

**17.6 Acre Parcel**  
**Wolf Creek Road, Walland, TN**  
**Offered at \$500,000**

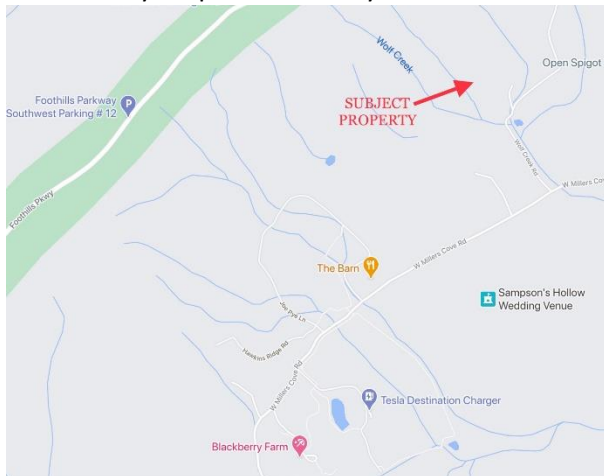
End of road privacy on Wolf Creek Road located adjacent Blackberry Farm resort. This unimproved 17.6-acre tract could potentially be combined with a contiguous Blackberry Farm resort community parcel at 532 Farmside Lane that is being simultaneously offered by the seller to create a secluded getaway. (Combination would be subject to resort entity approval, subordination to community covenants and restrictions and club membership approval.)

Two small creeks on site form the headwaters of Wolf Creek. It also features a small (60'x100') pond which could become an attractive feature. Heavily wooded with a mix of mature hardwoods and evergreens. Topography varies from mildly sloping to steep, with most of the acreage being steep.

Blount County Zoning is R-2 (Rural District 2) enabling multiple accessory structures. Property is not in a designated flood risk zone. Blount County Parcel ID: 082-063.06 MLS ID: (forthcoming)



**Proximity Map to Blackberry Farm Resort**



**Location on Wolf Creek Road**

