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999 Muddy Creek Road, Piney Flats, TN 37686

$540,000 · MLS #9982334 · www.brphomes.com/mls/9982334



23.7
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 23.7
City Taxes: $0
County Taxes: $182.22
Elementary School: Holston
Middle School: Sullivan Central Middle
High School: West Ridge

Description

This is the one you've been searching for! Tucked away in the peaceful countryside, this sprawling 23.7-acre property offers the perfect blend of seclusion, serenity, and opportunity. Whether you're ready to build your dream home or invest in a private retreat, this land is packed with potential.

As you make your way down the private driveway, you'll pass under a canopy of mature trees and arrive at two thoughtfully prepared build sites—each with 2-inch water lines in place. The seller originally planned for a forever home at one site and a barn or workshop at the other. A septic permit has already been issued and approved, and a septic tank is

on-site and conveys.

Enjoy the natural beauty of the land, complete with a pond (with an overflow pipe for potential expansion), a rustic structure once used as a horse stable, and fully fenced boundaries with gated access. Greenbelt status helps keep taxes low. Home plans are available—including a beautifully designed layout complete with a custom water wheel elevator, drive under garage, and more. The property borders Muddy Creek, but both build sites are outside the flood zone.

Ideally situated for both privacy and convenience, the property is just minutes from Boone Lake, hiking trails, and local attractions like the Rocky Mount State Historic Site and Appalachian Underground. Enjoy easy access to shops and dining at the local restaurants/breweries/distilleries, gambling at the Bristol Casino, weekend treasure hunting at the Tri-Cities Flea Market, and several nearby golf courses including Tri-Cities Golf Club and Pine Oaks. Grocery options such as Food City, Ingles, and Publix are all within a short drive. And with Tri-Cities Regional Airport only 13 miles away, travel is always within reach, without sacrificing the peaceful setting.

Don't miss your chance to own a piece of Tennessee paradise. Call today to schedule your private tour! Buyer/Buyer's Agent to verify

Features & Amenities

EXTERIOR

2 Lane Road • Airport 5 Miles or Less • Cleared Lot • Creek/Stream View • Farm • Gravel • Greenbelt • Hunting • Mountain(s) View • Pasture • Pasture View • Paved • Pond View • Private Road • Public Maintained Road • Residential • Rolling Slope • Sloped • Stable(s) • State Road • Timber • Will Not Divide • Wooded

OTHER

Above Average Condition • Aerial • At Road Water • Building Plan • Cable Available • Electricity Available • Fencing - Total • Fiber Available • Flood Zone Easements • Floor Plan • Horses Permitted • Livestock Permitted • Manufactured Home Permitted • Modular Permitted • Plat • Poultry Permitted • Private Sewer • Public Water • Septic Tank Sewer • Site Built Permitted • Survey • Under Construction Condition • Water Available

Listing courtesy of CENTURY 21 Legacy

SCAN TO VIEW ONLINE
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