

MORGAN POINT

Located in Marion County, Tennessee on Aetna Mountain



Stunning view of Nickajack Lake and Tennessee River Gorge



Variety of activities: swimming, water skiing, fishing & boating



Half-mile from a full-service marina



Topography perfect for recreation area or nature trails



Escape to your own piece of paradise without the drive. Framed by the dramatic scenery of the fabled Tennessee River Gorge and Eastern Tennessee's Cumberland Plateau, the **MORGAN POINT** properties provide unparalleled access to everything Southeastern Tennessee has to offer. These are some of the few tracts left within a short driving distance from Chattanooga that have both impeccable views and excellent access to the highway.

Located on the side of Aetna Mountain, Morgan Point is a truly beautiful and stunning example of Cumberland Plateau geography. Aetna Mountain has a number of great features including views from cliffs extending over 800 feet above Nickajack Lake and into the Tennessee River Gorge, waterfalls, streams and ponds.

- *Views of Tennessee River Gorge, commonly referred to as the "Tennessee Grand Canyon"*

- *City water and power adjoining county road, which leads to efficient development*

- *Heavily wooded with long range lake and mountain views*

- *1/2 mile from public lake access*

- *20 minutes from downtown Chattanooga*

- *Boat access to downtown Chattanooga*

- *Less than one mile from I-24 Interchange*

- *All properties are conveyed in a warranty deed*

- *No time-frame to build. No HOA fee*

- *Incredible Financing Available*

- *Shown by appointment*

- *Call **877.560.8717** for details*



SOUTHEAST

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