FOUND ON WWW.BRPHOMES.COM

Tbd Boozy Creek Road, Bristol, VA 24202

$198,000 · MLS #9996233 · www.brphomes.com/mls/9996233



92.15
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 92.15
City Taxes: $0
County Taxes: $693
Elementary School: Hilton
Middle School: Gate City
High School: Gate City

Description

Own Your Own Private Appalachian Cove - 92.15 Acres of Preserved Natural Beauty!

Discover an extraordinary opportunity to own 92.15 acres of pristine Appalachian woodland, where towering hardwoods, winding trails, abundant wildlife, and peaceful mountain surroundings create a truly remarkable natural retreat. Stretching from the road to the ridgeline and beyond, this expansive property offers the rare opportunity to experience the beauty of an entire wooded cove, all within minutes of Bristol and Kingsport.

Explore a diverse and thriving forest filled with an impressive variety of native hardwoods, including magnificent sugar maples, beech, walnut, hickory, and oak trees. The remarkable concentration of mature sugar maples is particularly noteworthy, while the property's north-facing slopes reveal a different natural environment featuring hemlocks, mountain laurel, and rhododendron. Seasonal changes bring new discoveries throughout the landscape, including the enchanting

appearance of blue ghost fireflies in the spring.

An established network of trails and former logging roads winds throughout the property, offering opportunities for hiking, nature walks, wildlife observation, and exploration. A scenic trail follows a creek into the interior of the acreage, while additional trails provide access to more remote portions of the property. Whether enjoying a quiet walk beneath the forest canopy or discovering the incredible biodiversity of this mountain landscape, there is something special around every bend.

Wildlife enthusiasts will appreciate the healthy populations of deer, turkey, bear, and other native species that frequent the property. The mixture of natural habitats, wooded slopes, and water sources creates an inviting environment for wildlife, making this an exceptional setting for nature photography, birdwatching, and outdoor recreation.

Protected by a conservation easement, this remarkable tract offers the opportunity to become a steward of an increasingly rare and beautiful natural landscape. A biodiversity study has also been commissioned, adding another layer of interest for those who appreciate the property's ecological significance.

Despite its secluded atmosphere, the property offers convenient access from a state-maintained road and is located just minutes from The Pinnacle, Bristol Regional Medical Center, Interstate 81, and the shopping, dining, and amenities of Bristol and Kingsport.

One extraordinary Appalachian landscape. Endless opportunities to explore, appreciate, and preserve its natural beauty.

Property is subject to a conservation easement. Buyers should review all recorded easement documents to understand permitted uses and restrictions.

Features & Amenities

EXTERIOR

Creek/Stream View • Highway • Hunting • Mountain(s) View • Paved • Public Maintained Road • Secluded • Timber • Wooded

OTHER

Aerial • At Road Water • Average Condition • Manufactured Home Permitted • Modular Permitted • Site Built Permitted

Listing courtesy of Holston Realty, Inc.

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9996233