MOSSY OAK PROPERTIES
Land Sales, LLC
America's Land Specialist

Kimball- 423-648-1008
mop.land

37.76+/-acres already set up for off the grid living with 2 cabins.

Address: 1200 Ditch Gap Road, Whitwell, TN





Clint Carroll
(423) 648-1008 (cell)
ccarroll@mossyoakproperties.com

Acreage: 37.76
Price: $315,000
County: Marion
MOPLS ID: 56803
GPS Location: 35.1413 X -85.4880
Whitetail
Turkey
Small Game
Residential

37.76+/-acres already set up for off the grid living with 2 cabins. The first cabin build in 2017 is an Amish constructed 14×40 structure with a 12×20 extension. This cabin features custom cabinets, mini split A/C with heat, wood & propane stove, central vacuum and double pane windows. The cabin also has 1 bedroom with walk in closet and 1 1/2 bath featuring all wood interior. The cabin has Hughes Net and Direct TV already installed for internet and television. Enjoy the cool mountain mornings on either of your screened in porches. The second cabin built in 2010 is a 1 bedroom 1/2 bath cottage with kitchen, living room and dining area. This would make a great place for when your family or friends come to visit. More…This cabin features a new metal roof with insulation, wood stove with propane heat, new gutters and down spouts. Your guest can also enjoy their mornings relaxing on the newly renovated front porch. Both cabins are powered by solar panels with battery banking control system located in one of two 20? storage containers. The water supply for the cabins are from the 1500 gallon water tank as well as five 275 gallon water totes that are gravity fed. There are also eight 275 gallon totes for collecting rain water from the cabins. The water pump was replaced approximately 3 years ago. Each cabin has a whole house water filter as well as their own septic tank. This property also features a tractor shed, wood shed, greenhouse, and outdoor hot water shower. There is a 16×24 pavilion half of which is enclosed for a work shop. Chicken coop with a solar door and bunny hutch. While exploring the property you will find a cave on the bluff, panoramic views of the Sequatchie Valley, registered Native American Bent Tree, peach and plum trees to satisfy your sweet tooth, and an Everbearing Strawberry patch. A New Holland 1720 diesel tractor with a landscape rake and box scrape is included for chores and maintenance of the property. A Massimo MSU 400 Utility Vehicle is also included for use while hunting and exploring. Your privacy is guaranteed by two solar powered privacy gates with remotes and key pads. However, a cell phone booster located at the cabins ensures you can reach the outside world when you desire. Minutes away from 11,000 acres at Prentice Cooper State Park, minutes from Whitwell, TN and only 40 minutes to Chattanooga.

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