# Tbd Treadway Trail, Telford, TN 37690

**$895,000** · MLS #9996700 · www.brphomes.com/mls/9996700




**45.53**
ACRES

## Property Facts

**Property Type:** Land
**Status:** Active
**Lot Acreage:** 45.53
**City Taxes:** $0
**County Taxes:** $333.02
**Elementary School:** Lamar
**Middle School:** Lamar
**High School:** David Crockett

## Description

Discover the possibilities that come with owning 45.53 +/- acres of beautiful East Tennessee countryside. Tucked away in a peaceful setting in Washington County, this exceptional property offers the perfect balance of open pastureland, mature woodland, and rolling topography, creating an ideal backdrop for your dream home, private estate, working farm, or recreational retreat.

Imagine waking each morning to sweeping views of the surrounding landscape, where wide-open spaces provide endless opportunities for horseback riding, livestock, farming, outdoor adventures, or simply enjoying the privacy and tranquility

that only acreage can provide.

The property is already equipped with valuable infrastructure for both agricultural use and future improvements. City water is available with approximately 3,800 feet of waterlines already installed throughout the farm, along with four cattle waterers. The city water line extends up Treadway Trail, providing added accessibility across the property. Electrical service is provided by BrightRidge, with approximately $8,600 previously invested to install three utility poles and extend power farther up the road.

With much of the groundwork already in place, the property offers an excellent head start for someone looking to establish or expand a working farm, create an equestrian property, or select the perfect setting for a future homesite.

Enjoy the feeling of being away from it all while remaining conveniently located to the amenities of Jonesborough and Johnson City. Whether you envision building your forever home overlooking the rolling hills, raising livestock, creating a private family estate, or investing in a piece of Tennessee land to enjoy for generations to come, this remarkable 45.53 +/- acre tract offers the space, infrastructure, freedom, and opportunity to bring your vision to life.

The information contained herein is deemed reliable but not guaranteed. Buyer and buyer's agent to verify all information.

## Features & Amenities

**EXTERIOR**

Farm • Hunting • Level • Mountain(s) View • Pasture • Pond View • Residential • Sloped • Wooded

**OTHER**

Public Water • Water Connected

Listing courtesy of The Elite Team Agency

SCAN TO VIEW ONLINE
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