

An Unusual Land Opportunity!



**A Truly Beautiful Lakefront Tract
with about 2 miles of waterfront property on South Lake Holston
in fast-developing Washington County, Virginia**

This property is surrounded by plenty of economic activity.
With about 3.5 miles of state roads and a good interior graded road system, this tract is ripe for development.

South Lake Holston offers owners flexibility in developing the waterfront area
as the property line extends out into the lake.

An Exceptional Value!

Priced to Sell Quickly at \$4,950 per acre — approximately 2027 acres

(adjacent land has sold for in excess of \$10,000 per acre)

This is a multiple page document... be sure to scroll through all pages.

Property Location

The property is located in the fast-growing area where Virginia, North Carolina and Tennessee meet.

There is easy access via major highways from all directions.

Please call for your appointment for an inspection of this tract.





The shorefront of this tract is very suitable for high-end estate lots, and there are a number of sites that would be perfect for a community marina, clubhouse and golf course.



There is an excellent existing interior road system, and plenty of high, rolling land — offering the opportunity to develop high-end estate lots with panoramic views from the tops of the many mountainous ridges.



The foliage on this tract is very lush. There is abundant wildlife. With the availability of municipal water and electricity, and the presence of economic activity in the surrounding area, this tract offers a truly unique opportunity for development

FOR YOUR CONSIDERATION:

- There is approximately 2 miles of lakefront on South Lake Holston, located on the south fork of the Holston River. The Holston River features over 160 miles of shoreline, with great fishing and great watersports. Private docks are allowed on Lake Holston.
- This lakefront property obviously affords the opportunity for a number of very upscale lots. There are perfect sites for a marina, as well.
- There are several streams on the property, affording further potential for waterfront lots
- This property is covered with many ridges, and a developer would be able to offer breathtaking mountain view lots
- Municipal water, electricity and phone service is available
- The site is easily accessible. It's just 9 miles from I-81, near the historic town of Abingdon, Virginia
- There are approximately three and a half miles of state road running through the property. There is a good interior graded road system
- It is about 30 minutes from world famous Bristol Motor Speedway and the Tri-cities area of Bristol, Johnson City, and Kingsport, Tennessee.≠
- About a one hour drive to ever-popular Boone, North Carolina
- Close to the world famous Appalachian Trail and the Creeper Trail
- Less than 6 minutes from the Cherokee National Forest
- This tract is teeming with a wide variety of wildlife, and the fishing in South Lake Holston is fantastic
- There is a tremendous amount of merchantable timber to help offset the purchase price

How Can The Best Property Guy Help YOU?

Simple. The Best Property Guy maintains an extensive inventory of vacant land, primarily in the southeastern United States ... from one-half acre homesites to one million acre timber tracts ... and everything in between. We also offer land in Texas, Mexico, Central and South America.

So whether you are searching for property for your dream home or you are a major developer locating property for your next development — or you represent a land investment firm looking for an appropriate land bank — we probably have the land that fits your needs.

Our inventory is so extensive that we do not have all of our land advertised that we have for sale. If you are in the market for vacant land, please call us and see how The Best Property Guy can help YOU!



Lyle Benjamin, CBR

Licensed Real Estate Agent
Charles Rutenberg Realty
255 Exec. Drive, Ste. 104
Plainview, NY 11803

Cell (917) 683-2625 Anytime

Tel. (212) 594-0636 • Fax (718) 897-4935

**Email: BestPropertyGuy@aol.com
www.TheBestPropertyGuy.com**

Got Land For Sale?

Call us! The Best Property Guy is constantly searching for land to purchase that fits our business model. Your land must be beautiful land, and it must be priced right ... If so, we are prepared to offer you a quick closing, so that we can offer the land to our extensive list of buyers at wholesale prices.

We Buy and Sell Beautiful Land at Wholesale Prices!

For more information or an
Appointment to inspect the land that's
Just right for YOU, please call

Lyle Benjamin, CBR
Land Consultant
Cell (917) 683-2625

You may call me at any reasonable hour
Weekends and holidays included

To see more beautiful land at wholesale prices, go to
www.TheBestPropertyGuy.com



Charles Rutenberg Realty

