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Tbd Heaton Branch Road, Butler, TN 37640

$285,000 · MLS #9996253 · www.brphomes.com/mls/9996253

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Information deemed reliable but not guaranteed.

24.68
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 24.68
City Taxes: $0
County Taxes: $335.72
Elementary School: Little Milligan
Middle School: Little Milligan
High School: Cloudland

Description

Discover the perfect setting for your dream home, weekend retreat, or future investment on this beautiful partially wooded tract just minutes from Watauga Lake. Offering exceptional privacy and seclusion, this property features extensive site work already completed, including grading and improvements that can help reduce development costs.

A former cabin site provides the advantage of existing utility infrastructure, and two septic permits have already been completed. A small stream meanders through the property, adding to its natural beauty and peaceful atmosphere. Enjoy paved road frontage for easy access while still feeling tucked away from the hustle and bustle.

With no restrictions, the possibilities are endless--build your dream home, create a private getaway, camp while you design your future plans, or utilize the property in a way that best suits your vision. Conveniently located near area towns, outdoor recreation, and the scenic beauty of Watauga Lake, this property offers a rare combination of privacy, flexibility, and accessibility.

Don't miss this unique opportunity--schedule your showing today!

Features & Amenities

EXTERIOR

Gravel • Income Producing • Mountain(s) View • Mountainous • Residential • Secluded

OTHER

Horses Permitted • Livestock Permitted • Perc Test • Poultry Permitted

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