219 Ridge Road, Eidson, TN 37731

$750,000 · MLS #9991433 · 3 bed / 2 bath · www.brphomes.com/mls/9991433



3	2	2,052	2016	96.31
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2016
Lot Acreage: 96.31
Fireplaces: 1
Above Grade Sq Ft: 2,052
Lot Dimensions: 96.31 acres

City Taxes: $0
County Taxes: $1,341.17
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Clinch
Middle School: Clinch
High School: Clinch

Description

This 96.31± acre tract offers a rare combination of privacy, functionality, and scenic beauty, making it an ideal opportunity for a working homestead, family compound, or secluded recreational retreat. The land features gently rolling, well-maintained terrain with multiple potential building sites, many of which offer breathtaking long-range views across the surrounding countryside.
Improvements are already in place and add immediate value to the property. Multiple barns, utility sheds, and equipment buildings provide ample storage and infrastructure for farming, equipment, or land management needs. A well-established

spring house sits at the head of a strong, flowing spring, offering a reliable natural water source that enhances both practicality and the overall character of the property.
The property offers excellent wildlife habitat, with established shooting houses and areas suitable for potential shooting ranges, creating a ready-made setup for outdoor and recreational enthusiasts. The mix of open ground and natural cover creates excellent habitat while still allowing room for gardening, livestock, and outdoor recreation.
A 3-bedroom, 2-bath modular home with over 2,000 square feet of living space provides comfortable accommodations for full-time living or weekend use. An above-ground pool adds a recreational element, creating a welcoming space for family gatherings and relaxation after a day outdoors.
Whether you're envisioning a private homestead, a multi-generational family property with additional homesites, or a quiet escape to enjoy hunting, gardening, and country living, this property offers the space, improvements, and setting to bring those plans to life. Opportunities of this size and versatility are increasingly hard to find. Schedule your showing today! Buyer(s)/Buyers agents to verify all information. Pre-qualification letter required to schedule showings. Property lines are approximate only. Home is occupied - no drive-bys - appointments with agents only.

Features & Amenities

INTERIOR

Central Air • Central Heating • Den Fireplace • Dishwasher • Drywall Walls • Fireplace Heating • Heat Pump • Microwave • One-Level • Range • Refrigerator

EXTERIOR

Above Ground • Back Porch/Patio • Barn(s) • Concrete Perimeter Foundation • Creek/Stream View • Front Patio • Front Porch • Modular • Mountain(s) View • Outbuilding • Part Wooded Lot • Porch • Rolling Slope Lot • Shed(s) • Shingle Roof • Storage • Vinyl Siding Exterior

OTHER

Above Average Condition • Electricity Connected • Private Water • Septic Tank Sewer • Sewer Connected • Spring Water • Water Connected

Listing courtesy of Whitetail Properties Real Estate, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9991433