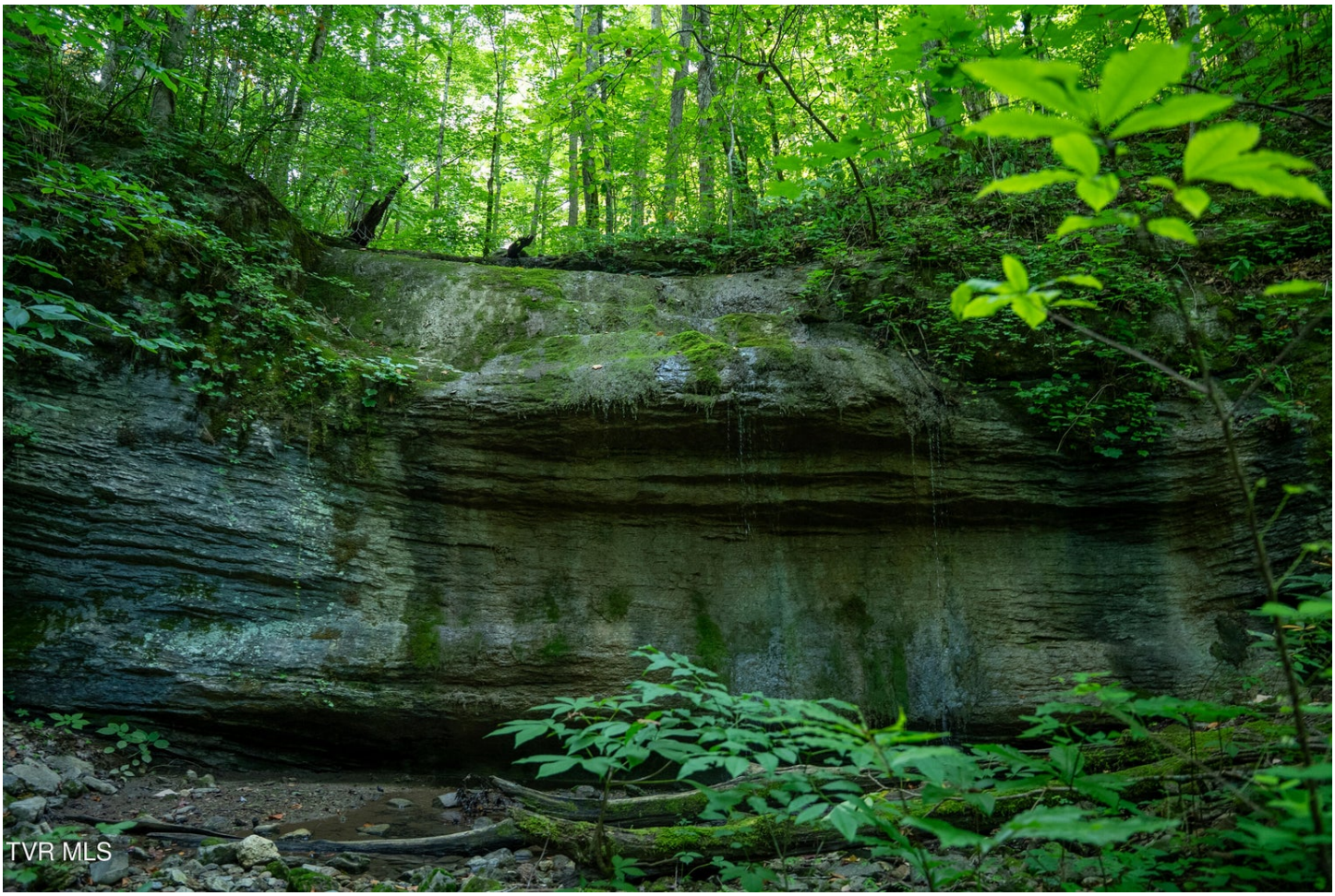
310/Ac Tbd Ben Bloomer Road, Sneedville, TN 37869

$2,499,999 · MLS #9991865 · www.brphomes.com/mls/9991865



310.65
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 310.65
City Taxes: $0
County Taxes: $1,961.38
Elementary School: Hancock Co
Middle School: None
High School: Hancock

Description

Located in Hancock County, Tennessee, this 310.65 +/- acre tract offers a rare combination of Clinch River frontage, mountain terrain, established infrastructure, and recreational opportunity. The property features approximately 1,600 +/- feet of frontage along the Clinch River, providing access for fishing, kayaking, and enjoying one of East Tennessee's most recognized waterways.

The acreage is primarily wooded with mature hardwood timber covering much of the landscape. The terrain varies from lower river frontage areas to elevated ridges that provide expansive mountain views. Natural features throughout the

property include rock bluffs, caves, springs, creeks, and multiple waterfalls that flow through different portions of the land. Open ridge areas and small farmland sections provide additional diversity and potential locations for food plots, gardens, or additional improvements.

Miles of established interior trails wind throughout the property, supporting UTV and ATV riding, hiking, horseback riding, and mountain biking. These trails also allow access to different elevations and natural features across the tract. The combination of timber, water sources, and varied terrain supports abundant wildlife commonly found in this region of East Tennessee.

The property includes several existing structures that support recreational use or extended stays. A 20x40 barndominium provides finished living space along with an oversized three car garage. A screened porch overlooks the surrounding mountains and offers long range views of the property. Additional accommodations include a 12x38 tiny guest home featuring two lofts, a full kitchen, luxury bathroom, and outdoor shower. A custom RV guest home that sleeps up to eight people also includes two covered porches.

Additional improvements include a 12x32 elevated treehouse built approximately 15 feet above the ground with a wrap around deck, slides, play features, and recreation space. Five campsites with hookups allow additional guests to stay on the property. Two workshops with lofts, barns, a chicken coop, and garden area provide additional functionality for storage, homesteading, or recreational use.

Access to the property is excellent with frontage along three county maintained roads and three gated entrances, including one automated gate. The location offers privacy while remaining convenient to nearby towns. Downtown Sneedville is approximately five minutes away, with Morristown, Rogersville, Knoxville, and the Tri Cities area all within reasonable driving distance.

An adjoining 192 +/- acres is also available for purchase, as well as a 15.16 +/- acre property with a commercial building. Schedule your private showing today! Must have pre-qualification or proof of funds to schedule showings, by appointment only and must be with an agent! No trespassing onto the property to look around. Buyers/Buyer Agents to verify all information. Property lines are approximate only. Parcels included with this listing 052 049.06, 052 091.00, 059 011.03, 059D A 024.00, 059D A 025.00

Features & Amenities

EXTERIOR

Creek/Stream View • Greenbelt • Hunting • Mountain(s) View • Mountainous • Residential • Rolling Slope • Secluded • Sloped • Timber • Water View • Wooded

OTHER

Septic Tank Sewer • Well Water

Listing courtesy of Whitetail Properties Real Estate, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9991865