

# 2523 Denton Valley Road, Bristol, TN 37620

**\$239,000** · MLS #9996736 · [www.brphomes.com/mls/9996736](http://www.brphomes.com/mls/9996736)



**50.44**  
ACRES

## Property Facts

**Property Type:** Land

**Status:** Active

**Lot Acreage:** 50.44

**City Taxes:** \$0

**County Taxes:** \$338.40

**Elementary School:** Watauga

**Middle School:** E. B. Stanley

**High School:** Abingdon

## Description

Discover this captivating 50.4-acre sanctuary nestled in the stunning landscapes of NE Tennessee and SW Virginia. The property uniquely straddles the state line, with approximately 2 acres in Tennessee and over 48 acres in Virginia. This property offers a rare blend of wilderness and convenience. A gravel driveway, complete with culverts for added peace of mind, leads up to a welcoming home site already equipped with power as well as public water from the road and private well water. Owners had the site soil survey and approved diagram for a septic system completed.

Surrounding the area are hundreds of mature trees--perfect for walking through and enjoying the serenity or felling and milling to craft custom pieces for your future home on the property. The partially fenced acreage is ideal for livestock or horses, and an old barn awaits your creative touch to renovate for storage. The front ten acres are cleared and ready for building out your mini farm, while the remaining land is covered with majestic trees and scenic ridgelines that offer breathtaking views. A possible spring nestled in the middle of the property sustains a lush, green landscape that

enhances the property's natural beauty. There are four roads that branch off to different sections of the property, perfect for your ATV/UTV while hunting the abundant wildlife in the area.

Enjoy the best of both worlds with nearby recreation: just 15 minutes to South Holston Lake and the Virginia Creeper Trail, 30 minutes to Bristol TN and Abingdon VA, and just over an hour to Boone, NC. Beech Mountain is a short 90-minute drive, making this property perfect for outdoor enthusiasts and those seeking a peaceful retreat with easy access to town and adventure. Embrace the tranquility and endless possibilities of this exceptional property--your dream home awaits. \*\* All information deemed to be accurate but not guaranteed, photos may depict surrounding acreage not part of this sale.\*\*

## Features & Amenities

---

### EXTERIOR

Barn(s) • Farm • Greenbelt • Hunting • Mountain(s) View • Outbuilding • Pasture • Pasture View • Paved • Public Maintained Road • Residential • Rolling Slope • Shed(s) • Sloped • State Road • Steep Slope • Storage • Timber • Wooded

### OTHER

Above Average Condition • Cable Available • Electricity Connected • Fencing - Partial • Horses Permitted • Livestock Permitted • Perc Test • Phone Available • Private Water • Public Water • Soil Test • Survey • Water Connected

---

Listing courtesy of Holston Realty, Inc.



SCAN TO VIEW ONLINE  
[www.brphomes.com/mls/9996736](http://www.brphomes.com/mls/9996736)