1325 Old Jonesboro Road, Bristol, TN 37620

$874,974 · MLS #9995144 · www.brphomes.com/mls/9995144



30
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 30
City Taxes: $37.82
County Taxes: $33.06
Elementary School: Emmett
Middle School: Sullivan East
High School: Sullivan East

Description

30± acres across three parcels of offering an exceptional blend of privacy, natural beauty, and future potential in one of Bristol's most desirable locations. Thoughtfully maintained and currently enrolled in Greenbelt with minimal tax assessment, this remarkable property showcases approximately 16 acres of woodland and 14 acres of open, income-

producing hay field.
The owner has taken great care to enhance the land, including mowing and forestry mulching a trail system that allows for easy access and an immersive experience of the property's full scope. When you ascend to the top of the first meadow, you'll appreciate the 360-degree mountain views, abundant wildlife, and the peaceful setting. Tucked in the woodland is a natural spring and pond.
Whether you envision a private estate, multiple homesites, or a well-planned residential development, the property offers the flexibility to bring even the most ambitious vision to life. One parcel has previously been approved for development, further highlighting its versatility and potential.
Public water, sewer, and electric are available at Old Jonesboro Road, with 600+ linear feet of road frontage providing both convenience and a strong foundation for future use. Surrounded by some of Bristol's most established and high-end residential real estate, this is a rare opportunity to secure a significant land holding in a proven and highly sought-after area. Approximately 26 acres are located in Sullivan county, with an additional 4 acres within the Bristol city limits. Land is shown by appointment only. All showings are at buyer's own risk. Information provided as a courtesy and is deemed reliable but not guaranteed. Buyer and buyer's agent to verify all information.

Features & Amenities

EXTERIOR

Hunting • Income Producing • Mountain(s) View • Residential • Subdevelopment

OTHER

At Road Sewer • At Road Water • Horses Permitted • Livestock Permitted • Manufactured Home Permitted • Modular Permitted • Poultry Permitted • Power Line Easements • Public Sewer • Public Water • Site Built Permitted • Survey

Listing courtesy of The Addington Agency Bristol

SCAN TO VIEW ONLINE
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