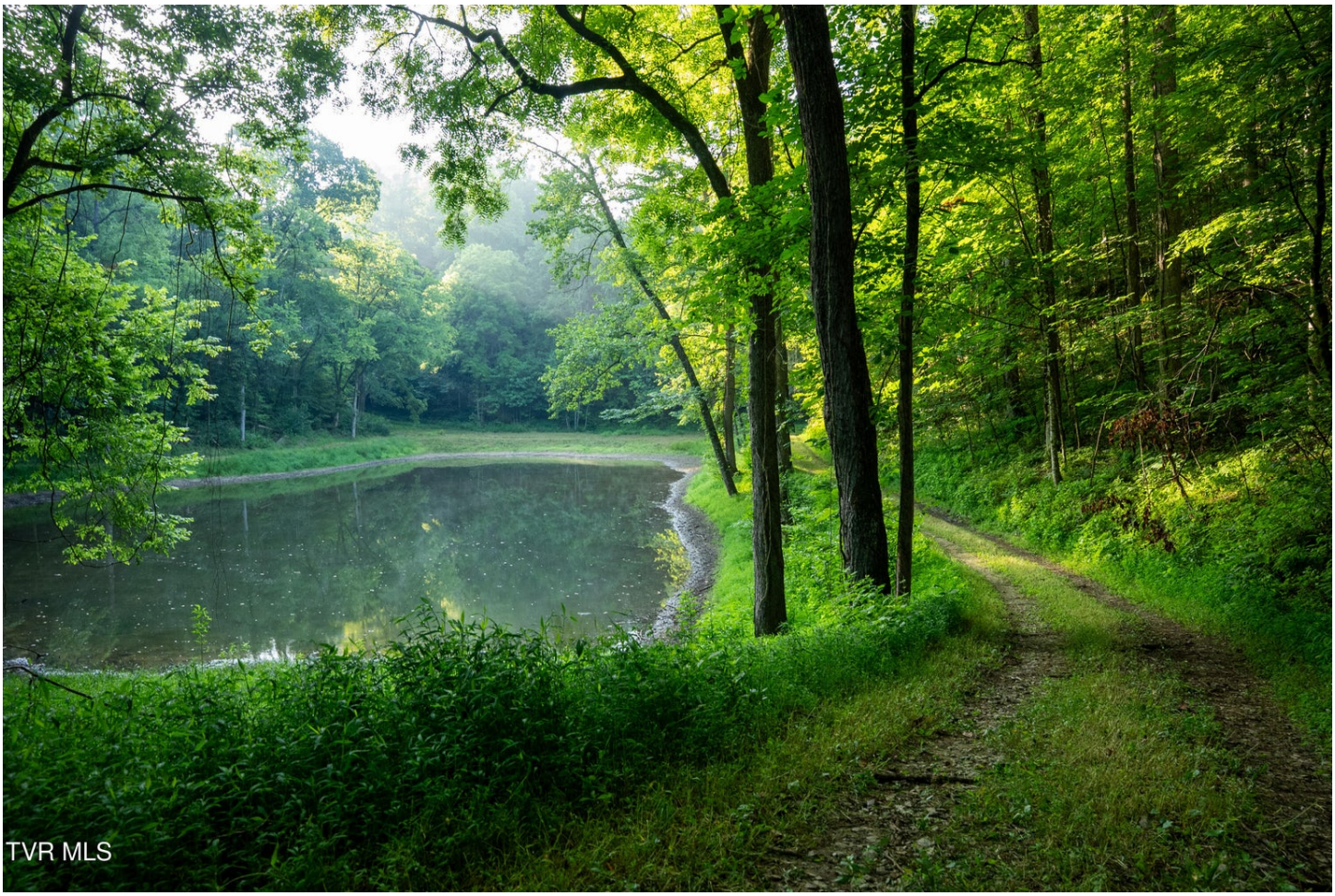
FOUND ON WWW.BRPHOMES.COM

502/Ac Tbd Gregory Road, Sneedville, TN 37869

$3,499,999 · MLS #9984301 · www.brphomes.com/mls/9984301



502
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 502
City Taxes: $0
County Taxes: $3,790.11
Elementary School: Hancock Co
Middle School: Tbd
High School: Hancock

Description

Welcome to a once-in-a-lifetime opportunity to own a truly extraordinary East Tennessee mountain estate along the pristine Clinch River. Spanning approximately 502+/- acres, this natural haven features a rare blend of hardwoods, open ridges, farmland, bluffs, caves, springs, and creeks, all anchored by 1.5± miles of river frontage, multiple waterfalls, and a large private stocked pond.
This property is a nature lover's dream and an adventurer's paradise. Miles of winding trails support UTV/ATV use, hiking, biking, and horseback riding. Abundant wildlife, timber, natural herbs, roots, mushrooms, and potential mineral resources offer diverse recreational and sustainable living possibilities.

Perfect for a private estate, multi-family compound, homestead, resort/retreat, or adventure park, this one-of-a-kind property is well-suited for anyone seeking self-sufficiency, privacy, and connection to the land. Property Highlights:
Frontage on 3 county-maintained roads with 3 gated entrances (1 automated)

20x40 Barndominium with oversized 3-car garage and finished living space

Screened-in porch with stunning panoramic mountain views

12x38 Tiny Guest Home with 2 lofts, full kitchen, luxury bath, and outdoor shower

Custom RV Guest Home (sleeps 8) with two covered porches

12x32 Treehouse, 15 feet in the air with wrap-around deck, 20' and 60' slides, fire pole, playfort, monkey bars, and more

5 Campsites with hook-ups for friends and family

Two Workshops (12x20 and 12x32, both with lofts)

Barns, chicken coop, and garden area

This truly unique and private nature fortress is located just 5 minutes from downtown Sneedville and within an easy drive to Morristown, Rogersville, Knoxville, and the Tri-Cities area. You'll be close to town, yet completely immersed in your own world. Schedule your private showing today! Must have pre-qualification or proof of funds to schedule showings, by appointment only and must be with an agent! No trespassing onto the property to look around. Buyers/Buyer Agents to verify all information. Property lines are approximate only.

Features & Amenities

EXTERIOR

Commercial • Farm • Garage(s) • Greenhouse • Mountain(s) View • Pond View • Residence • Residential • River Front • Rolling Slope • Second Residence • Shed(s) • Storage • Water View • Workshop

OTHER

Above Average Condition • Septic Tank Sewer • Well Water

Listing courtesy of Whitetail Properties Real Estate, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9984301