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0 Heaton Branch Road, Butler, TN 37640

$370,000 · MLS #9996871 · www.brphomes.com/mls/9996871



46.34
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 46.34
City Taxes: $0
County Taxes: $536
Elementary School: Cloudland
Middle School: Cloudland
High School: Cloudland

Description

UNRESTRICTED 46.34 Acres of Mountain Paradise | Waterfalls, Creek, Panoramic Views & Endless Potential

Beyond the acreage, mature timber, flowing creek, and Appalachian setting: MINERAL RIGHTS convey with the property.

It's an often-overlooked aspect of land ownership and an added feature beyond everything you can already see and enjoy above ground.
A pristine mountain creek winds through the property, creating several natural waterfalls that add both beauty and character. Towering timber, abundant wildlife, and rich natural features make this land feel like a secluded sanctuary while remaining conveniently accessible. Whether you envision a private mountain estate, family compound, luxury retreat, recreational getaway, or future development opportunity.

PROPERTY HIGHLIGHTS
! Mineral Rights
! Unrestricted - No HOA - Not in Subdivision
• Approximately 46 acres of mountain land
• Multiple elevated build sites with long-range mountain views
• Scenic mountain creek with numerous cascading small waterfalls
• Mature standing timber with potential value
• Electric service, phone, and internet available at the road
• Paved county road frontage for easy year-round access
• Exceptional privacy with endless outdoor recreation nearby

SURROUNDED BY THE BEST OF THE HIGH COUNTRY
Outdoor enthusiasts will appreciate being surrounded by some of the region's most celebrated destinations, including Roan Mountain State Park, Elk Knob State Park, Grandfather Mountain State Park, Great Smoky Mountains National Park, Cherokee National Forest, and Mount Mitchell State Park.
Nearby Watauga Lake--widely regarded as one of Tennessee's cleanest and most beautiful lakes--along with South Holston Lake and Boone Lake provide endless opportunities for boating, fishing, hiking, and adventure.

PRIME LOCATION
Despite its peaceful and secluded setting, the property is conveniently located:
• Approximately one hour from Tri-Cities Airport
• Near Johnson City and Bristol, Tennessee
• Within an hour from Damascus, Virginia and the world-famous Virginia Creeper Trail
• Just 30 minutes from Boone, North Carolina, home to Appalachian State University, the Blue Ridge Parkway, and year-round outdoor recreation

Properties of this size, beauty, and versatility are becoming increasingly difficult to find. With panoramic mountain views, waterfalls, valuable timber, and an unbeatable location in one of the Southeast's most desirable mountain regions, this is an opportunity to create something truly extraordinary.

Come experience the beauty, privacy, and potential of mountain living at its finest

Buyer and buyer's agent to verify all information contained herein. Deemed reliable, but not guaranteed.

Features & Amenities

EXTERIOR

Farm • Lot/Tract • Residential • Timber

OTHER

Private Water

Listing courtesy of Beycome Brokerage Realty, LLC

SCAN TO VIEW ONLINE
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