to crop up. But it's about the secret that's been getting out! Amazing builds have been taking place by others who now have, or plan to, build fabulous homes in the midst of their own private setting of magnificent land. Large swaths of land are still undeveloped here, and development for lot-upon-lot subdivisions is not as readily done except in sparse locations. People are coming here for the expansive land. In many cases they come to create something fabulous and new for their families, like this family did before they lost their beloved husband and father. The vistas you'll see at every turn are much like you'd see on a Hallmark card, there is very little traffic, and the weather year-round almost perfect. Seldom is it too hot and rarely is it too cold. There is just enough snow to bring a few days of snow joy every year. And Tennessee (in our county) is free from imposing restrictions and zoning. Further, Tennessee is attractive for low taxes on your real estate, and no state tax on your personal income. Sneedville has all necessities, including doctors, hospital, dollar-type stores, pharmacies, IGA grocery, Co-op, banks, hardware & more.