867 Highway 44 Lot 12, Bristol, TN 37620

$559,300 · MLS #9995397 · www.brphomes.com/mls/9995397



15.9
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 15.9
City Taxes: $0
County Taxes: $221.77
Elementary School: Emmett
Middle School: Sullivan East
High School: Sullivan East

Description

Have your own slice of paradise with this stunning +/-15.98-acre parcel, where captivating green rolling hills, woodlands, and breathtaking mountain and SOHO lake views await you! In the serene landscapes of the Holston Valley community of Northeast Tennessee, this property perfectly balances peaceful country living with the convenience of being a short drive from downtown Bristol, TN/VA, Abingdon, VA, and more Tri-Cities region attractions.

Whether you want to build a traditional home or a unique barndominium, surrounded by nature and with space for farm animals, gardens, and hunting for the wildlife enthusiast, or wherever your imagination takes you. The property's natural

contours offer numerous prime building sites, allowing you to choose the perfect location to soak in panoramic views of East Tennessee.

The available public utilities, including Intermont Utility water services and BTES power and fiber-optic services, make this a practical choice for your new home. Access to the property is through the existing driveway/right-of-way easement leading to 875 Hwy 44. The driveway will only go up to the survey-marked property lines; an additional road is required to extend it to the property; refer to the survey. The driveway location is compliant with TDOT regulations. Please respect the privacy of the neighboring property at 875, which is not part of this sale.

There's even more to explore, as additional surrounding acreage is available to purchase. Please note that the seller will not divide existing parcel listings into smaller parcels. Whether you enjoy tranquil mornings with stunning views, cultivate your dream garden, create a mini farm, or find a peaceful retreat from the hustle and bustle, this property truly has it all.

Contact me or your local REALTOR® today to schedule a showing and explore all the incredible opportunities this property offers. All information deemed reliable from seller & third-party sources. Buyer/Buyer Agent must verify.

Features & Amenities

EXTERIOR

Farm • Greenbelt • Hunting • Lot/Tract • Mountain(s) View • Pasture • Pasture View • Residential • Rolling Slope • State Road • Water View • Will Not Divide • Wooded

OTHER

Above Average Condition • At Road Water • Electricity Available • Fencing - Partial • 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
www.brphomes.com/mls/9995397