1776 Ripshin Mountain Road, Roan Mountain, TN 37687

$159,000 · MLS #9992742 · www.brphomes.com/mls/9992742



0.91
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 0.91
Association Fee Frequency: Semi-Annually
HOA Fee: $825
City Taxes: $0
County Taxes: $1,045.31
Elementary School: Cloudland
Middle School: Cloudland
High School: Cloudland

Description

Welcome to Lot 56 at Ripshin Lake--an exceptional opportunity to own a lakefront property in one of East Tennessee's most private and pristine mountain lake communities. Situated at over 3,500 feet elevation in the Roan Highlands and bordered by the Cherokee National Forest, this 0.91-acre lot offers panoramic lake views, direct water access and a peaceful natural setting just minutes from the Appalachian Trail. As part of the Ripshin Lake Corporation, ownership includes not only the private lot but also an equal share of corporate stock--providing collective ownership of the lake, surrounding lands and shared community assets. A $63,000 equity membership is required and may be financed over a

5-year period. This unique structure protects the integrity of the land and preserves the community's legacy of conservation, low density and multi-generational stewardship. Lot 56 is one of just five lakefront parcels released in a limited Expansion Membership offering and is already equipped with underground electrical conduit, installed by Mountain Electric--streamlining future construction. The community has also completed dam and infrastructure enhancements to meet all current state and federal safety standards. Founded in 1958, Ripshin Lake is one of the highest-elevation private lakes in the eastern United States. Known for its four-season beauty and recreational access, the lake invites quiet kayaking, fishing and lakeside enjoyment in a protected setting. Whether you envision a private retreat or a legacy property to enjoy for generations, Lot 56 offers rare lakefront access, sustainable planning and the tranquility of Tennessee's most elevated waters. For more information on the recent dam rehabilitation, please refer to the article featured in The Journal of Dam Safety, beginning on page 38: https://issuu.com/asdso/docs/journal_of_dam_safety_-_2026_24.1

Features & Amenities

EXTERIOR

Lake Access • Lake Front • Lot/Tract • Mountain(s) View • Paved • Pond View • Public Maintained Road • Residential • Rolling Slope • State Road • Water View

OTHER

Building Restrictions • Deed Restrictions • Plat • Soil Test • Survey • Underground Utilities

Listing courtesy of Premier Sotheby's North Carolina

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9992742