

370 ACRES (304 DEVELOPABLE)
DOUGLAS LAKE—NEWPORT, TN
“HUFF HOLLOW”



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BALL REALTY & AUCTION, INC.

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- . DOUGLAS LAKE INFO

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P.O. Box 237, 1894 Hwy 25 E
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PHOTOS BY: AK VOGEL PHOTOGRAPHY

PROPERTY HIGHLIGHTS

- PERFECT FOR THE ULTIMATE LAKE ESTATE, OR HIGH-END DEVELOPMENT WITH MARINA
- 304 ACRES (+/-) BUILDABLE
- SPECTACULAR 4,000' PENINSULA
- OVER 8,000' OF SHORELINE
- JUST MINUTES FROM I-40
- PANORAMIC LAKE VIEWS

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PROPERTY HIGHLIGHTS (CONT.)

- LOCATION:** The property is located in the foothills of the Smoky Mountains near Newport in Cocke County Tennessee just off Huff Hollow Rd approximately 1.5 miles from Highway 25/70 and Highway 411, and 2.5 miles from Interstate 40. The property is within 30 minutes from Sevierville, and only a short drive to Pigeon Forge, Dollywood, Gatlinburg, the Pigeon Forge-Gatlinburg Airport, the Great Smoky Mountain National Park, Cherokee National Forest, and is only 71 miles from Biltmore Estate.
- DESCRIPTION:** The entrance to the property travels through a 'hollow' sheltered by the natural slopes of the foothills and intriguing woodlands, with the spectacular peninsula enhancing the meeting of the water of Douglas Lake and amazing views in all directions. The property is actually comprised of over 370 acres, with only slightly over 304 acres developable. This is because the Tennessee Valley Authority (TVA) actually only purchased "flooding rights" from the landowners at the time they created the dam and lake, as opposed to outright purchase of land as they did on virtually every other reservoir.
- UTILITIES:** City water, sewer, electricity, gas, telephone, and cable are all available.

DEVELOPMENT CONCEPT

We believe the highest and best use for this property is a high-end mountain & lakefront community/resort to be developed in phases with the following types of lots due to the unique topography and other attributes of the site:

- Secluded cabins on ridge-tops
- Peninsula lakefront homes
- Creek-side lots for cabins
- Bluff view plateau sites for condominium communities
- Marina to service all phases

Within each group, the lot desirability/cost could be classified as follows:

- Prime lakefront home sites
- Lakeview sites
- Creek-side cabin sites
- Dramatic mountain-view ridge-top cabin lots
- Secluded and wooded interior ridge-top cabin lots
- Condominiums (or possibly townhomes/zero lot line)

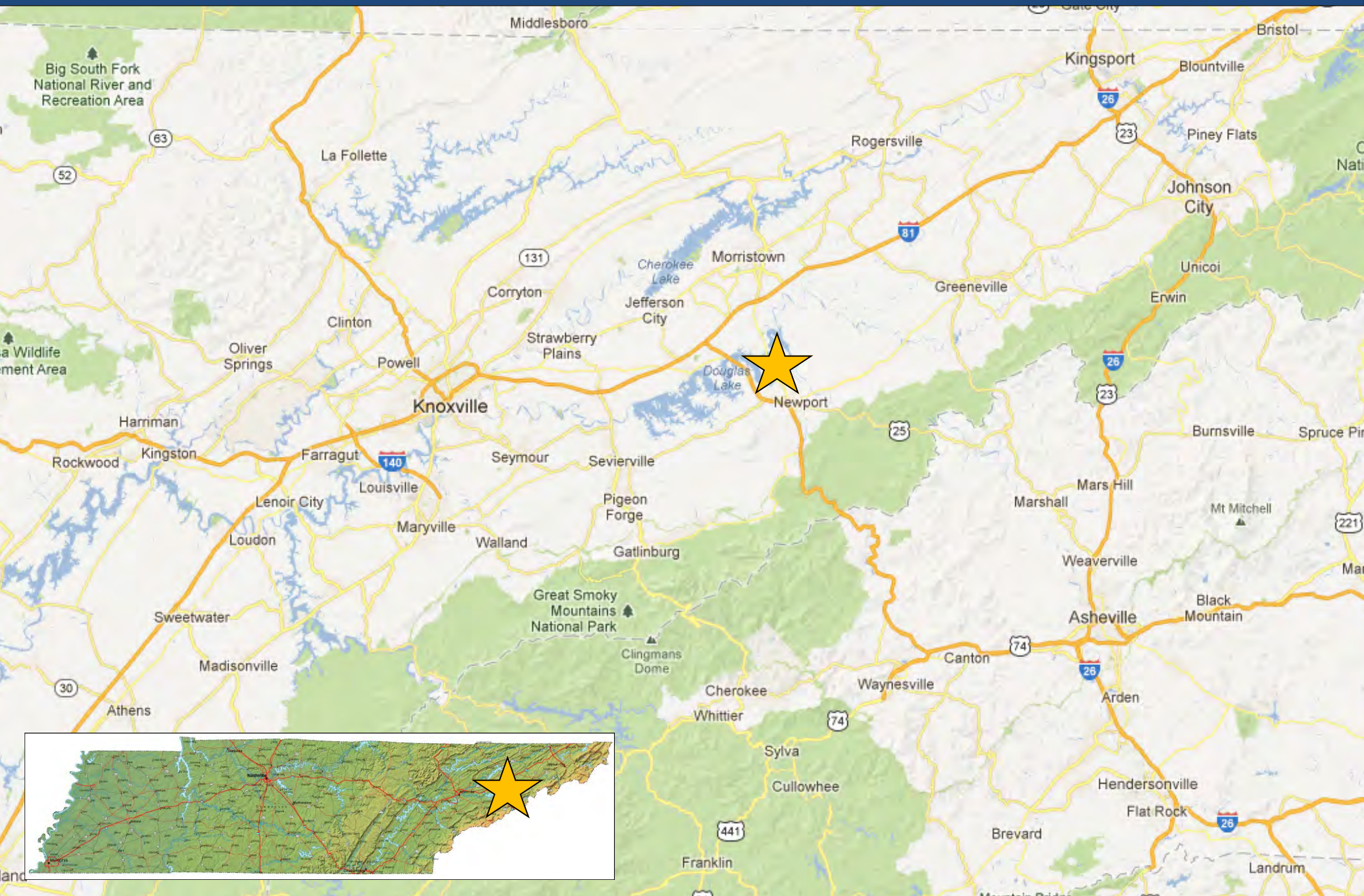
There would also be use for the areas of land that are too topographically challenged for lots by creating nature preserves, hiking trails, common areas, etc.

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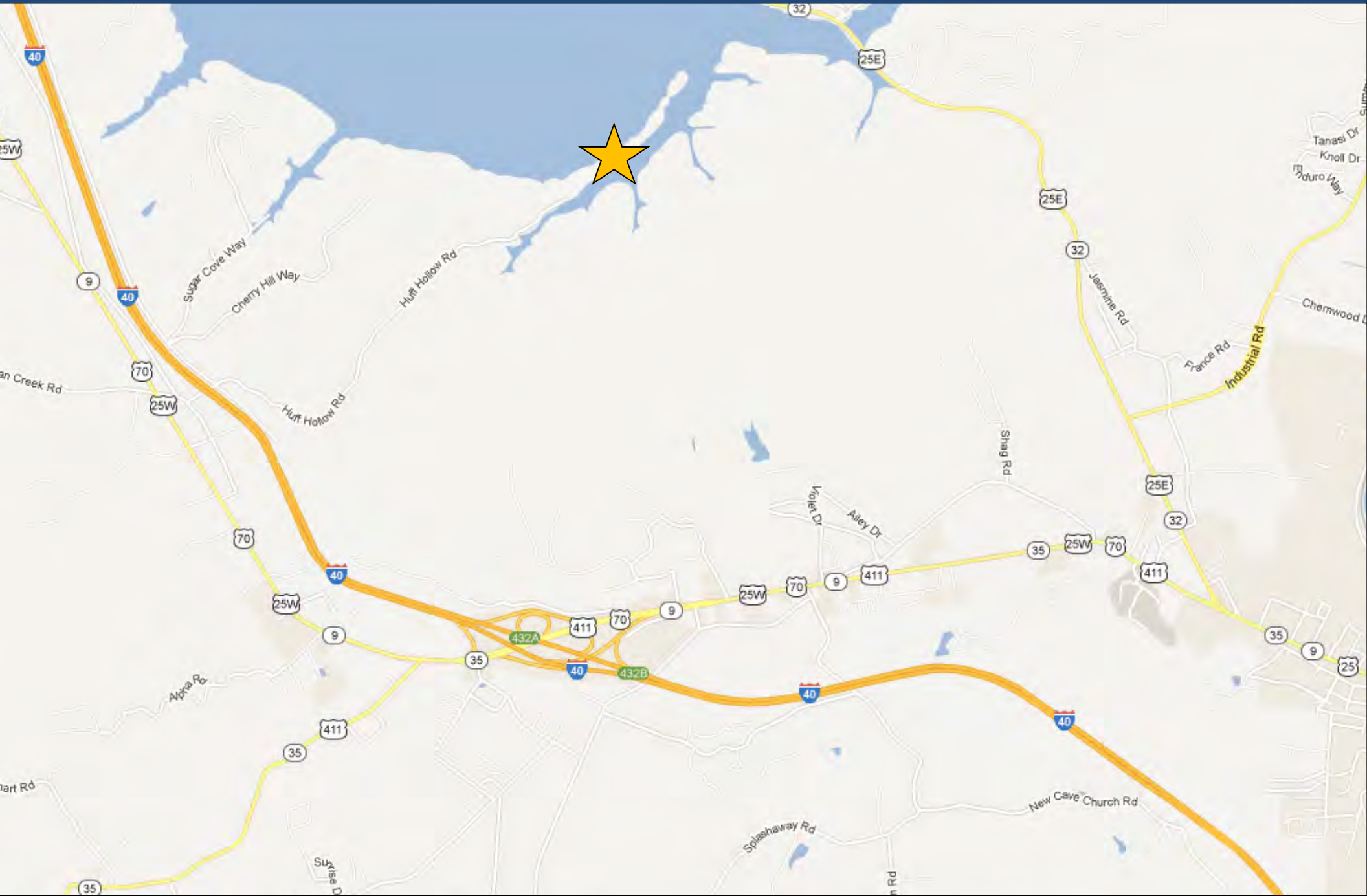
AREA MAPS



AREA MAPS (CONT.)



AREA MAPS (CONT.)



AERIAL PHOTOS (SATELLITE IMAGE)



*APPROXIMATE PROPERTY LINES

AERIAL PHOTOS (OVERALL-LOOKING SOUTH)

*APPROXIMATE PROPERTY LINES



AERIAL PHOTOS (4,000' PENINSULA—LOOKING SOUTH)



AERIAL PHOTOS (4,000' PENINSULA—LOOKING WEST)



AERIAL PHOTOS (LOOKING NORTH)



AERIAL PHOTOS (LOOKING EAST)



PROPERTY PHOTOS (LOOKING OUT ON PENINSULA)



PROPERTY PHOTOS (LOOKING BACK FROM TIP OF PENINSULA)



PROPERTY PHOTOS (VIEW OF COVE)



PROPERTY PHOTOS (VIEW OF COVE)



PROPERTY PHOTOS (VIEW FROM BLUFF)



PROPERTY PHOTOS (SUNSET)



PROPERTY PHOTOS (SUNSET)

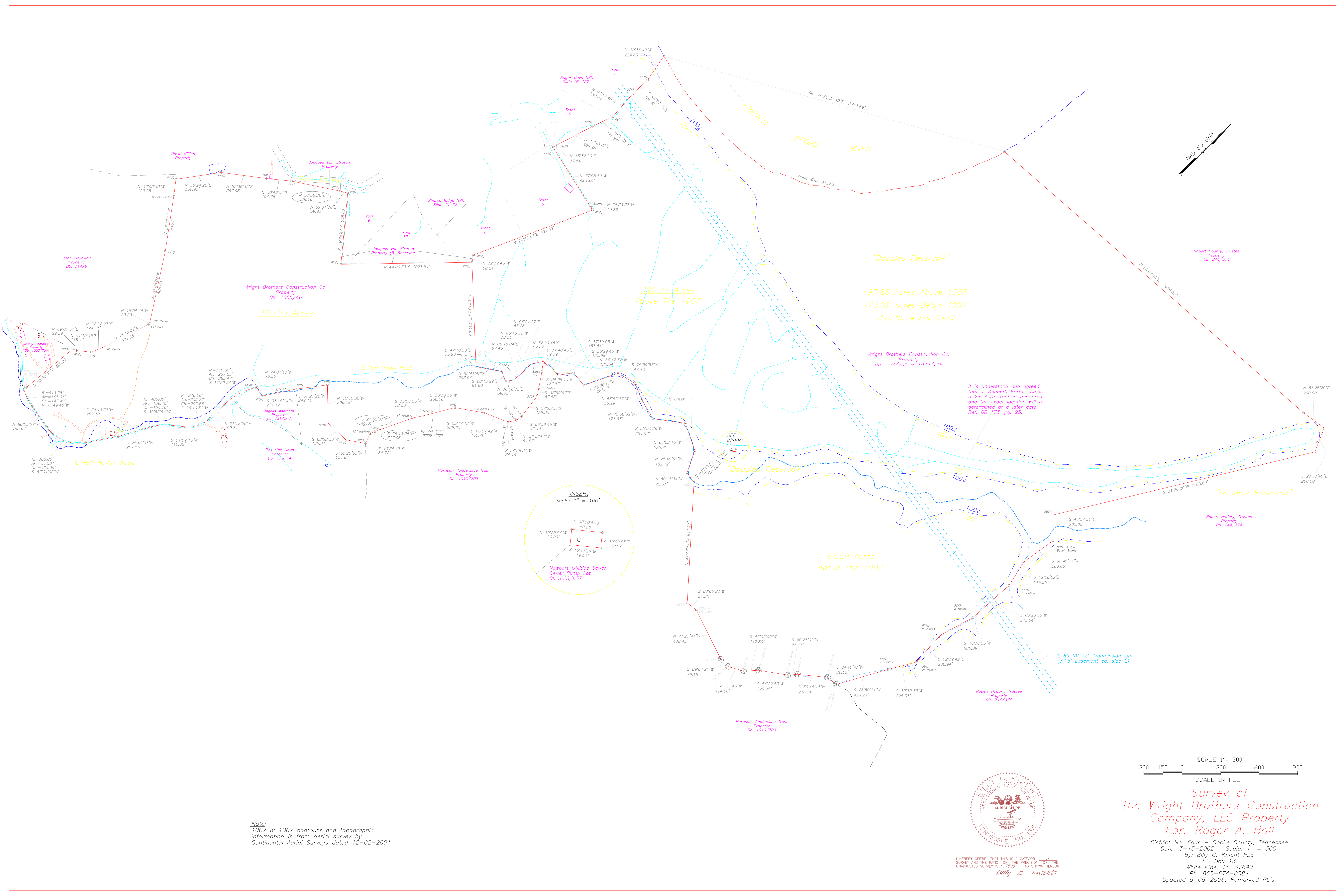


PROPERTY PHOTOS (SUNSET)

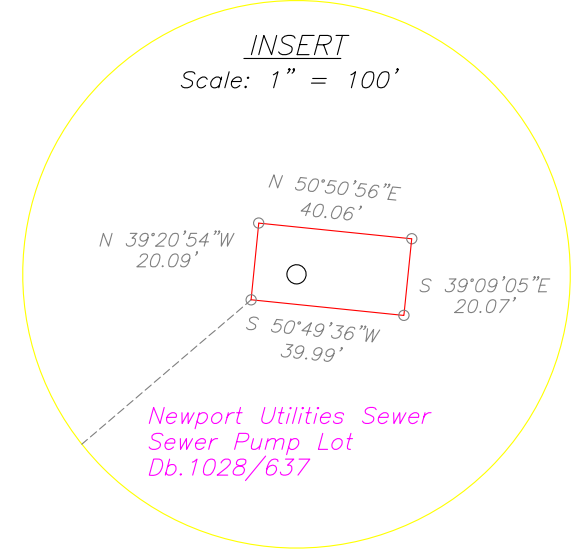


PROPERTY PHOTOS (SUNSET)

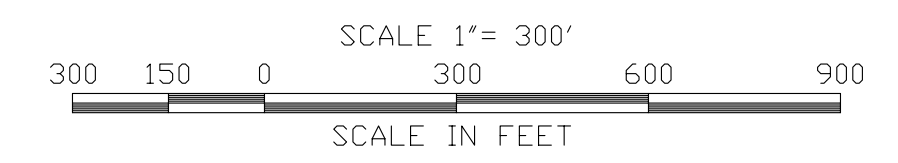




Note:
1002 & 1007 contours and topographic
information is from aerial survey by
Continental Aerial Surveys dated 12-02-2001.

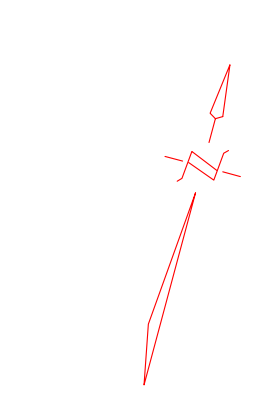
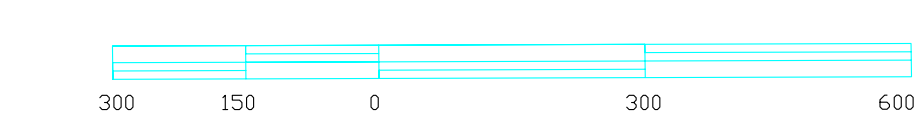


I HEREBY CERTIFY THAT THIS IS A CATEGORY II
SURVEY AND THE RATIO OF THE PRECISION OF THE
UNADJUSTED SURVEY IS 1:2500 AS SHOWN HEREON
Billy G. Knight



Survey of
**The Wright Brothers Construction
Company, LLC Property**
For: **Roger A. Ball**

District No. Four - Cocke County, Tennessee
Date: 3-15-2002 Scale: 1" = 300'
By: Billy G. Knight RLS
PO Box 13
White Pine, TN, 37890
Ph. 865-674-0384
Updated 6-06-2006, Remarkd PL's.



Persons Engineering & Associates
 Consulting Engineer / Surveyor
 P.O. Box 690
 Harrington, Tennessee 37752
 (423) 869-3024

SURVEY OF HUFF HOLLOW PROPERTY FOR ROGER BALL		
SCALE: 1"=300'	APPROVED BY: WILLIAM L. PARSONS	DRAWN BY: J. EVANS
DATE: 2/22/07	REVESED:	
TAX MAP 38 PARCEL 1.08 TAX MAP 37 PARCEL 3.00		
DISTRICT NO. 4		
COCKE COUNTY TENNESSEE		FILE NUMBER HUFF

JIMMY CAMPBELL
 PROPERTY
 18.1003/704

JOHN HOLLOWAY
 PROPERTY
 18.314/9

DAVID KILLION
 PROPERTY

JACQUES VAN STRATUS
 PROPERTY

SUGAR COVE S/D
 SLIDE B-157

E 69 KV TVA TRANSMISSION LINE
 (37.5' EASEMENT EASTSIDE)

SHARPE RIDGE S/D
 SLIDE C-22

136.856 ACRES
 ABOVE THE 1002

105.53 ACRES

71.409 ACRES
 ABOVE THE 1002

HARRISON VANDERLICE TRUST
 84.000 PG.709

HARRISON VANDERLICE TRUST
 84.000 PG.709

WEST HORN PROPERTY (UNFILED
 2004 PLAT)

DUBLIN RESERVOIR

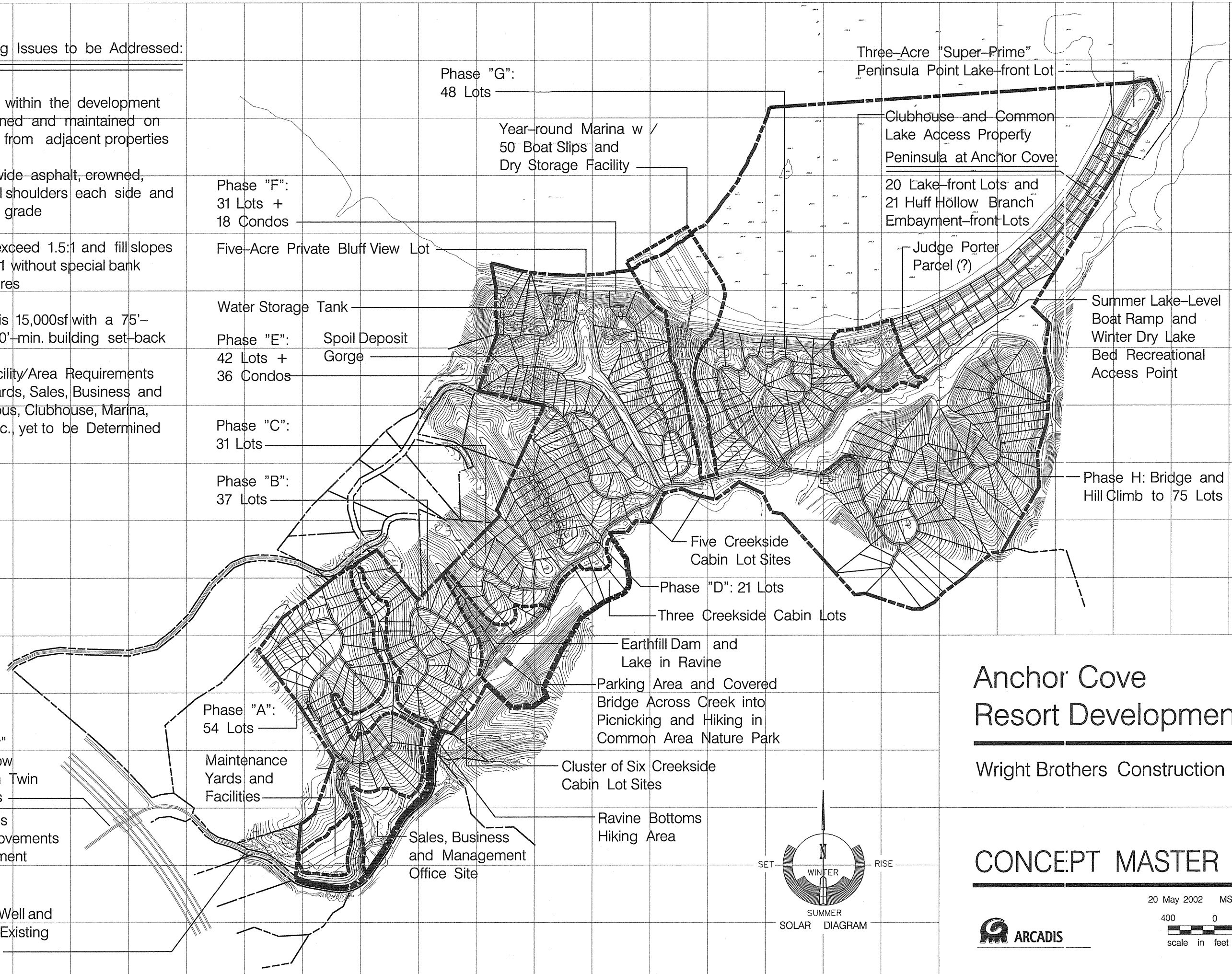
R=513.88'
 AN=148.01'
 CH=147.49'

General Master Planning Issues to be Addressed:

1. All proposed roads within the development will be privately owned and maintained on access easements from adjacent properties
2. Roads will be 20'-wide asphalt, crowned, with 2'-wide gravel shoulders each side and a maximum 22% grade
3. Cut slopes will not exceed 1.5:1 and fill slopes will not exceed 2.0:1 without special bank stabilization measures
4. Minimum lot size is 15,000sf with a 75'-min. width at the 30'-min. building set-back
5. Specific Space/Facility/Area Requirements for Maintenance Yards, Sales, Business and Management Campus, Clubhouse, Marina, Boat Ramp and etc., yet to be Determined

Development "Gateway" Entrance on Huff Hollow Road and Underneath Twin I-40 Overpass Bridges
 (Note: Additional Access Acquisitions and Improvements May Connect Development to US #25 /US #70)

Pump Station #1 Wet Well and 4" ∅ Force Main into Existing Sanitary Sewer System (Newport Utilities)



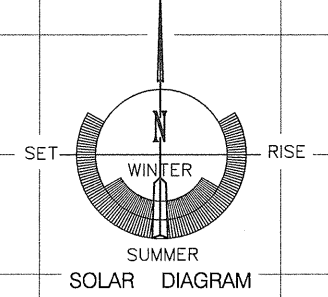
Lot Count:

1. 339 Ridge lots
2. 14 Creekside: lots
3. One large bluff lot
4. 42 lots on Peninsula:
5. 54 Condos
6. Total: 450

Anchor Cove Resort Development

Wright Brothers Construction Company

CONCEPT MASTER PLAN



20 May 2002 MSTRPLN1.DGN / TDR
 400 0 400 800
 scale in feet

DOUGLAS LAKE DETAILS

Douglas Reservoir

Douglas Dam is on the French Broad River in East Tennessee. The reservoir extends 43 miles upriver from the dam through the foothills of the Great Smoky Mountains.

Douglas Reservoir is located among the rolling uplands of the Great Valley of East Tennessee. Set against the backdrop of the lush, green Smoky Mountain foothills, Douglas attracts two million recreation visitors a year. Picnicking, camping, boating, and fishing are all popular activities at the reservoir.

Douglas and other TVA reservoirs built during World War II made a historic contribution, providing hydropower to drive the war effort. The reservoir remains an integral unit in the overall water control system in the Tennessee Valley.

Under normal conditions, Douglas stores spring rainwater for release during the dry summer and fall months to maintain adequate depth for navigation on the Tennessee River and to generate electricity. Water levels begin dropping in late summer to provide space for the next spring's rains.

Birdwatchers enjoy the fall migration of shore birds, wading birds, and other waterfowl that flock to Douglas from late July to early October. The birds rest and feed in the muddy shoreline and areas of shallow water exposed as the level of the reservoir is lowered to prevent spring flooding downstream.

Douglas: Facts & Figures

- Work on Douglas Dam began in February 1942 and was completed on a crash schedule in just 12 months and 17 days. The construction of Douglas set a world record for projects of equivalent size.
- Douglas provides 513 miles of shoreline and about 28,420 acres of water surface for recreation activities.
- The water used to generate power at Douglas is used again and again at the nine TVA hydroelectric plants located along the Tennessee River from Knoxville to Paducah, Kentucky.
- Douglas Dam is 202 feet high and stretches 1,705 feet across the French Broad River.
- The water level in Douglas Reservoir varies about 41 feet in a normal year.
- Douglas has a flood-storage capacity of 1,081,880 acre-feet.
- The power generating capacity of Douglas's four units combined is 165,600 kilowatts of electricity.

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**FOR ADDITIONAL INFO
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