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723 Highway 44 Lot 8, Bristol, TN 37620

$209,600 · MLS #9995389 · www.brphomes.com/mls/9995389



5.24
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 5.24
City Taxes: $0
County Taxes: $707.23
Elementary School: Emmett
Middle School: Sullivan East
High School: Sullivan East

Description

Location, location, location! This stunning +/- 5.24-acre, semi-level, cleared parcel, where lush rolling hills meet breathtaking mountain views, is one of the two remaining lots under 7 acres on this farm. Serene country living while still enjoying the convenience of being a stone's throw from SOHO Lake, local marinas, and a short drive to downtown Bristol, TN/VA, Abingdon, VA, and many other exciting attractions in the Tri-Cities region.

Whether you dream of building a traditional custom home or a spacious barndominium, this property is perfect for adding farm animals or wherever your imagination takes you. Soak in the panoramic 360° views of lush green pastures and the

blue mountain ranges year-round--this parcel offers the private, laid-back lifestyle you've been searching for!

With easy road access to Highway 44 and the availability of public utilities, including water services through Intermont Utility and power and fiber optic services through BTES, you'll have all the essentials at your fingertips. That is a must-see!

This parcel has a right-of-way easement (at the road) for access to the driveway at 705 Hwy 44. All driveway locations as shown on the survey are TDOT-approved, ensuring compliance with state highway regulations. Looking for more land, additional surrounding acreage is available for purchase. Please note that the seller will not divide existing listings into smaller parcels.

Don't miss out on this rare opportunity--contact me or your local REALTOR® today for a showing and for a look into the possibilities that await you! All information deemed reliable from seller & third-party sources. Buyer/Buyer Agent must verify. Your dream laid-back lifestyle is just a few steps away!

Features & Amenities

EXTERIOR

Cleared Lot • Easement • Greenbelt • Lot/Tract • Mountain(s) View • Pasture • Pasture View • Public Maintained Road • Residential • State Road • Will Not Divide

OTHER

Above Average Condition • At Road Water • Electricity Available • Fiber Available • Horses Permitted • Livestock Permitted • Phone Available • Plat • Poultry Permitted • Public Water • Rec Right of Way Easements • Site Built Permitted • Survey • Water Available

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
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