



**\$170,000 \$10,500/acre -For Sale-**

**0 Vanleer Highway  
Charlotte, TN 37036**

16.190 Acres

**MLS #: 2096806**

<b>Status:</b>	Active
<b>Area:</b>	15 - Dickson
<b>Development:</b>	N/A
<b>Zoning:</b>	Ag
<b>Type:</b>	Unimproved Tract
<b>Annual Taxes:</b>	\$1
<b>Days On Market:</b>	3

**Public Remarks:** Large tract with spectacular views ~ 16.19 Acres ~ Spectacular views ~ Pond ~ 925 Ft. of frontage on Highway 49 & 635 Ft. of frontage on Loggins Road ~ Great building sites ~ Will divide into 5 Acre tracts ~ Developers & builders - here's your chance to purchase a large tract and divide into smaller tracts ~ Utilities are at the road

**Directions:** From Dickson take Highway 48 North to Charlotte. Turn left at the stop light onto Highway 49 toward Vanleer. Go approximately 1.4 miles and the property will be on the left.

**General Information**

**Acres:** 16.19

**Buildings:** No Buildings

**Listing Detail:** Exclusive Right To Sell - Standard

**Utilities**

**Road Frontage:** 1560 / State

**Road Surface:** Blacktop

**Sale Includes:** Land Only

**Terrain:** Rolling

**Waterfront:** Pond

**Schools**

<b>Elementary 1:</b>	Charlotte Elementary
<b>Middle/JR:</b>	Charlotte Middle School
<b>High:</b>	Creek Wood High School

**Miscellaneous**

<b>Restrictions</b>	Yes
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**Contract Information**

<b>Original List Price:</b>	\$170,000
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