

# Cherokee Lakefront Lot



**0.77 Acres**

**\$50,000**

**Hamblen County, Tennessee**

landresellers.com/properties/574adbe874a



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Tennessee  
**County:** Hamblen County  
**City:** Russellville  
**Zip:** 37860  
**Price:** \$50,000  
**Total Acreage:** 0.77  
**Property ID:** 703381  
**Property Address:** 2046 Turners Landing Rd,  
Russellville, TN, 37860  
**Dimensions:** 120 x 289

**GPS:** 36.29556, -83.20227  
**Subdivision:** Turners Landing  
**Lot:** 29  
**Association Fees:** 400 per year  
**Roads:** Public Paved  
**Water:** Public  
**Sewer:** Private  
**Time Limit to Build:** 1 year from start of  
construction  
**Taxes:** \$238  
**RV Policies:** Not allowed

Discover the allure of lakeside living at 2046 Turners Landing Road in the prestigious Turners Landing community in Russellville, TN. This exceptional 0.77-acre wooded lot boasts a generous 107 feet of shoreline on the scenic Cherokee Lake, promising breathtaking views and direct water access. Imagine building your dream home here, with vistas that stretch across the tranquil lake to the rolling mountains beyond.

This prime lot is not only set in a serene landscape but also comes with eligibility for a private dock with TVA approval, enhancing your lakeside lifestyle. Turners Landing, renowned for its exclusive lakefront ambiance, mandates site-built homes with a minimum of 1600 finished square feet, ensuring an elegant neighborhood feel. The community is equipped with modern amenities including underground electric, public water, high-speed internet, and community sewer services, all available at the road. With annual HOA fees of just \$400, residents enjoy added conveniences like a community dock and boat ramp, perfect for boating enthusiasts.

Priced at an unmatched \$50,000—making it one of only two lakefront lots available under \$50K—this property represents a rare opportunity to invest in your future in one of Cherokee Lake's most desirable locales. Whether you're looking to build a permanent residence or a vacation retreat, 2046 Turners Landing Road offers an unbeatable blend of natural beauty and community amenities. Don't miss the chance to own a piece of paradise in East Tennessee's cherished lake country.

## 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).