

**Address:** Lot 1 Clouse Hill Road, Tracy City, TN



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

**Acreage:** 5.49  
**Price:** \$29,000  
**County:** Grundy  
**MOPLS ID:** 47583  
**GPS Location:** 35.2962 X -85.8092  
**Whitetail**  
**Turkey**  
**Small Game**  
**Residential**

5.49+/-acres Unrestricted property with electricity and water at the pavement. This is a very nice wooded tract with usable acreage and a seasonal spring. There is plenty of wildlife such as deer and turkey. Owner financing is available with reasonable down payment. Properties like this is hard to find. Additional acreage is available adjacent to this property Lots 2, is still available to purchase for a larger tract. Only 6 miles from Monteagle, TN and 8 miles from the University of the South at Sewanee.

