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Tbd Rocky Hollow Road, Rogersville, TN 37857

$164,750 · MLS #9995719 · www.brphomes.com/mls/9995719



32.95
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 32.95
City Taxes: $0
County Taxes: $137.31
Elementary School: Keplar
Middle School: Rogersville
High School: Cherokee

Description

Tucked away in the peaceful mountains of Hawkins County, Tennessee, this unrestricted 33-acre tract offers the kind of privacy, freedom, and natural beauty that's becoming harder and harder to find. With over 1,100 feet of road frontage along well-maintained Rocky Hollow Road, access to the property is convenient while still delivering that true "off the beaten path" mountain feel.

A recorded plat on file with the Hawkins County Register of Deeds provides peace of mind, giving buyers confidence in exactly what they are purchasing. Whether you're looking for a private homestead, hunting retreat, cabin getaway, or off-

grid lifestyle property, this land checks all the boxes.

A network of old logging roads leads you to the top of the mountain where just over 12 acres were selectively logged years ago, creating an ideal opportunity for easier build-site preparation. The clearing has opened up incredible long-range mountain views stretching for miles across the East Tennessee landscape.

Surrounding the mountaintop, you'll find untouched mature forest filled with White Oaks, Pine, and a healthy mix of native hardwoods that give the property a beautiful natural setting year-round. The combination of cleared mountaintop and mature timber creates an outstanding balance of usability and seclusion.

Outdoor enthusiasts and hunters will immediately appreciate the abundant wildlife that calls this property home. Deer, turkey, and black bear are frequently seen throughout the land, making it an exceptional private hunting tract with plenty of game to harvest. A year-round flowing creek provides a strong natural water source and adds both beauty and functionality to the property--perfect for homesteading, recreation, or simply enjoying the peaceful sounds of flowing mountain water. Power is located nearby, giving you the option to stay connected while still enjoying the privacy and independence of mountain living.

Features & Amenities

EXTERIOR

Creek/Stream View • Gravel • Greenbelt • Hunting • Mountain(s) View • Mountainous • Paved • Service Road • Sloped • Timber • Unimproved • Wooded

OTHER

Aerial • Average Condition • Survey • Topo Map

Listing courtesy of Midwest Land Group, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9995719