

Cherokee Lakefront Campground with Marina



7.64 Acres

\$925,000

Grainger County, Tennessee

landresellers.com/properties/56e06a53c4b



Property Details

Property Types: Land, Commercial, Recreational
State: Tennessee
County: Grainger County
City: Rutledge
Zip: 37861
Price: \$925,000
Total Acreage: 7.64

Property ID: 588150
Property Address: 1025 CardNal Cove, Rutledge, TN, 37861
GPS: 36.262363, -83.413674
Water: Well
Sewer: Septic
Taxes: \$4,225

THIS PROPERTY IS SOLD! Rare Investment Opportunity! Picturesque Cherokee Lakefront campground with on-site restaurant and marina available for sale! This campground recently came under new management and has had numerous improvements made over the past 18 months. New swimming pool recently installed and restaurant "Mason Jar Grill" has opened and is thriving. There are currently 75 "permanent" camp sites with 7 overnight rental spots available; 9 furnished cabins that rent, a general store, private boat ramp, and marina with 26 slips and 2 pontoon boats available to rent. Kayak rentals as well. Picnic pavilion with concession stand located next to pool. There is also an owner's house with 6 bedrooms and 4 full baths with exceptional Cherokee Lake views that could be converted into a bed and breakfast or condos. No financial information will be delivered without a bank pre approval or proof of funds. Best days for scheduling an appointment to view are Monday thru Thursday. Now that summer is here, the campground is busy on the weekend and most of the cabins are rented. If cabins are occupied, we cannot show them. No showings will be scheduled from May 22 thru May 25 due to Memorial Day weekend traffic.

Seller Information



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REALTOR® in the Lakeway Area specializing in Lake Properties and Land. I currently own the SRS (Seller Representative Specialist), RSPS (Resort & Second Property Specialist), and GRI (Graduate of the REALTOR Institute) designations and have a certification in RENE (Real Estate Negotiation Expert).