

Address: Lot 141 Camp Creek Circle, Spencer, Tennessee



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**Acreage:** 2.19  
**Price:** \$99,000  
**County:** Van Buren  
**MOPLS ID:** 64984  
**GPS Location:** 35.724899 X -85.310741  
**Residential**

2.19 +/- acres. Come explore life on the Cumberland Plateau. The waterfront tract is situated in Van Buren County and just minutes from Fall Creek Falls State Park golf course and restaurant. This gated community has everything for the horse enthusiast as well as those wanting a quiet place by the water to relax. The community has covered pavilions with fireplaces and tables that provide the perfect venue for outdoor gatherings regardless the weather. Hot summer days breeze by while you kick back by the large inground pool with changing rooms. You will also be able to expand your outdoor activities at the softball field, tennis courts, volleyball courts, horseshoe pits, and playgrounds. For the equestrian there are facilities including a state-of-the-art barn, washroom, and large stalls to ensure your horses are comfortable and well cared for. Enjoy the vast paddocks for turn out, a round pen for training, and extensive riding trails that will keep you and your horse entertained for hours on end. When the horse needs a rest, you can explore the multiple hiking trails of Long Branch Lakes or venture out to see the falls at Fall Creek Falls. A general store on site allowing you to get the essentials without traveling outside the community. However, a quick trip out to Sparta and Spence will offer more convenient shopping options. Crossville, Cookeville and McMinnville are all less than an hour away. There is also a Heli-pad for emergencies.\*\*\*Buyer is responsible to do their due diligence to verify that all information is correct.

