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1183 Cowan Town Road, Butler, TN 37640

$250,000 · MLS #9989302 · www.brphomes.com/mls/9989302



4.54
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 4.54
City Taxes: $0
County Taxes: $587.86
Elementary School: Cloudland
Middle School: Johnson Co
High School: Johnson Co

Description

This 4.54-acre parcel in scenic Butler, Tennessee presents a rare opportunity to own unrestricted land just moments from the shoreline of Watauga Lake—widely regarded as one of the cleanest and most scenic lakes in the United States. With no property owners association, no fees, and no restrictions on use, the land offers true freedom for those seeking to build a dream home, private retreat, hobby farm or multi-residence family compound.

The land is gently rolling with a flat, open pasture and distant mountain views. A private well and 2 bedroom septic system are already installed, along with a driveway, offering significant savings in time and development costs. With direct access

via a paved, state-maintained road, the parcel is easily accessible year-round for both full-time residents and vacationers.

Watauga Lake offers 106 miles of deep, clear shoreline ideal for boating, sailing, kayaking and fishing. Public boat ramps and full-service marinas such as Cove Ridge and Fish Springs are just minutes away. The surrounding area is rich in outdoor adventure with scenic hiking trails, waterfalls, and the Appalachian Trail, which crosses near the Watauga Dam.

Whether you're looking to build immediately or hold as a long-term investment, this property combines location, usability and natural beauty in one of East Tennessee's most desirable lake and mountain communities. Storage building and camper do not convey.

Features & Amenities

EXTERIOR

Cleared Lot • Lot/Tract • Mountain(s) View • Outbuilding • Pasture • Pasture View • Paved • Public Maintained Road • Residential • Shed(s) • State Road • Storage • Wooded

OTHER

Electricity Available • Electricity Connected • Fiber Available • Horses Permitted • Livestock Permitted • Manufactured Home Permitted • Modular Permitted • Poultry Permitted • Private Water • Septic Tank Sewer • Site Built Permitted • Water Connected • Well Water

Listing courtesy of Premier Sotheby's North Carolina

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9989302