



# Elk River Waterfront Lot

Contact: Tommy Green

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[https://al-limestone.countybuyselltrade.com/real-estate/elk-river-waterfront-lot\\_\\_65284](https://al-limestone.countybuyselltrade.com/real-estate/elk-river-waterfront-lot__65284)

Address:

**Elk River Rural**

Price:

**59000.00 \$**

Elk river lot

Hwy 72 West from Athens or from Rogersville

From Elk River bridge go approx 1 mile turn right beside elk river tackle and deli on Cty Rd 70 go 2.4 miles to Cty Rd 566. Turn right

Dead end goes right go down til Rd curves left. Property line starts there. There should be survey stakes up.

\*\*\*\* PLEASE MESSAGE ME ON FACEBOOK IF YOU PLEASE TO GO LOOK AT THE LOT\*\*\*\*

Ad.

This is a waterfront lot on Elk River, during the winter TVA lets the river water down (allowing for pier and river bottom maintenance) and the river bottom is exposed in front of the lot. During the Summer there are 5 feet of water in front of the lot at its deepest point. The lot is overgrown and the new owner will be responsible for having the lot cleared. The lot dimensions are 25 ft waterfront by approx 290 ft deep with 124 feet of road frontage. The lot has an outbuilding and garage on the roadside that will need removal. Buyers expected to



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