

**Name: 995 Whistle Valley Road, New Tazewell, TN 37825**

**Auctioneer: United Country Clinch Mountain Realty and Auction**

**Auction Type: Online Auction Only**

**Dates: 4/28/2023 Bidding set to end 6/3/2023 7:00 PM EST Soft Close Auction**

**Preview Dates 4/28/23-6/3/2023**

**Closing Date: Winning Bidder will receive an email from Joey Haun with all information.**

**Location: Online Only Auction  
Bean Station, TN 37708**

**Buyer's Premium: 10% and 1% Internet Fee added to Bid Price**

**Title: Auction - Prime 3-acre Wooded Lot in Lone Mountain Shores Subdivision, Norris Lakefront Community, New Tazewell, East Tennessee**  
Ladies and gentlemen welcome this once-in-a-lifetime opportunity to own a stunning 2.97-acre wooded lot in the highly sought-after Lone Mountain Shores Subdivision, a Norris Lakefront Community nestled in the serene and picturesque hills of New Tazewell, East Tennessee. This property will be auctioned off to the highest bidder, giving you a unique chance to acquire a piece of paradise at an unbeatable price.

#### **Property Details**

- **Parcel Number: 132L B 006.00**
- **Property Address: 995 Whistle Valley Road**
- **County: Claiborne**
- **State: Tennessee**
- **Lot Size: 2.97 acres**
- **Zoning: Residential**

**Lone Mountain Shores Subdivision is an exclusive, upscale community situated on the pristine shores of Norris Lake, one of the most captivating destinations in East Tennessee. With over 800 miles of shoreline and a surface area of 34,000 acres, Norris Lake is a paradise for water enthusiasts, nature lovers, and those who crave a relaxed and peaceful lifestyle.**

**This community offers many amenities, including two marinas, private boat docks, a clubhouse with a full kitchen, and a picnic pavilion. In addition, the subdivision is surrounded by spectacular views of the lake, rolling hills, and the majestic mountains of East Tennessee, making it the perfect place to build your dream home or a weekend getaway.**

#### **Natural Beauty & Recreation**

**This nearly 3-acre wooded lot is within walking distance of Norris Lake and offers abundant natural beauty. The diverse topography is adorned with mature hardwoods, providing the perfect setting for a secluded home site. Imagine waking up to the sounds of chirping birds and the gentle rustling of leaves in the breeze as you sip your morning coffee on the deck of your custom-built home.**

**Norris Lake is a haven for outdoor enthusiasts, offering countless boating, fishing, swimming, and water sports opportunities. The lake is known for its crystal-clear waters, home to various fish species, including bass, walleye, and catfish. In addition, the surrounding area is perfect for hiking, horseback riding, and wildlife watching, with several nearby state parks and recreational areas.**

#### **Convenient Location**

**Despite its secluded and tranquil setting, this property is conveniently located close to major highways, making it easy to access neighboring cities and attractions. In addition, New Tazewell is just a short drive away, offering all the amenities and services you need, including shopping, dining, medical facilities, and schools.**

**For those who enjoy exploring the region, the charming towns of Knoxville, Gatlinburg, and Pigeon Forge are within easy reach, providing a wealth of cultural and recreational experiences. Take a scenic drive through the Great Smoky Mountains National Park, visit the famous Dollywood theme park, or enjoy downtown Knoxville's vibrant arts and music scene.**

**Location: Latitude 36.355182, Longitude -83.629622**

**Driving Directions: MUST BE ACCOMPANIED BY A REALTOR Special**

**955 Whistle Valley Road New Tazewell, Tennessee 37825, Map 132L Group B Parcel 006.00 Claiborne County Tennessee**

**Homeowner Association Fees 330.00 per year**

**2022 Yearly Property Taxes are 89.50**

**This Property is Being Sold as 995 Whistle Valley Road, Lot 244 per the recorded survey Lot 244 Claiborne County Tennessee Register of Deed Office Plat Cabinet 3 Page 225, known as Lone Mountain Shores Subdivision.**

**FL# 5167**