

Zoning:	None	Property Sub Type:	Unimproved Land
Zoning Description:	None	Parcel Number:	129 005.35
County:	Marion	Lot Size Acres:	1.63
Association YN:	Yes	Lot Size Square Feet:	71,002.8
Subdivision Name:	River Gorge Ranch	Lot Size Dimensions:	OUT OF 146/1.00
Elementary School:	Jasper Elementary	Additional Parcels YN:	No
Middle Or Junior School:	Jasper Middle	Deed Book:	583
High School:	Marion County High	Deed Page:	35
		Tax Annual Amount:	\$933.4
		Auction YN:	No

Directions: From Downtown Chattanooga: Take Hwy 27S to I-24. Take the Birmingham/Nashville (I-59) exit. Continue on I-24 for approximately 8 miles. Take Exit 161. R onto Hwy 156. Turn R onto Hwy 134. L at River Gorge Ranch entrance. Continue on Aetna Mountain Road. Road to property is not complete. Use longitude and latitude to identify location of site.

Latitude: 35.027531 **Longitude:** -85.524586

Lot Features: Gentle Sloping; Private; Wooded

Tax Legal Description: Parcel 129 005.35



Association Fee: 0

Association Fee Frequency: Annually

Association Amenities: Clubhouse; Fitness

Center; Gated; Maintenance Grounds; Park; Pond

Year Round; Pool

Senior Community YN: No

Community Features: Clubhouse; Fitness Center;

Gated; Park; Playground; Pool; Restaurant

Flood Zone YN: No

Other Equipment: None

Other Structures: None

Other Equipment: None

Other Structures: None

Road Surface Type: See Remarks

Security Features: Gated Community

Sewer: Septic Tank

Utilities: Cable Available; Electricity Available;

Phone Available; Water Available; Underground

Utilities

View YN: Yes

View: Mountain(s); Ridge; River; Trees/Woods

Water Source: Public

Waterfront YN: No

Listing Terms: Cash; Conventional

Possession: Close Of Escrow

License Number Info: Listing Agent's State of
 Licensure: TN, Listing Agent's License Number:
 280357, Listing Office's State of Licensure: TN,
 Listing Office's License Number: 259794, Co-
 Listing Agent's State of Licensure: TN, Co-Listing
 Agent's License Number: 358887, Co-Listing Office
 State of Licensure: TN, Co-Listing Office License
 Number: 259794

Public Remarks: River Gorge Ranch is ready for you! Select your dream home plan surrounded by the Tennessee River and Cumberland Plateau. Lot 2020 Harmony Street offers 1.63+/- acres in one of the region's NEWEST gated communities. Pre-approved for a 3-bedroom home with underground utilities available at the road. Located in a cul-de-sac with access from either Harmony St or High Ground Rd, the property offers an ideal layout for convenient RV pull-through access. River Gorge Ranch is being built around a vision of elevated mountaintop living. RIVERDANCE Restaurant is open now, while a 27-acre Village Square is under development. Plans include retail, fitness, and resort-style recreation at your doorstep, along with a pool, pond, and wide-open spaces for outdoor adventure. It's a community designed to feel like a permanent vacation. Located between Downtown Chattanooga and Jasper, Kimball, and South Pittsburg, River Gorge Ranch offers a true balance of seclusion and convenience. Lookout Winery and Hales Bar Marina are just down the mountain for easy weekend escapes. With NO STATE INCOME TAX and easy access to I-24. Major cities including Nashville, Atlanta, Knoxville, and Huntsville are all within 2.5 hours. Come visit River Gorge Ranch for your private tour!

Presented by:

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