3956 Mulberry Gap Road, Sneedville, TN 37869

$535,000 · MLS #9996359 · 2 bed / 1 bath · www.brphomes.com/mls/9996359



2	1	952	1940	63.3
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1940
Lot Acreage: 63.3
Above Grade Sq Ft: 952
Lot Dimensions: 779 X 2235 IRR

City Taxes: $0
County Taxes: $470.09
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Hancock Co
Middle School: Hancock
High School: Hancock

Description

Discover the possibilities with this exceptional 63.3-acre farm offering a rare combination of productive farmland, natural water features, scenic views, and endless potential. Whether you're looking for a working farm, recreational retreat, hunting property, or future homestead, this versatile tract delivers. The property features a farmhouse built in the 1940's

with 2 bedrooms, 1 bathroom, a spacious living room, kitchen, dining room, and a welcoming front porch where you can relax and take in the peaceful countryside. A barn and additional outbuildings provide ample space for equipment, livestock, storage, or workshop needs. Water is abundant throughout the property with three natural springs, a spring-fed pond, a creek running through the farm, and an additional creek bordering the western property line. The land consists of over 50 acres of productive tillable ground and pastureland, making it ideal for farming, cattle, horses, or other agricultural pursuits. Approximately 10 acres of wooded acreage, including some valuable timber, provide excellent wildlife habitat and recreational opportunities. The farm offers multiple outstanding building sites with beautiful countryside views, making it easy to envision your dream home, family compound, or future development opportunities. Outdoor enthusiasts will appreciate the excellent hunting potential and abundant wildlife that frequent the property. With a state-maintained road dividing portions of the farm, accessibility is convenient while still maintaining the privacy and beauty of a true East Tennessee farm. Opportunities like this are becoming increasingly difficult to find--a picturesque property with fertile land, abundant water, scenic views, and unlimited potential. Schedule your private tour today and experience all this remarkable farm has to offer.

Features & Amenities

INTERIOR

Block Basement • Crawl Space Foundation • Electric Dryer Hookup • Hardwood Flooring • Laminate Flooring • Single Pane Windows • Washer Hookup • Wood Stove Heating

EXTERIOR

Barn(s) • Block Exterior • Block Foundation • Cleared Lot • Cottage • Covered Porch/Patio • Dirt • Driveway • Farm Pond Lot • Front Porch • Grain Storage • Gravel • Metal Roof • Outbuilding • Part Wooded Lot • Pasture • Pasture Fencing • Pasture Lot • Rolling Slope Lot • Sloped Lot • Wood Siding Exterior • Wooded Lot

OTHER

Electricity Connected • Fixer Condition • Septic Tank Sewer • Spring Water

Listing courtesy of Crye-Leike Premier RE

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9996359