

2114 Powell River Rd, Tazewell, TN 37879

\$2,999,000 · MLS #9989021 · www.brphomes.com/mls/9989021



TVR MLS

3,200
SQ FT

2025
YEAR BUILT

685
ACRES

Property Facts

Property Type: Commercial Sale

Status: Active

Year Built: 2025

Lot Acreage: 685

City Taxes: \$0

County Taxes: \$2,342

Description

Located in the heart of Hancock County, this expansive 685 +/- acre tract offers a rare opportunity to own a large, well-improved property that blends new residential construction, productive grazing land, and highly sought-after natural resources—most notably its approximate 5.25+/- miles of Powell River frontage. This extensive stretch of river corridor is one of the property's signature attributes, offering year-round water access, exceptional habitat diversity, and premium recreational value along one of East Tennessee's most scenic waterways. Thoughtfully developed and positioned for

long-term use, the farm offers the essential components for cattle, hunting, or a multi-use homestead in one of East Tennessee's most scenic regions.

At the heart of the property sits a newly constructed 3,200+/- sq. ft. barndominium, designed with both comfort and practicality in mind. This 3-bed, 3-bath residence features 10' ceilings, walk-in closets, dual HVAC systems, propane hookups, 2 drinking wells, a water filtration system, and a large 1,100-gallon septic system suited for the home's scale. Two 16'x40' covered porches overlook the surrounding land, providing exceptional outdoor living space with long-range views across the ridges and pastures.

Attached to the home is an impressive 40'x60' drive-through garage with 14-20 ft ceilings. Ideal for equipment storage, trucks, tractors, or recreational gear. Its layout supports a wide range of uses, from land management operations to staging hunting equipment or UTVs. The garage space is also equipped with its own full bath.

The acreage itself offers a balanced blend of open pasture, rolling topography, and mixture of timber, creating excellent diversity for livestock and wildlife. The property is fenced and cross-fenced, including several improved grazing zones and fenced areas adjoining the barn. An additional farm well, auto-watering stations, and three to four ponds add additional water distribution for cattle as well as reliable wildlife attraction. The farm is enrolled in Greenbelt, providing additional tax benefits.

For the outdoorsman, this tract is designed to impress. Established shooting houses and tree stands are already in place. A network of internal roads and trails provides access across the property; ideal for equipment, horseback riding, UTV travel, or hunting access. The Powell River serves as the defining natural feature of this property. Its long, uninterrupted boundary enhances wildlife travel, seasonal bedding areas, and water-based recreation. Along the river, you'll find gravel bars, gentle bends, shaded banks, and multiple access points created by the internal trail and road system. Whether you're monitoring livestock, managing habitat, or fishing for smallmouth, this river frontage elevates the property into a rare offering for buyers seeking both production value and outdoor recreation.

Additional improvements include a barn suitable for equipment storage or livestock support, adding even more functionality to the operational side of the farm.

Whether you envision a working cattle operation, a private hunting retreat, or a long-term investment property with substantial infrastructure already in place, this farm offers the size, layout, and features to match those goals.

Located approximately 10-15 minutes from Sneedville, 35-40 minutes from Rogersville, and about 50 minutes from Morristown, the property maintains privacy while staying convenient to nearby towns and services.

This is a premier East Tennessee farm and recreational property with significant river frontage—an increasingly rare asset.

Schedule your showing today! Buyer(s)/Buyer Agents to verify all information. Property lines are approximate only.

Features & Amenities

INTERIOR

Central Air • Central Heating • Dishwasher • Dryer • Range • Refrigerator • Washer

EXTERIOR

Metal Roof • Metal Siding Exterior

OTHER

Fee Simple • New Construction Condition • Recreation • Residential • Septic Tank Sewer • Well Water

Listing courtesy of Whitetail Properties Real Estate, LLC



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