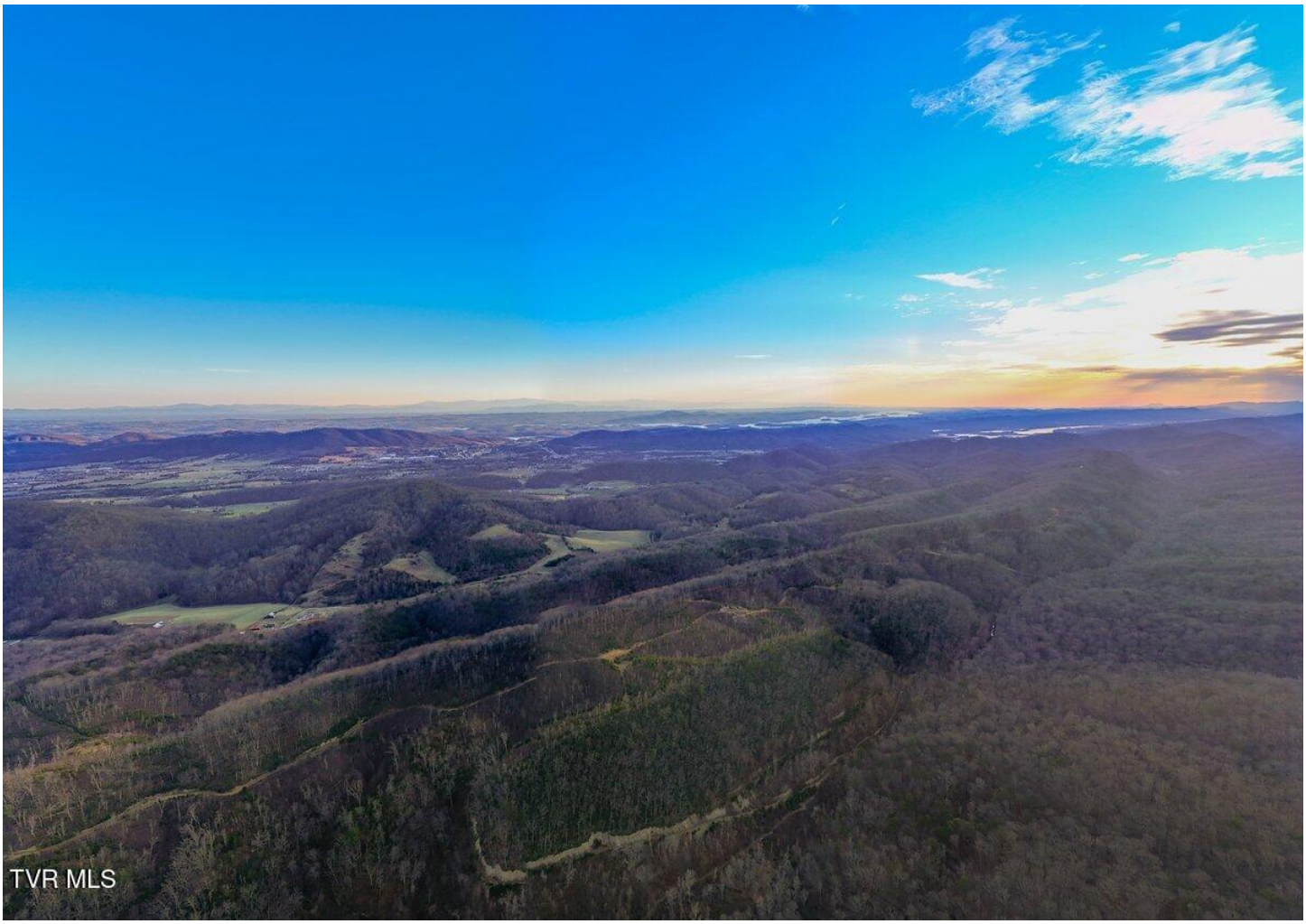
FOUND ON WWW.BRPHOMES.COM

0 Brair Fork Road, Bean Station, TN 37708

$820,000 · MLS #9990232 · www.brphomes.com/mls/9990232



296.42
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 296.42
City Taxes: $0
County Taxes: $573.99
Elementary School: Bean Station
Middle School: Rutledge
High School: Grainger Co.

Description

SELLER WILL CONSIDER SPLITTING PROPERTY.

296.42± Acres | Grainger County, & Hawkins County Tennessee.
Consist of 3 Parcels: 015 005.00 • 120 001.00 • 120 011.01

Imagine owning a private East Tennessee retreat just minutes from Cherokee Lake and access to the highway. Encompassing an impressive 296.42± acres spanning both Grainger and Hawkins Counties, this remarkable property offers a rare opportunity to create a secluded homestead, hunting lodge, ATV trail-riding destination, or multi-generational legacy retreat--all while remaining conveniently close to town. Within minutes to all town amenities, but away from the city traffic. A gravel logging road runs through the property, providing excellent access to explore the acreage, trails, and wildlife habitat.

Utilities :
Multiple creeks and springs throughout the property.
Septic & Well: County septic records indicate a 900-gallon septic tank and well located along Big Hill Road (Parcel 120 001.00 - approx. 25 acres.
Buyer to verify all information on utilities during due diligence.

Right-of-Way Access:
A recorded right-of-way provides access to the 41.31± acre tract (Parcel 120 011.01) located off Big Hill Road in Mooresburg.
Best Entry Way is off Briar Fork rd.

The property features multiple prime building sites along with creeks and natural springs that weave through the landscape, adding both beauty and practical water sources.

Outdoor enthusiasts will appreciate the opportunities for hunting, hiking, trail riding, and wildlife viewing, all within a setting that feels completely removed from the hustle of everyday life.

Location Highlights :
Minutes to Cherokee Lake
Approximately 15 minutes to the nearest boat ramp.
Minutes to grocery stores and gas stations.
About 50 minutes to Sevierville
Convenient to Mooresburg, Morristown, Rogersville, and Tazewell.

Restrictions
No junkyards, salvage or storage yards, used parts, equipment, or trash areas are permitted, preserving the integrity and beauty of the land.

If you've been searching for a property where privacy, outdoor recreation, and natural beauty come together, this exceptional tract offers the space and setting to create something truly special.

Directions to Briar fork Rd: From Morristown, take US-25E North toward Bean Station. Continue past the 11W exit, then take the next right onto Briar Fork Road. Follow Briar Fork Road; pass Mountain View Baptist Church. The property is at the very end of Briar Fork Rd. All whom view the property must be accompanied by a Licensed Real Estate Agent.

Buyer and buyer's agent to verify all information. Information deemed reliable but not guaranteed.

Features & Amenities

EXTERIOR

2 Lane Road • Creek/Stream View • Dirt • Easement • Gravel • Hunting • Lot/Tract • Mountainous • Residential • Rolling Slope • Secluded • Will Not Divide

OTHER

Aerial • Deed Restrictions • Electricity Available • Horses Permitted • Livestock Permitted • Manufactured Home Permitted • Modular Permitted • Plat • Poultry Permitted • Septic Tank Sewer • Sewer Available • Site Built Permitted • Spring Water • Survey • Water Available • Well Water

Listing courtesy of KW Kingsport

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9990232