

413 Paddle Creek Road, Bristol, TN 37620

\$975,000 · MLS #9988256 · 5 bed / 1 bath · www.brphomes.com/mls/9988256

**5**

BEDS

1

BATHS

1,862

SQ FT

1901

YEAR BUILT

66.82

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1901

Lot Acreage: 66.82

Above Grade Sq Ft: 1,862

Lot Dimensions: see acreage

City Taxes: \$0

County Taxes: \$1,231.87

Basement Sq Ft: 0

Garage Sq Ft: 0

Elementary School: Bluff City

Middle School: Sullivan East

High School: Sullivan East

Description

Welcome to one of Bristol's most remarkable land offerings. Spanning 66.82 acres, this breathtaking Tennessee farmland features rolling hills, wide-open pastures, and sweeping views of the Appalachian Mountains so close you'll feel as though you can reach out and touch them. This land has been cherished by the same family since it was granted to them following the Revolutionary War, and its rich heritage is evident in every acre. Standing proudly at the front of the property is the original 1901 farmhouse, a true historic treasure filled with stories of generations past. The home is in need of renovation and updating, yet it remains a rare opportunity for someone to restore its charm, character, and timeless beauty. The gently rolling terrain offers endless possibilities—whether you envision a traditional lifestyle with cattle, sheep, or

goats grazing peacefully across the fields, or you're an investor seeking land with exceptional development potential. With expansive views, usable acreage, and an unmatched setting, this property could easily transition into a residential community that allows many families to enjoy the serenity and natural splendor this land provides. Opportunities like this are rare and extraordinary. Whether you dream of homesteading, farming, preserving history, or developing for the future, 413 Paddle Creek offers a once-in-a-lifetime chance to shape the next chapter of this beloved Tennessee estate.

IT IS THE SOLE RESPONSIBILITY OF BUYER AND BUYER AGENT TO VERIFY ALL INFORMATION CONTAINED HEREIN

Features & Amenities

INTERIOR

Electric Dryer Hookup • Hardwood Flooring • One-Level • Washer Hookup

EXTERIOR

Driveway • Farm House • Outbuilding • Part Wooded Lot • Pasture Lot • Rolling Slope Lot • Shingle Roof

OTHER

Average Condition • Electricity Connected • Power Line Easements • Public Water • Septic Tank Sewer • Water Connected

Listing courtesy of LPT Realty - Griffin Home Group



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9988256